

COUNCIL REQUEST FOR DECISION

MEETING DATE: August 18, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1236-2025 – Redistricting Woodbend Stage 11 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1236-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 33-49-25-W4 from UR – Urban Reserve to RCD – Residential Compact Development, GR – General Recreation, and US – Urban Services. The redistricting will allow for continued residential development in part of the Woodbend neighbourhood as part of Woodbend Stage 11.

RECOMMENDATION

That Council give Bylaw No. 1236-2025 first reading

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1236-2025 proposes to redistrict approximately 2.69 hectares of land in Woodbend to allow for forty-eight (48) additional lots as follows:

- RCD – Residential Compact Development:
 - o Forty-four (44) zero lot line single detached
- GR – General Recreation
 - o Two (2) Municipal Reserve lots for expanded park space and linear park area forming part of the multiway network in the community
- US – Urban Services
 - o Two (2) Public Utility Lots for existing underground services

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Woodbend Stage 11 consisting of the 48 lots noted above. The stage proposes an additional 22 lots for narrow lot townhouse development, the redistricting for which is being brought forward to Council under separate bylaw.

STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1236-2025 is consistent with the City's Municipal Development Plan, the West Area Structure Plan, and the Woodbend Outline Plan (OLP). A copy of the land use concept plan from the OLP has been attached to this report for reference. The proposal is also keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

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ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The redistricting of lots under Bylaw No. 1236-2025 by City Council is a condition of subdivision, as is the successful negotiation by Administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by Administration nor registered at Land Titles.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1236-2025 is scheduled for the regular meeting of Council held September 8, 2025. The hearing will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

ALTERNATIVES:

That Council amend Bylaw No. 1236-2025.

That Council defeat Bylaw No. 1236-2025.

ATTACHMENTS

1. Bylaw No. 1236-2025
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan (for reference only)
5. Land Use Concept Plan – Woodbend Outline Plan (for reference only)