

COUNCIL REQUEST FOR DECISION

MEETING DATE: August 17, 2020

SUBMITTED BY: D. Peck, Manager, Current Planning

PREPARED BY: K. Mercer, Development Officer

REPORT TITLE: Bylaw No. 1055-2020 - Redistricting Woodbend Stage 2 (3rd Reading)

EXECUTIVE SUMMARY

Bylaw No. 1055-2020 will amend Section 27.0 Land Use Map of the Land Use Bylaw No. 809-2013. Bylaw No. 1055-2020 will redistrict part of the SW ¼ Section 33-49-25-W4 from UR – Urban Reserve to RSD – Residential Standard District and GR – General Recreation District.

RECOMMENDATION

That Council give Bylaw No. 1055-2020 third reading.

RATIONALE

The Residential Standard Land Use District (“RSD”) allows for the development of duplex dwellings meeting the minimum lot widths of 7.6m and length of 34m, while the General Recreation Land Use District (“GR”) is to provide areas for use as public parks to meet active or passive recreational and leisure pursuits at neighbourhood, district and regional levels.

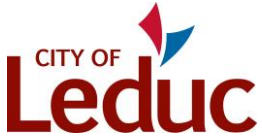
This redistricting will allow for development of the second stage in the Woodbend neighbourhood. The redistricting includes ten (10) lots for duplex housing development and one (1) municipal reserve lot. In this Stage, the municipal reserve lot will provide continued multiway linkage through the neighbourhood, and will support a link to the existing multiway north of this part of Stage 2.

The City of Leduc’s (“City”) Subdivision Authority has given conditional approval to the subdivision application. The redistricting of these lots by City Council to the RSD and GR designations is a condition of subdivision, as is the successful negotiation by Administration of a development agreement between the City and the land developer. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by Administration or registered at Land Titles. At the time of writing this report, negotiations and drafting of the required Development Agreement have not been completed.

STRATEGIC / RELEVANT PLANS ALIGNMENT

Proposed Bylaw No. 1055-2020 is consistent with the following:

1. *Municipal Government Act*, RSA 2000, Chapter M-26, as amended
 - S. 640(2)(a) requires a municipality be divided into land use districts.
 - S. 606 and S. 692 govern the requirements for advertising a bylaw. More specifically, S. 692(4) outlines those additional advertising requirements for a bylaw changing the land use district designation of a parcel of land.
2. Land Use Bylaw No. 809-2013, as amended
3. The City’s Municipal Development Plan, as amended.
4. West Area Structure Plan and Woodbend Outline Plan, as amended
5. The City’s 2009 Neighborhood Design Guidelines



COUNCIL REQUEST FOR DECISION

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

There are no organizational implications

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications

IMPLEMENTATION / COMMUNICATIONS:

The Public Hearing was held at the July 6, 2020 regular meeting of Council. The Hearing was advertised in accordance with the City of Leduc Advertising Bylaw No. 1043-2019 from June 12 thru June 26, 2020, and was advertised in the June 26, 2020 issue of 'The Representative'. Notices were mailed out to property owners within 61.0 m of the subject area.

ALTERNATIVES:

That Council defeat Bylaw No. 1055-2020

ATTACHMENTS

- Attachment 1 – Bylaw No. 1055-2020
- Attachment 2 – Redistricting Plan
- Attachment 3 – Lot Types
- Attachment 4 – Subdivision Plan
- Attachment 5 – Key Plan