

Bylaw No. 1134-2022
LAND USE BYLAW AMENDMENT

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AMENDMENT #136

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 809-2013

WHEREAS in accordance with the *Municipal Government Act*, RSA 2000 c. M-26, as amended (the "Act"), the City of Leduc has passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc,

AND City Council has deemed it necessary to amend Bylaw No. 809-2013 to allow for updates and regulatory clarity;

NOW THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts the following amendments to Bylaw No. 809-2013:

PART I: APPLICATION

1. The following section is to be added after 23.1.9.:

"23.1.10. Notwithstanding 23.1.11.; the minimum number of off-street Parking Spaces required within Table 44, are waived for Lots located within the IL, IBL, IM and IS land use districts.";

2. The following section is to be added after 23.1.10.:

"23.1.11. Where minimum off-street parking space is waived in accordance with Section 23.1.10; the following calculation shall be used to determine the "parking spaces required by the Development Authority" to calculate the number of designated parking spaces for use by persons with disabilities or barrier free parking spaces required in accordance with the applicable Building Code.
 - a) 1 parking space per 100.0 m², of Gross Floor Area.";

3. Amend Table 44: Minimum Required Parking, by deleting "Vehicle Repair Facility", from the Industrial Uses.

4. Section 23.3.1. is deleted;

5. Section 23.5.1.,4), is deleted and replaced with the following:

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“every off-street parking or Loading Space provided in an industrial zone, and the access thereto, shall be hard surfaced if such area lies in front of the principal Building. Any area at the rear or the side of the Principal Building provided off-street parking or Loading Space need not be hard surfaced, but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the Abutting road;”

6. Section 23.5.1.,5), is deleted.

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, 2022.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, 2022.

READ A THIRD TIME IN COUNCIL THIS ____ DAY OF _____, 2022.

MAYOR

CITY CLERK

Date Signed