

General Rationale Document

Bylaw No. 1136-2022 – Amendments to Land Use Bylaw No. 809-2013

Purpose	Further Details	Amendment # in Bylaw
Update Bylaw to ensure consistency with AVPA	<ul style="list-style-type: none"> • Various amendments for clarity or to align with the regulation changes of the recent AVPA amendment 	1, 5, 6
Update Airport Referral	<ul style="list-style-type: none"> • Reflect changes to referral process, for the City to the Airport Operator for both Subdivision and Development Permits, where the land is within an NEF area of 30 or greater. 	2
Removal of restrictions for Commercial & Industrial	<ul style="list-style-type: none"> • Updated the translation table to remove all uses that are no longer restricted as a result of AVPA 	3
Remove Infill Overlay	<ul style="list-style-type: none"> • The updated regulation no longer restricts residential densification or infill opportunities to certain area; therefore, the infill overlay is no longer required to facilitate opportunities for densification and infill in Leduc’s existing neighbourhoods and core, to align with the <i>Edmonton Metropolitan Regional Growth Plan</i>. This also allows the City to maximize existing City infrastructure. 	4
Update Secondary Suite definition	<ul style="list-style-type: none"> • Because the regulation no longer restricts residential densification or infill, the Secondary Suite definition was updated to allow for suites City wide to be in more housing types. Previously in AVPA restricted areas, Secondary Suites were only permitted within single dwellings, where Administration is providing amendment to allow the previously restricted areas to also consider suites within duplexes and townhouses, assuming that the suite would still meet the remaining requirements of the Bylaw. 	7