

**Bylaw No. 1161-2023
REDISTRICTING BYLAW**

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**AMENDMENT # 148
A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA,
TO AMEND BYLAW NO. 809-2013, THE LAND USE BYLAW**

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

- AND:** in accordance with the Act, the City of Leduc 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 the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;
- AND:** notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;
- THEREFORE:** the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: APPLICATION

1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of SW ¼ Section 33-49-25-W4
(Consisting of 0.44 ha more or less)

From: UR – Urban Reserve

To: DC(30) – Direct Control – Distinctive Design

as shown in Schedule A, attached hereto and forming part of this bylaw.

3. **THAT:** Table 41 of the Land Use Bylaw be amended by adding the following:

1060-2023	Woodbend (SW ¼ 33-49-25-W4)	Narrow Lot Townhouse	DC(30)
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4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(30) Development Regulations:

DC(30) Development Regulations

1.0 General Purpose of District

To allow low-density residential development in the form of townhouse dwellings on narrow lots that is compatible with the adjacent low-density housing and neighbourhood.

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2.0 Area of Application

The DC District shall apply to the lots shown within Woodbend Stage 4 (part SW ¼ Section 33-49-25-W4), as shown on Schedule A attached to and forming part of the regulations of this Bylaw.

3.0 Development Criteria

- a) The minimum Site Width shall be:
 - i. 5.49 m for internal units; and
 - ii. 6.69 m for end units (7.89 m on a Corner Site);

4.0 General Regulations

- a) Development in this District shall be evaluated with respect to compliance with the MUR – Mixed Use Residential land use district and all other provisions of Land Use Bylaw No. 809-2013 where not specifically overridden by this Direct Control zoning.
- b) No variance to the minimum requirements of this Bylaw will be permitted.

PART II: ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.


READ A FIRST TIME IN COUNCIL THIS 10TH DAY OF JULY, 2023.

READ A SECOND TIME IN COUNCIL THIS 21ST DAY OF AUGUST, 2023.

READ A THIRD TIME IN COUNCIL THIS 21ST DAY OF AUGUST, 2023.

August 21, 2023

Date Signed



MAYOR



CITY CLERK

Schedule A

