

**Bylaw No. 1189-2024  
AMENDMENT TO LAND USE BYLAW 809-2013**

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**AMENDMENT # 162  
A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND  
LAND USE BYLAW NO. 809-2013, REGULATING THE USE AND ENJOYMENT OF  
LAND**

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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 that Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

**AND** in accordance with the Act, notice of intention to pass this bylaw has been given and a public hearing has been held;

**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 as follows:
  - a) Table 41 – Direct Control Districts be amended by adding the following:

1189-2024		Wakohtowin Heights	Mixed Use Development	DC(31)
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2. That Bylaw No. 1189-2024, forming part of Appendix 1 to Bylaw No. 809-2013, be amended by adding the following DC(31) Development Regulations:

**DC (31) Development Regulations**

**1.0 General Purpose of District**

To establish a site specific development control district for the mixed-use development of Wakohtowin Heights. This development includes ground floor commercial with residential units in the storeys above. The residential component is mixed-market, which serves a housing need within the Leduc community.

**2.0 Area of Application**

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The DC District shall apply to Lot 3, Block 24, Plan 2880TR, located at 5404 47 Street, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

**3.0 Uses**

a) Permitted and Discretionary uses are as follows:

Permitted Uses

1. Accessory Development
2. Day Care Facility
3. Dwelling Apartment, above the 1<sup>st</sup> Floor
4. Identification Sign
5. Fascia Sign
6. Freestanding Sign
7. Health Service
8. Temporary Portable Sign
9. Personal Service
10. Professional, Financial, Office,
11. Retail Store (Neighbourhood)

**4.0 Development Criteria**

- a) Dwelling density of 60 units.
- b) Front yard minimum setback of 5 m.
- c) Rear yard minimum setback of 6.5 m.
- d) Side yard minimum setback of 5 m.
- e) Site coverage minimum of 30%, maximum of 45%.
- f) Minimum on-site required parking spaces shall be 60.
- g) The site shall have ~18% area landscaped with soft surface and ~45 m<sup>2</sup> of that landscaped surface is to be located within the parking area abutting the lane.

**5.0 General Regulations**

- h) Development in this District shall be evaluated with respect to compliance with the GC - General Commercial land use district, and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this Direct Control zoning.
- i) Variance to this Bylaw, shall be evaluated by the Development Authority, in accordance with Section 8.3. of Land Use Bylaw No. 809-2013, and as identified within the Act.

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READ A FIRST TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

READ A THIRD TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
Date Signed

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**Schedule A**

