
AMENDMENT # 99 - TO 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:

Lot 9, Block 1, Plan MK
(consisting of 0.0556 ha more or less)

From: RSD – Residential Standard

To: DC (25) – 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:

1047-2020		Alexandra Park Neighborhood	Dwelling Fourplex	DC(25)
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- 4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC (25) Development Regulations:

DC (25) Development Regulations

1.0 General Purpose of District

To establish a site specific development control district to accommodate a Dwelling Fourplex on a parcel 0.0556 ha (557 m²) in size with site development regulations intended to ensure compatibility with adjacent land uses and roadways.

2.0 Area of Application

The DC District shall apply to part of Lot 9, Block 1, Plan MK, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Uses

Permitted Uses:
Dwelling, Fourplex
Accessory Developments

Discretionary Uses
Home Occupations

4.0 Development Criteria

- a) The Site Area Maximum shall be 557 m².
- b) The minimum site width shall be 15.24m

5.0 General Regulations

- a) The siting and general appearance of the building, shall be undertaken in accordance with Schedules B, C, & D to the satisfaction of the Development Authority.
- b) The exterior finish details of the proposed development, including texture, material and color scheme shall be submitted with the Development Permit application.
- c) A landscape plan identifying planting specifications and details including all surface treatments and fencing shall be submitted with the initial development permit application for approval by the Development Authority.
- d) A site grading and servicing plan shall be submitted with the Development Permit application. This plan will be reviewed, and must be found satisfactory to the City's Engineering Services Department. A final as built plan will be required to be submitted upon completion of this development.
- e) In addition to the surface private outdoor amenity area identified on the site plan, private outdoor amenity area shall also be provided for each unit in the form of a balcony with a maximum area 7.4 m² in accordance with Schedules "B" & "D"
- f) Trash/Recycling receptacle placement area shall be provided on site in the location as noted on Schedule "B"
- g) A minimum of eight (8) surface parking stalls shall be provided on this site, and four (4) of the required parking stalls shall be in tandem. Parking stalls shall be of the size, location and configuration identified on Schedule "B". Parking area shall be paved or hard surfaced.
- h) 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 809-2013 where not specifically overridden by this Direct Control zoning.
- i) The Development Authority may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

6.0 Development Regulations for Discretionary Uses

Development regulations for discretionary uses shall be as follows:

- a) Home Occupation as defined in Section 26 of Land Use Bylaw 809-2013 as amended
- b) Home Occupations Section 21.6 of Land Use Bylaw 809-2013 as amended.

7.0 Specific Development Plans

Attached hereto as Schedule A, B, C & D

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 ____ DAY OF _____, AD 2020.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, AD 2020.

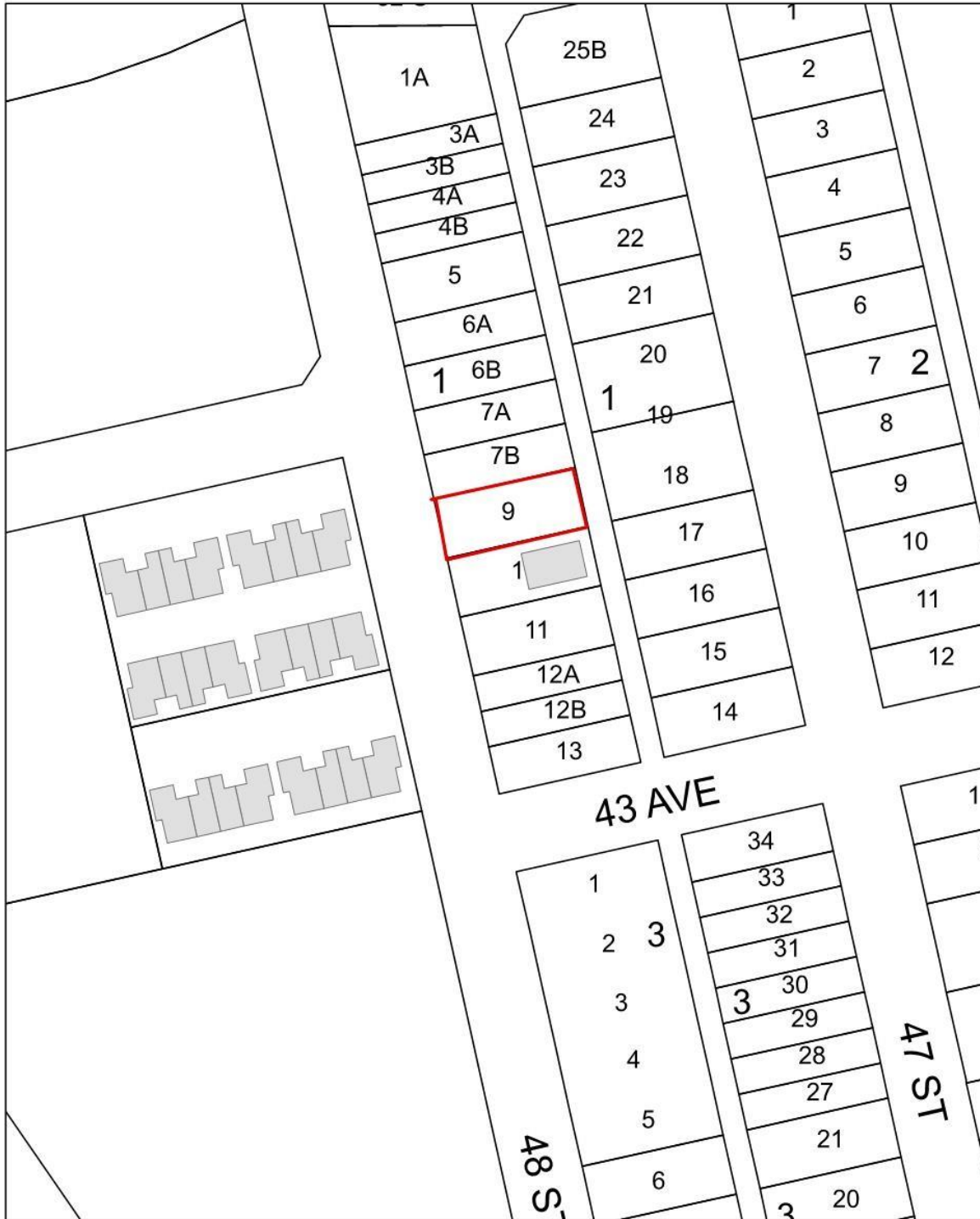
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, AD 2020.

Robert Young
MAYOR

Sandra Davis
CITY CLERK

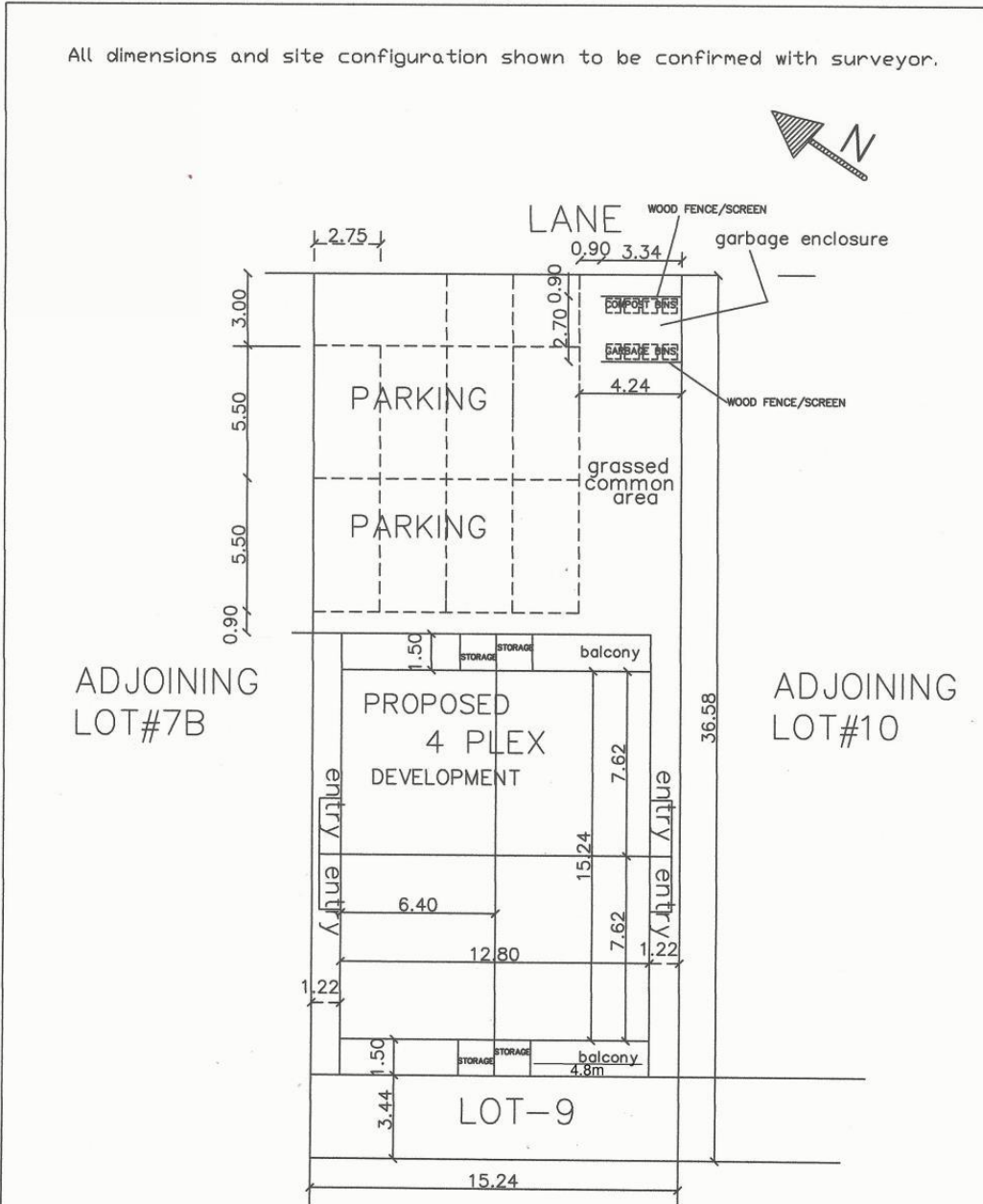
Date Signed

SCHEDULE "A" - LOT 9, BLOCK 1, PLAN MK



SCHEDULE "B" - SITE PLAN

All dimensions and site configuration shown to be confirmed with surveyor.

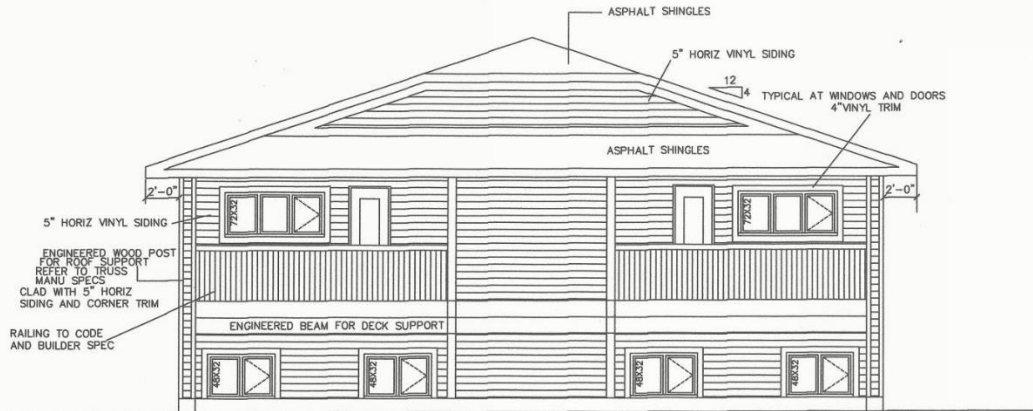


NOTE:
ALL EXISTING STRUCTURES ONSITE
ARE TO BE REMOVED

<p>LEGAL LOT-9 BLOCK-1 PLAN- MK CIVIC ADDRESS 4309-48TH STREET LEDUC ALBERTA</p>	<p>NOTE: the contractor is responsible for checking the drawings before construction has begun and for advising the designer (edgewater) of any necessary revisions.</p>	<p>NOTE: THIS DOCUMENT TO BE PRINTED @ SCALE ON LEGAL SIZE PAPER LOT AREA= 557.5 METRES SQ. BUILDING AREA IS 196 METRES SQ. BUILDING LOT COVERAGE IS 35%</p>	
<p>EDGEWATER HOME DESIGN SERVICES LTD. BOB JOHNSON CALGARY, ALBERTA PH: (403) 279-3116</p>	<p>SHEET # 1 OF 1 PLAN # J4PLEX-2019</p>	<p>SCALE: METRIC 1: 200 DATE: OCT-2019 FEB-2020</p>	<p>NOTE: THIS SITE PLAN WAS DRAWN FROM INFORMATION PROVIDED BY THE PROPERTY OWNER FOR JAN HARDER</p>

All dimensions and site configuration shown to be confirmed with surveyor.

SCHEDULE "C" ELEVATION PLANS

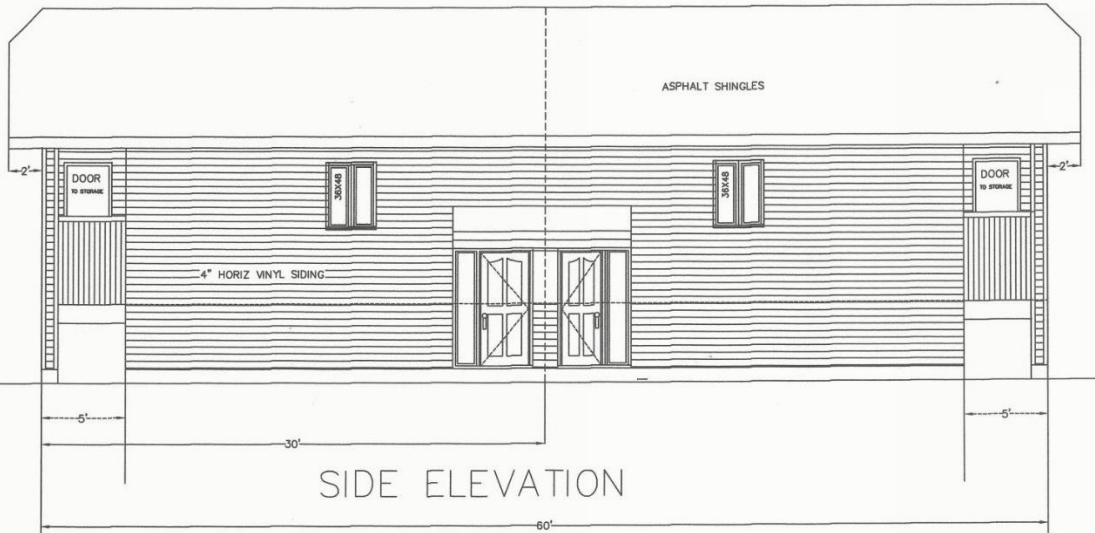


FRONT & REAR ELEVATION

note:
the contractor is responsible for
checking the drawings before
construction has begun and for
notifying the designer (edgewater?)
of any necessary revisions?

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PRINTED
2-20-2020

EDGEWATER HOME DESIGN SERVICES LTD. BOB JOHNSON PH: (403) 279-3116	SHEET #: PLAN #:	SCALE: DATE: FEB-2020	<p>note: the contractor is responsible for checking the drawings before construction has begun and for notifying the designer (edgewater?) of any necessary revisions?</p> <p>© 2020 Edgewater Home Design Services Ltd. All rights reserved. This drawing is intended for use in connection with the construction of the building shown. It is not to be used for any other purpose without the written consent of Edgewater Home Design Services Ltd.</p> <p>E-mail: home@edgewater.com Web: http://www.edgewater.com/home</p>
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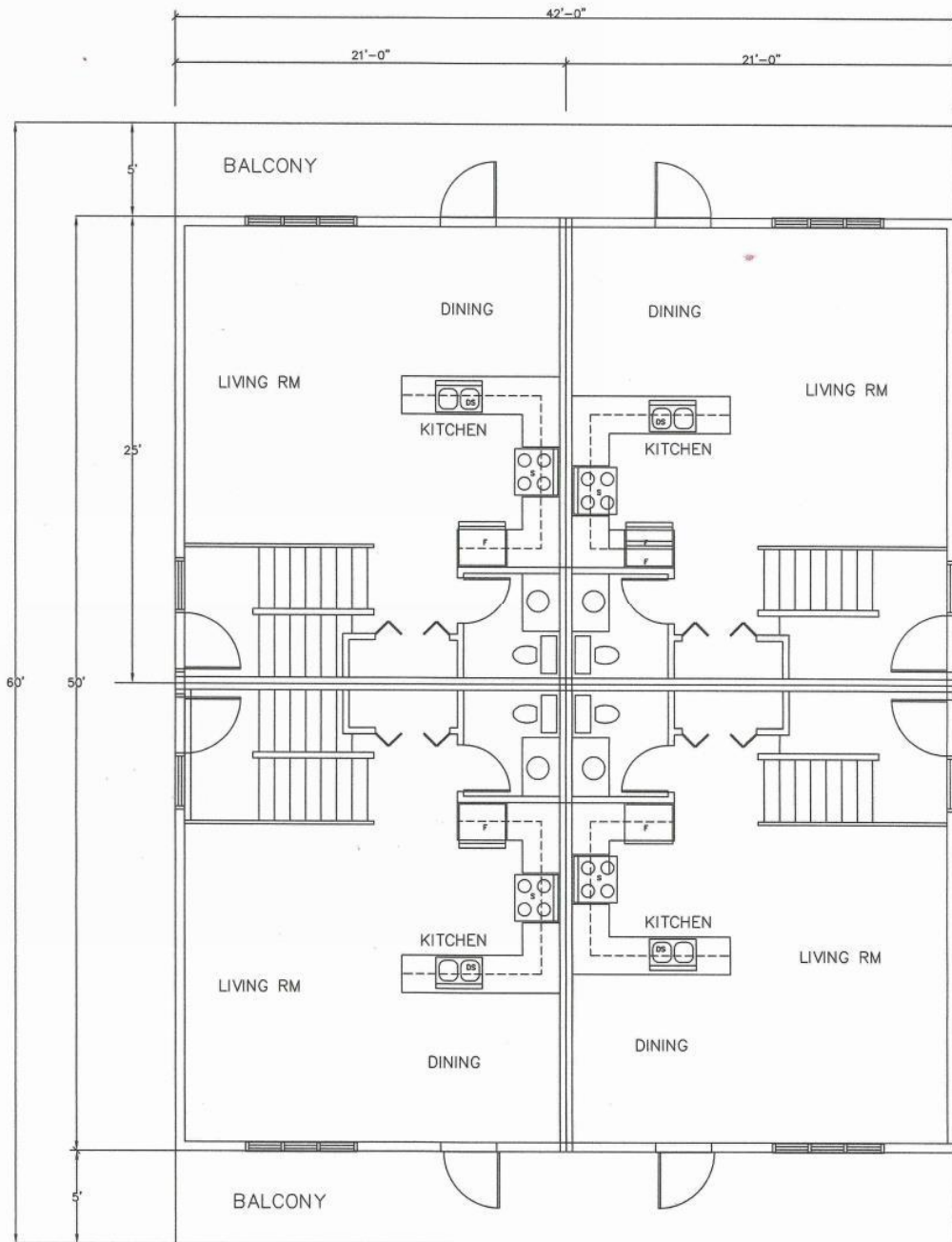


SIDE ELEVATION

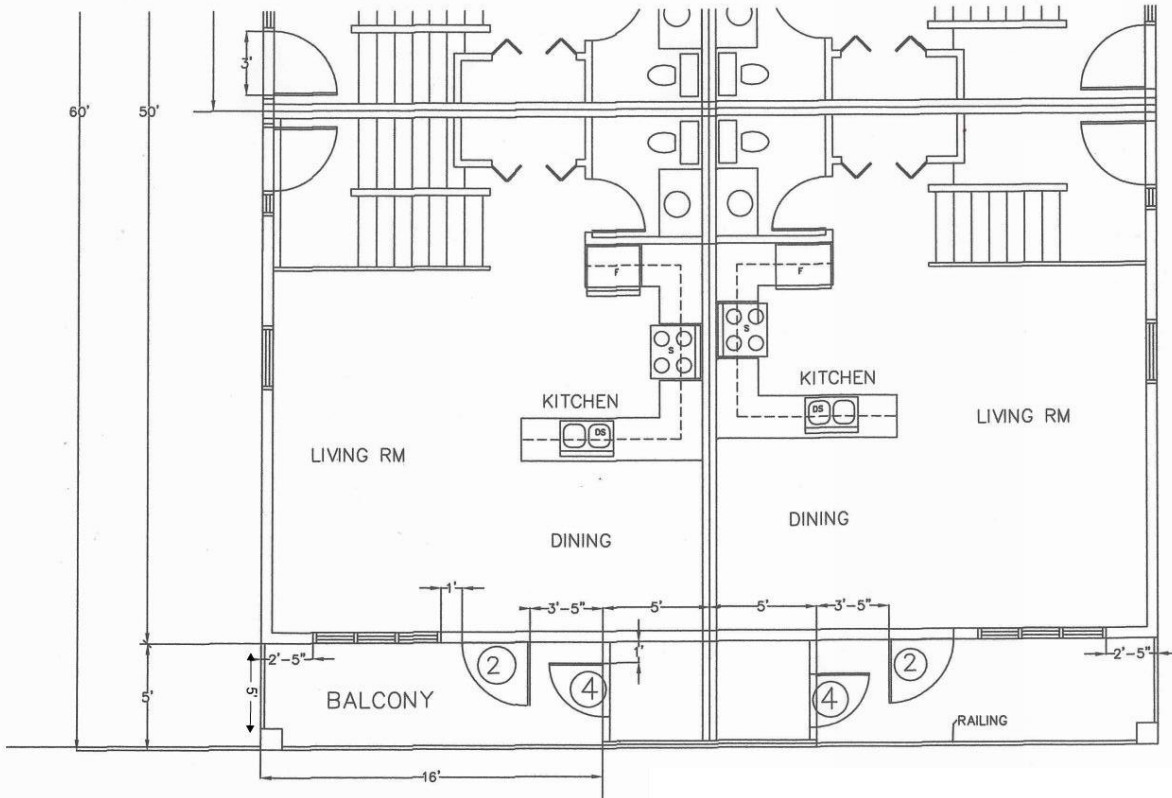
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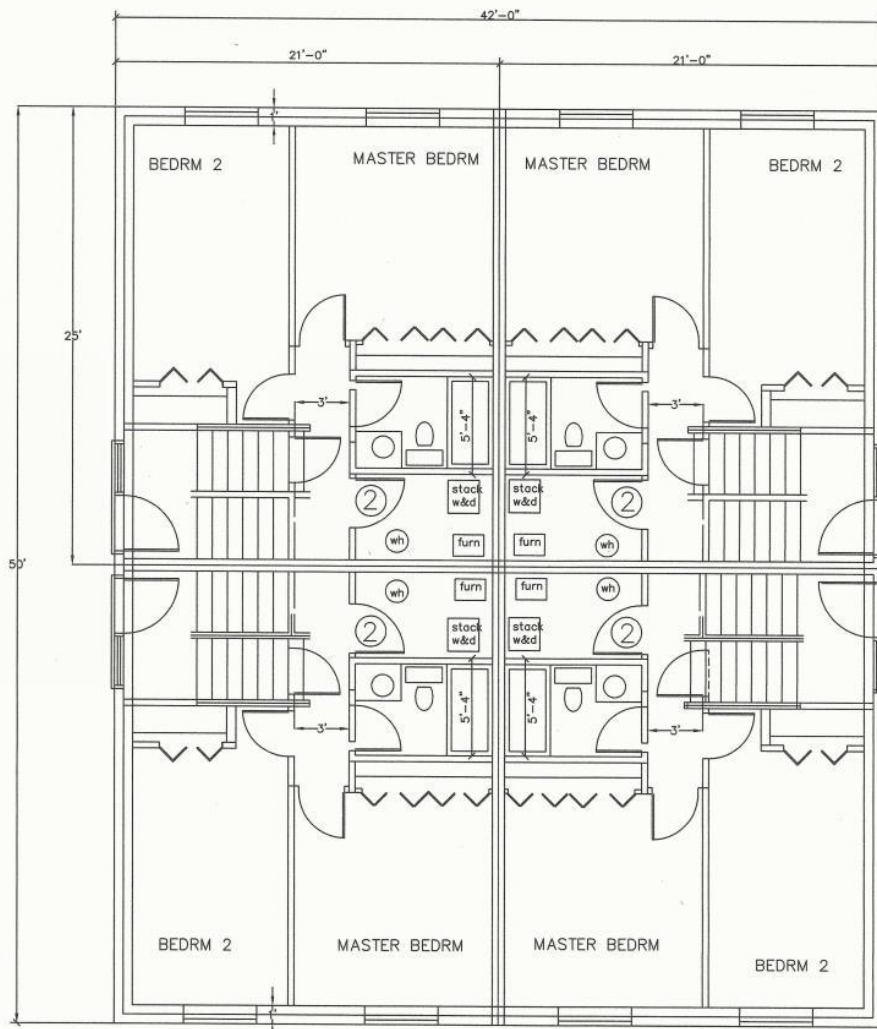
SCHEDULE "D" FLOOR PLANS



PRELIMINARY
PLAN OF MAIN FLOOR



PRELIMINARY
PLAN OF MAIN FLOOR PARTIAL



PRELIMINARY
BASEMENT DEV. AND
FOUNDATION PLAN