

Bylaw No. 1221-2025
AMENDMENT TO LAND USE BYLAW 809-2013

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AMENDMENT #183

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 809-2013, REGULATING THE USE AND ENJOYMENT OF LAND.

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, 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, 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:

1. THAT: Bylaw No. 809-2013, the Land Use Bylaw, is amended as follows:

a) Table 41 – Direct Control Districts be amended by deleting:

1161-2023	1183-2024 1186-2024	Woodbend (SW33) Crystal Creek (NW28)	Narrow Lot Townhouse	DC(30)
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and replacing with the following:

1161-2023	1183-2024 1186-2024 1221-2025	Woodbend (SW33) Crystal Creek (NW28) Woodbend (SW33) NE33 (NE33)	Narrow Lot Townhouse	DC(30)
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2. THAT: Bylaw No. 1161-2023, forming part of Appendix 1 to Bylaw No. 809-2013, be amended as follows:

3.

a) Deleting Section 2.0 and replacing with:

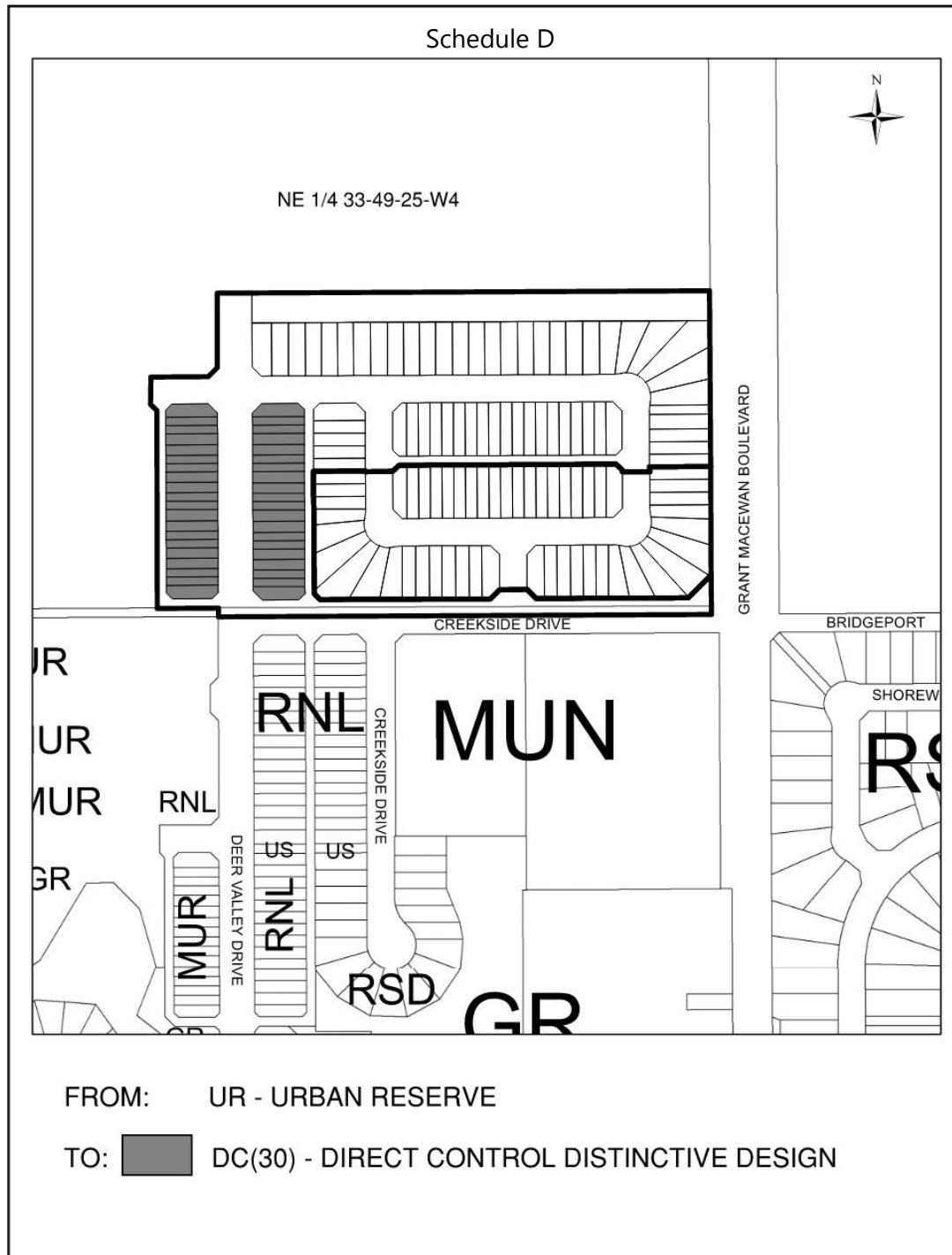
"2.0 Area of Application

The DC District shall apply to lots within Woodbend Stage 4 and Stage 5 (part SW ¼ Section 33-49-25-W4), Crystal Creek Stage 1 (part NW ¼ Section 28-49-25-W4, being Lot 2, Block 1, Plan 2021723) and NE33 Stage 1 (part NE ¼ 33-49-25-W4) as shown on Schedules "A", "B", "C", and "D" attached to and forming part of the regulations of this Bylaw."

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- b) Adding the following as Schedule "D" after Schedule "C":



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READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, 2025.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, 2025.

READ A THIRD TIME IN COUNCIL THIS ____ DAY OF _____, 2025.

MAYOR

CITY CLERK

Date Signed