

Bylaw No. 1237-2025

REDISTRICTING BYLAW

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AMENDMENT #195

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 809-2013 BY REDISTRICTING 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 by Bylaw No. 1237-2025
2. That the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, is amended by reclassifying the following lands:

Part of the SW ¼ Section 33-49-25-W4
(consisting of 0.42 ha more or less)

From UR – Urban Reserve, to DC(33) – 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:

1237-2025		Woodbend (SW-33-49-25-W4)	Narrow Lot Housing (14'/18'/20' pocket)	DC(33)
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4. That Appendix 1 of the Land Use Bylaw be amended by adding the following DC(33) Development Regulations:

DC(33) Development Regulations

1.0 General Purpose of District

To allow residential density in the form of townhouse dwellings which is compatible with adjacent low-density housing and neighbourhood development, on narrow lots allowing for a mix of lot widths. This development is supported by a variety of nearby neighbourhood

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amenities such as enhanced park spaces, commercial uses, school sites and local transit stops.

2.0 Area of Application

The DC District shall apply to the lots shown within Woodbend Stage 11 (part SW-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. 4.27 m for internal units;
 - ii. 6.79 m for end units; and
 - iii. 8.60 m for corner sites.
- b) The paved Driveway surface accessing any rear Detached Garage shall be limited to the width of the Garage door. Should there be no Garage at the time of Development of the Dwelling, the paved Driveway surface accessing any Parking Pad shall be limited to the required width of a single Parking Space or double Parking Space under the Land Use Bylaw, at the discretion of the Development Authority.

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 809-2013 where not specifically overridden by this Direct Control zoning.
- b) No variance to the minimum requirements of this Bylaw will be permitted.

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

Date Signed

CITY CLERK

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