

AMENDMENT # 103 - 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:

Part of SW ¼ Section 33-49-25-W4
(Consisting of 2.31 ha more or less)

From: UR- Urban Reserve
To: DC(26) – 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:

1054-2020		Woodbend (SW ¼ 33-49-25-W4)	Smaller Lot Products Including Zero Lot Line	DC(26)
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- 4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(26) Development Regulations:

DC(26) Development Regulations

1.0 General Purpose of District

To establish a site specific development control district to provide for smaller lots to accommodate single detached dwellings without access to a lane having a 8.3m minimum lot width including zero lot line lots.

2.0 Area of Application

The DC District shall apply to Lots 35 thru 80, Block 1 and Lots 53 thru 70, Block 2 within the second stage of subdivision of the 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 Uses

Permitted Uses:

- Accessory Developments
- Dwelling, Secondary Suite
- Dwelling, Single Detached
- Group Home
- Residential Sales Centre
- Swimming Pool
- Utility

Discretionary Uses:

- Home Occupation

4.0 Development Criteria

- a) The site area minimum shall be 282m² (329m² for a corner site)
- b) The minimum site width shall be 8.3m (9.7m on a corner site)
- c) The site depth minimum shall be 34.0 m
- d) The maximum allowable site coverage shall be 50%, the maximum site coverage of the principal building excluding an attached garage shall be 35%
- e) The maximum Dwelling Unit Density shall be two (2) units per parcel, one (1) of which shall be the principal Dwelling and one (1) in the form of a Secondary Suite Dwelling

5.0 General Regulations

- a) Development in this District shall be evaluated with respect to compliance with the RNL – Residential Narrow Lot 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.

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"

