

**Bylaw No. 1196-2024**  
**LAND USE BYLAW AMENDMENT**

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**AMENDMENT #166**

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

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**WHEREAS** in accordance with the *Municipal Government Act*, RSA 2000 c. M-26, as amended (the "Act"), the City of Leduc has 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** City Council has deemed it necessary to amend Bylaw No. 809-2013 to allow for updates and regulatory clarity;

**NOW THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts the following amendments to Bylaw No. 809-2013.

**PART I: APPLICATION**

1. The wording of Section 1.2.5. is replaced with the following:

"This Bylaw shall be used in conjunction with Policies and Procedures as adopted and amended by Council from time to time including, but not limited to, the City of Leduc Downtown Master Plan 2012, Neighbourhood Design Guidelines, Housing Our Community 2008 Attainable Housing Strategy, and Aerotropolis Integrated Land Use Compatibility Plan.";

2. The wording of Section 4.5.2.1. is replaced with the following:

"the Applicant may be required to erect a Sign 1.0 m<sup>2</sup> on the Site, no less than 14 days ahead of the public hearing. The Sign shall include relevant information regarding the proposed Bylaw amendment to the satisfaction of the Development Authority, such as:

- 1) legal description and/or municipal address;
- 2) proposed Land Use district(s);
- 3) Permitted Uses;
- 4) Discretionary Uses;
- 5) intended use;
- 6) map of the Site; and
- 7) contact information for City of Leduc Planning & Development department; and/or
- 8) means to find the above noted information";

3. Table 7: Duplex Side-by-Side Dwelling in the RSD District is amended as follows:

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DWELLING DENSITY MAXIMUM	The maximum Dwelling Unit Density shall be two (2) units per Parcel, one (1) of which shall be the principal Dwelling and one (1) may be in the form of a Secondary Suite Dwelling or Garden Suite Dwelling. At the discretion of the Development Authority, where there are two Duplex Side-by-Side Dwellings on one Parcel, there may be two (4) units per Parcel, two (2) of which shall be the Duplex Side-by-Side Dwellings and two (2) may be in the form of a Secondary Suite Dwelling or Garden Suite Dwelling
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4. The wording of Section 9.1.1.7. is replaced with the following:

“Site Plans showing all of the following:

- 1) North arrow;
- 2) scale of plan;
- 3) legal description of property;
- 4) municipal address;
- 5) lot lines shown with dimensions;
- 6) front, side and Rear Yards with dimensions;
- 7) dimension layout of existing and proposed parking areas, Driveways, paved areas, entrances and exits Abutting streets, avenues and Lanes shown and labeled;
- 8) location of Sidewalks and curbs;
- 9) location of existing and proposed municipal and private local improvements;
- 10) location, dimensions and Height of principal Buildings and other Structures including Accessory Developments, Garages, carports and Fences, that are existing and proposed;
- 11) location of landscaped areas including retaining walls, existing trees, buffering, and Screening areas where provided;
- 12) site topography, drainage patterns, Grades and any other conditions; and
- 13) location of all registered Utility Easements and right-of-ways.”;

5. The wording of Section 9.4.3. is replaced with the following:

“If the Development Authority fails to notify the Applicant in accordance with Section 9.4.1., the application shall be deemed complete.”

6. Section 10.2.2.. is deleted.;

7. Section 10.5.3.2. is deleted;

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8. Section 10.7.1.2. is deleted.;
9. Section 20.4.2. is deleted;
10. The wording in Section 21.17.1.5. is replaced with the following:

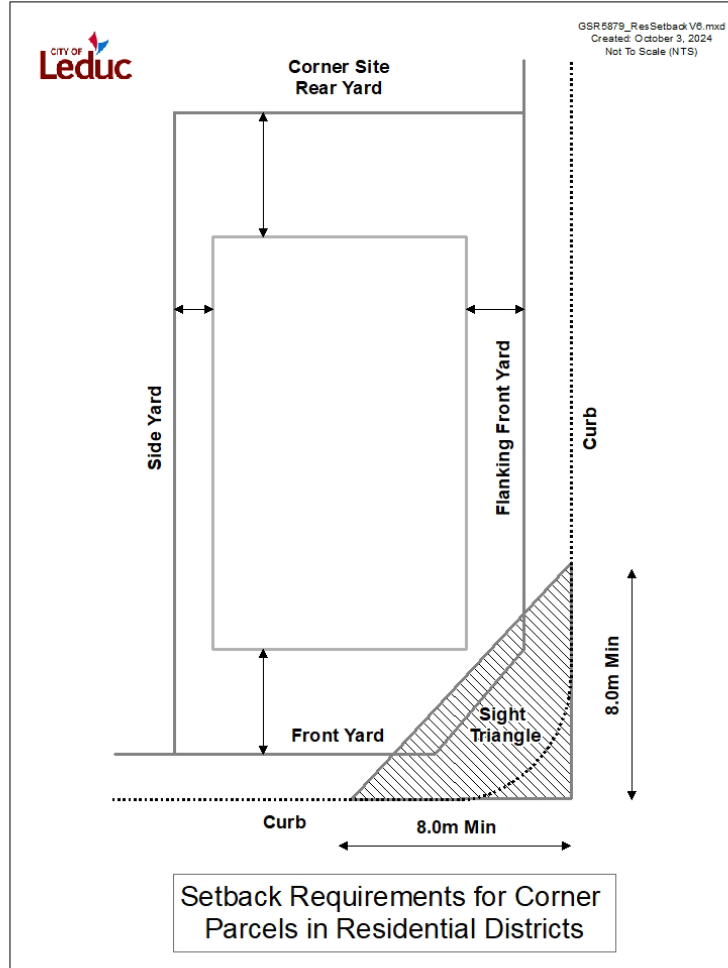
“At the discretion of the Development Authority, the Applicant shall place a notice in the local newspaper that includes the following information:

  - 1) a description of the proposed installation, including physical details of the structure;
  - 2) its location and street address;
  - 3) the carrier;
  - 4) the date, time and location of a public open house, if required;
  - 5) the applicant's contact information and mailing address; and
  - 6) an invitation to provide public comments to the Applicant within twenty one (21) days of the notice.”;
11. The wording in Section 21.17.1.7. is replaced with the following:

“21.17.1.7. At the discretion of the Development Authority, the Applicant shall host an open house not less than twenty one (21) days from the date of Notice under Section 21.17.1.6.”;
12. Figure 4: Corner Parcel Example, is replaced with the following:

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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.

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MAYOR

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CITY CLERK

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Date Signed