

AMENDMENT # 55 - 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 2.56 ha more or less)

From: UR- Urban Reserve

To: DC(20) – 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:

924-2016		Woodbend (SW ¼ 33-49-25-W4)	Single Detached Dwellings	DC(20)
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- 4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(20) Development Regulations:

DC(20) Development Regulations

1.0 General Purpose of District

To establish a site specific development control district to provide for 50 lots to accommodate single detached dwellings with and without access to a lane, having a 6.1 m (20') and 7.9 m (26') building pocket, respectively.

2.0 Area of Application

The DC District shall apply to Lots 1-26, Block 2, and Lots 26-49, Block 3 within the first 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 Development Criteria

- a) The minimum site width shall be as follows:
 - i) Serviced by a Lane:

- 8.5 m (9.7 m on a corner site)
- ii) Not Serviced by a Lane:
 - 10.3 m (11.5 m on a corner site)

4.0 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 2016.

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 2016.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS _____ DAY OF _____, AD 2016.

Greg Krischke
MAYOR

Sandra Davis
CITY CLERK

Date Signed

SCHEDULE "A"



