

**Bylaw No. 1134-2022**  
**LAND USE BYLAW AMENDMENT**

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**AMENDMENT #136**

**A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND 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 following section is to be added after 23.1.9.:  
  
"23.1.10. Notwithstanding 23.1.11.; the minimum number of off-street Parking Spaces required within Table 44, are waived for Lots located within the IL, IBL, IM and IS land use districts.";
2. The following section is to be added after 23.1.10.:  
  
"23.1.11. Where minimum off-street parking space is waived in accordance with Section 23.1.10; the following calculation shall be used to determine the "parking spaces required by the Development Authority" to calculate the number of designated parking spaces for use by persons with disabilities or barrier free parking spaces required in accordance with the applicable Building Code.
  - a) 1 parking space per 100.0 m<sup>2</sup>, of Gross Floor Area.";
3. Amend Table 44: Minimum Required Parking, by deleting "Vehicle Repair Facility", from the Industrial Uses.
4. Section 23.3.1. is deleted;
5. Section 23.5.1.,4), is deleted and replaced with the following:  
  
"every off-street parking or Loading Space provided in an industrial zone, and the access thereto, shall be hard surfaced if such area lies in front of

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the principal Building. Any area at the rear or the side of the Principal Building provided off-street parking or Loading Space need not be hard surfaced, but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the Abutting road;"

6. Section 23.5.1.,5), is deleted.

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

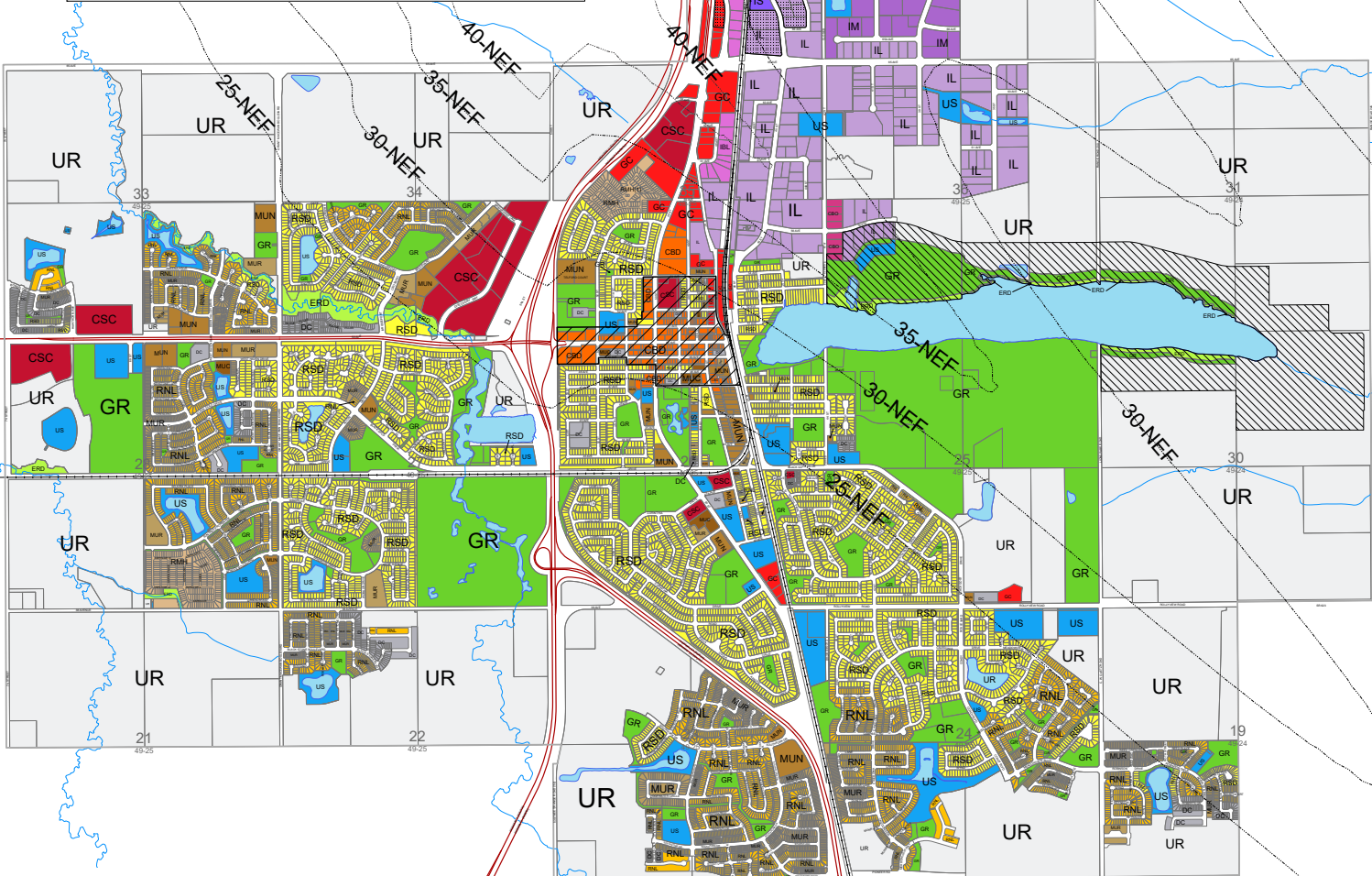
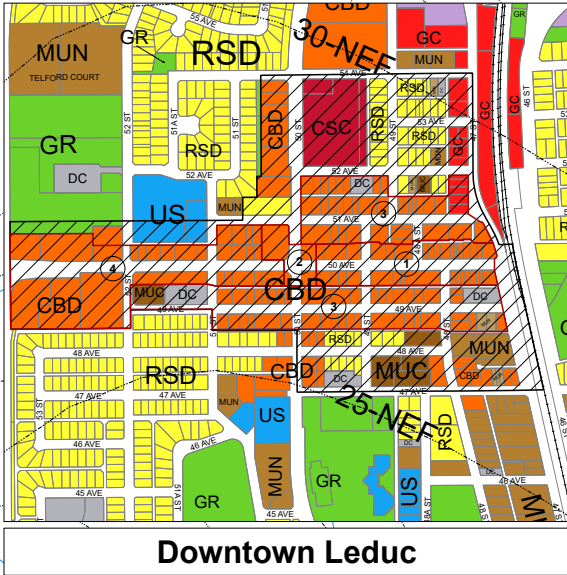
READ A SECOND TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

READ A THIRD TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
Date Signed



**Land Use Bylaw 809-2013  
Leduc, Alberta**

Date: June 10, 2022  
Not responsible for errors or omissions.  
Representation is subject to field verification.  
Municipal Council has approved this map.  
Consult the Commission of Enquiry for more information.  
Area Regulation - Alberta Regulation 100/2012 for more information.

Downtown Parking Overlay	RSD - Residential Standard District	GC - General Commercial	GR - General Recreation
Main Street District Overlay	RNL - Residential Narrow Lot	CSC - Commercial Shopping Centre	ERD - Environmental Restricted Development
50th Ave/50th Street Gateway Overlay	RCD - Residential Compact Development	CBO - Commercial Business Orientated	UR - Urban Reserve
Downtown Mixed-Use Overlay	RMH - Residential Manufactured Home	IBL - Business Light Industrial	DC - Direct Control
Main Street West Overlay	MUR - Mixed-Use Residential	IL - Light Industrial	Leduc City Limits
Telford Industrial Overlay	MUN - Mixed-Use Neighbourhood	IM - Medium Industrial	NEF / NEP Contour Line
Industrial Protection Overlay	MUC - Mixed-Use Comprehensive	IS - Special Industrial	
	CBD - Central Business District	US - Urban Services	