

**Bylaw No. 1136-2022
LAND USE BYLAW AMENDMENT**

PAGE 1

AMENDMENT #137

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 809-2013

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:

1. Section 3.4.7. is deleted and replaced with the following:

"Notwithstanding Section 3.4.6 above, the provisions of the Airport Vicinity Protection Area Overlay shall take precedence over the provisions of any other Overlay."

2. Section 18.1.1.2. is deleted and replaced with the following:

"The Development Authority shall refer to the Airport Operator, a copy of any application it receives for a subdivision of land or a development permit relating to land in the Protection Area in a NEF Area of 30 or more, where the use of the land will change as a result of the application being Approved. See *Figure 1: Noise Exposure Forecast Areas*"

3. Table 42: AVPA Land Use Translation, is deleted and replaced with the following:

Edmonton International Airport Vicinity Protection Area AR 55/2006	Land Use Bylaw
Campgrounds	Campground
Churches	Place of Worship
Clinic	Health Service Veterinary Clinic
Day Care	Day Care Facility
Hospitals	Hospital

Bylaw No. 1136-2022 LAND USE BYLAW AMENDMENT

PAGE 2

Edmonton International Airport Vicinity Protection Area AR 55/2006	Land Use Bylaw
Nursing Homes	Assisted Living Facility
Outdoor Recreation Facility	Recreation Facility, Outdoor
Residence	Dwelling or Dwelling Unit
Schools	Education (Private)
	Education (Public)
Spectator Entertainment Facilities (Outdoor)	Entertainment Facility, Outdoor
Spectator Sport Facility	Entertainment Facility, Outdoor

4. Section 18.7.3.4.,1), a), is deleted and replaced with the following:

 "four (4) Storeys or 17.0 m on the north side of 49 Avenue and the south side of 51 Avenue; and."

5. Section 18.7.3.4.,1), b), is deleted and replaced with the following:

 "six (6) Storeys or 22.0 m on the south side of 49 Avenue and the north side of 51 Avenue."

6. Section 18.11. is deleted in its entirety.

7. Table 48: Glossary of Terms and Uses, is amended by deleting Dwelling, Secondary Suite and replacing with the following:

 "Dwelling, Secondary Suite – means Development consisting of a Dwelling located within, and accessory to a Principal Dwelling. A Secondary Suite Dwelling has cooking facilities, sleeping facilities and sanitary facilities which are separate from those of the principal Dwelling within the Structure. For the purpose of this clause, "cooking facilities" includes any stove, hotplate, oven, microwave oven, toaster oven or electric griddle, as well as any wiring or piping containing the energy or power source for such facilities. A Secondary Suite Dwelling also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the exterior of the Structure. A Secondary Suite Dwelling shall not be subject to separation from the principal Dwelling through a Condominium conversion or Subdivision. This Land Use includes the Development or conversion of existing Basement space or above

Bylaw No. 1136-2022
LAND USE BYLAW AMENDMENT

PAGE 3

Grade space to a separate Dwelling. This Land Use does not include Duplex Stacked Dwelling, Duplex Side-By-Side Dwelling, Townhouse Dwelling, Fourplex Dwelling, Triplex Dwelling, Apartment Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, or Boarding Facility."

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

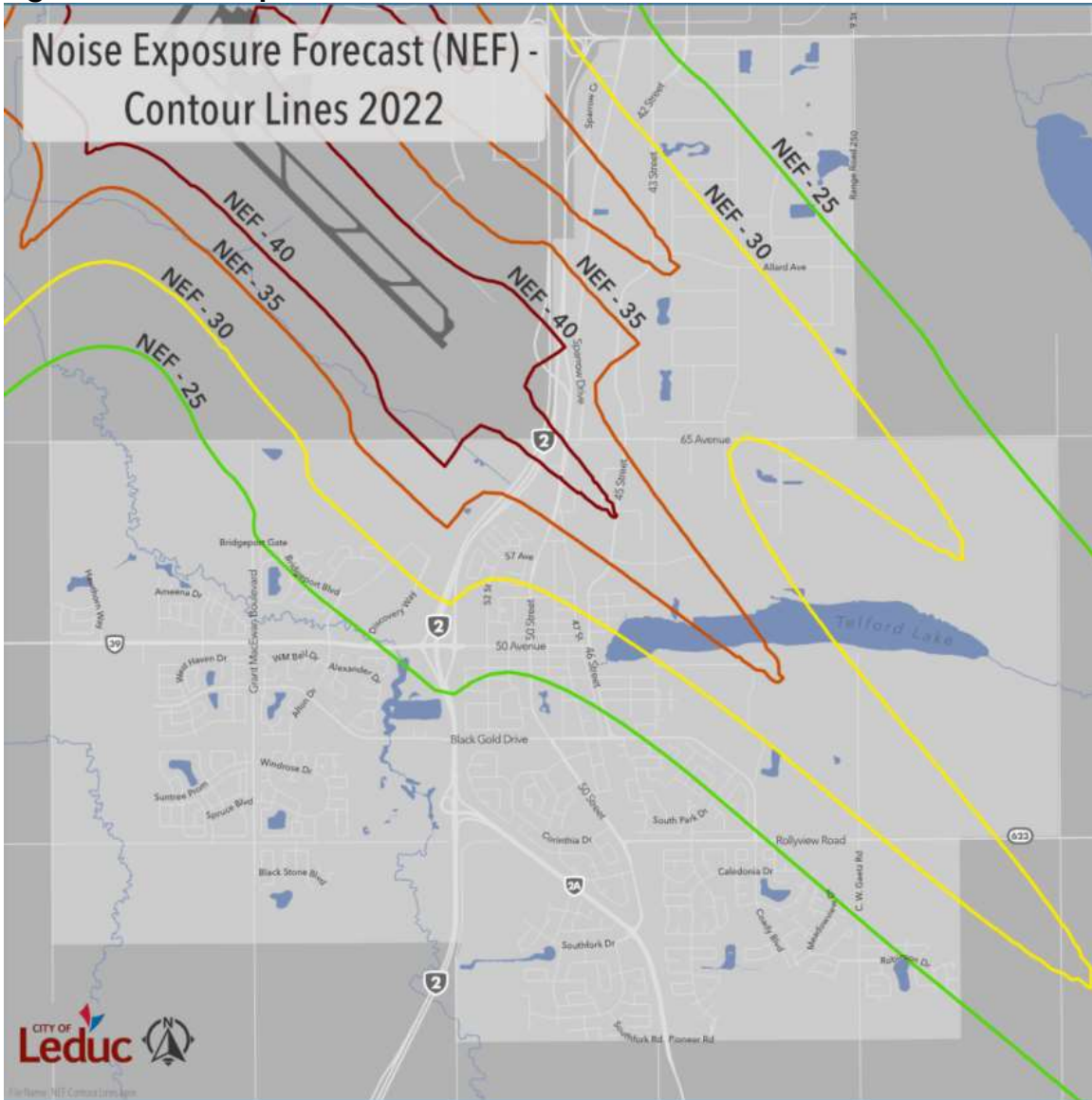
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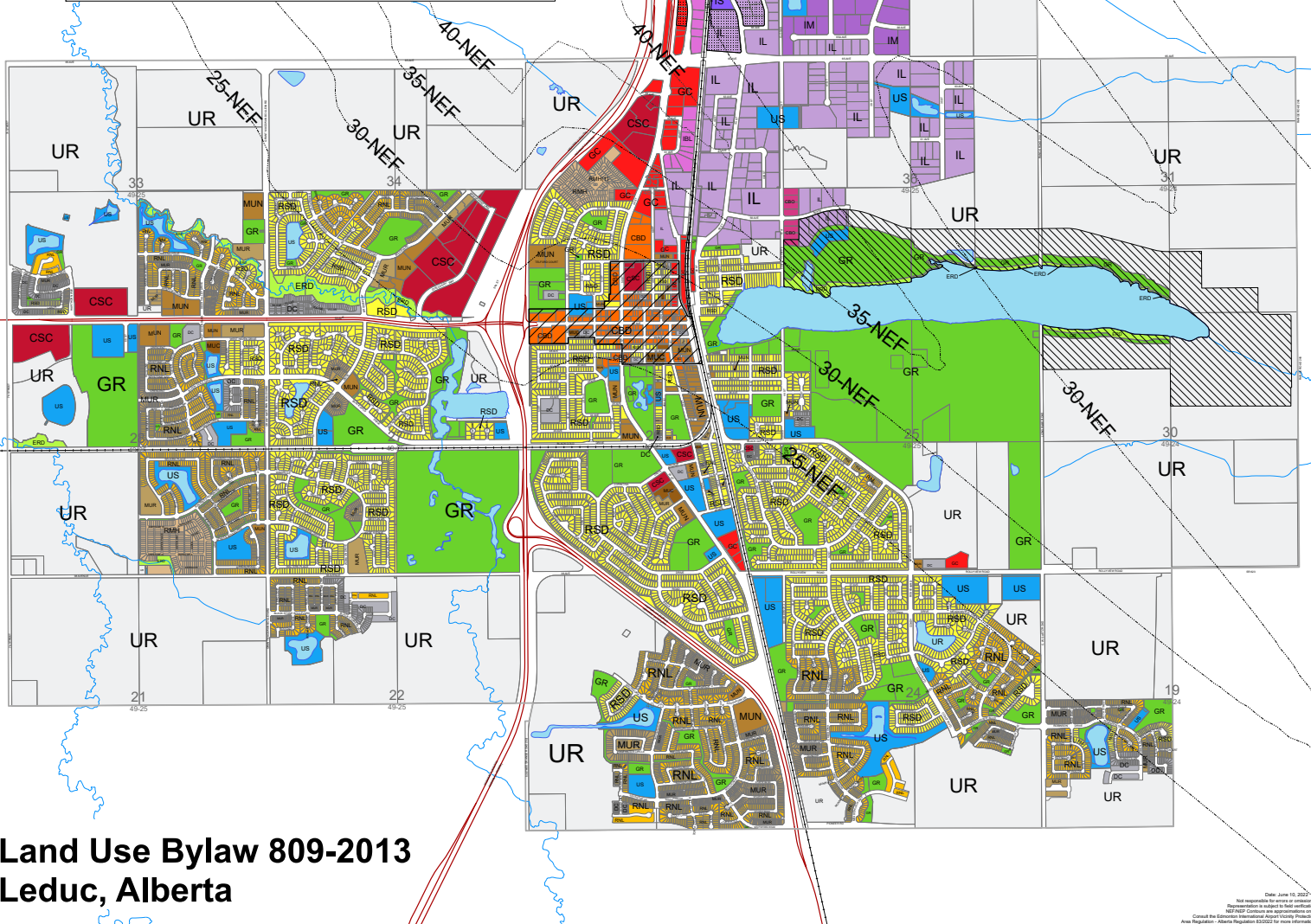
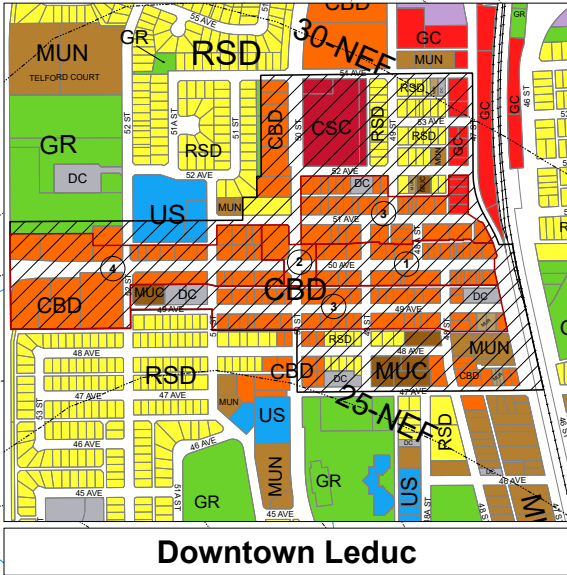
Date Signed

**Bylaw No. 1136-2022
LAND USE BYLAW AMENDMENT**

Schedule A

Figure 1: Noise Exposure Forecast Areas





**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's website for more information.
Alberta 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	