Bylaw No. 1084-2021
AMENDMENT #108 TO LAND USE BYLAW 809-2013

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 809-2013, TO AMEND REGULATIONS GOVERNING TO USE AND ENJOYMENT OF LAND.

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, 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, in accordance with the Act, notice of intention to pass this bylaw has been given and a public hearing has been held;

THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended as follows:

   a) Table 41 – Direct Control Districts be amended by deleting:

932-2016		49 Avenue/47 Street	Commercial Building	DC(21)

   and replacing with the following:

932-2016	1084-2021	49 Avenue/47 Street	Gaetz Landing Project	DC(21)

2. **THAT:** Bylaw No. 932-2016, forming part of Appendix 1 to Bylaw 809-2013, be amended as follows:

   a) Deleting Section 1.0 and replacing with:

1.0 General Purpose of District

To establish a Site specific Development control district to allow for mixed-use Development consisting of commercial and residential units, while maintaining specific Development controls for the commercial Building located on the east edge of the Site, known as the old fire hall, until such time as the demolition of this Structure is undertaken.

b) Adding the following after Section 3.0 b):

c) Notwithstanding Table 23, Permitted and Discretionary Land Use Classes CBD – Central Business District and Section 18.7.3.2.,

1) Dwelling, Apartment shall be considered a Permitted Use.

2) Ground floor of the Development shall be dedicated to residential and/or commercial land uses, except for Vehicle Oriented Services which shall not be allowed unless the Development meets the requirements of Sections 3.0 a) & 3.0 b).

d) Notwithstanding Section 10.9.6., the Development Authority may require an irrevocable Letter of Credit or cash security in the amount of up to 125% of the value of the Landscaping required for the Development, which may be reduced at the Development Authority's discretion.

e) On-site parking areas shall have landscaping to provide visual relief, as determined acceptable by the Development Authority.

READ A FIRST TIME IN COUNCIL THIS 19TH DAY OF APRIL, 2021.

READ A SECOND TIME IN COUNCIL THIS 10TH DAY OF MAY, 2021.

READ A THIRD TIME IN COUNCIL THIS 10TH DAY OF MAY, 2021.

B. Young
MAYOR

S. Davis
CITY CLERK

May 10, 2021
Date Signed

AMENDMENT # 109 - 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 23-49-25-W4
(Consisting of 0.754 ha more or less)

From: UR – Urban Reserve

To: DC(28) – 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:

1086-2021		Southfork (SW ¼ 23-49-25-W4)	Narrow lot townhouse units	DC(28)

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(28) Development Regulations:

DC(28) Development Regulations

1.0 <u>General Purpose of District</u>

To allow low-density residential development in the form of street-oriented townhouse units on narrow lots that is compatible with the adjacent low-density housing and neighbourhood.

2.0 Area of Application

The DC District shall apply to Lots 1-12 in Block 23, and Lots 28-37 in Block 22, within stage 11B of subdivision of the SW ¼ Section 23-49-25-W4, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Development Criteria

a) Site Subdivision Regulations for Townhouse Dwelling shall be:

   i. Site Area minimum: 187 m² for internal lots; 227 m² for end lots.
   ii. Site Width minimum: 5.5 m for internal lots; 6.7 m for end lots.

b) The front yard minimum setback shall be 3.5 m for lots with primary lane access.
c) The maximum Dwelling Unit Density shall be one (1) unit per parcel.
d) Access to the Garage or Parking Pad shall be from a Lane and shall be consistent for all residential Dwellings in one Block.

4.0 General Regulations

a) Development in this District shall be evaluated with respect to compliance with the MUR – Mixed Used Residential 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 12TH DAY OF APRIL, 2021.

READ A SECOND TIME IN COUNCIL THIS 19TH DAY OF APRIL, 2021.

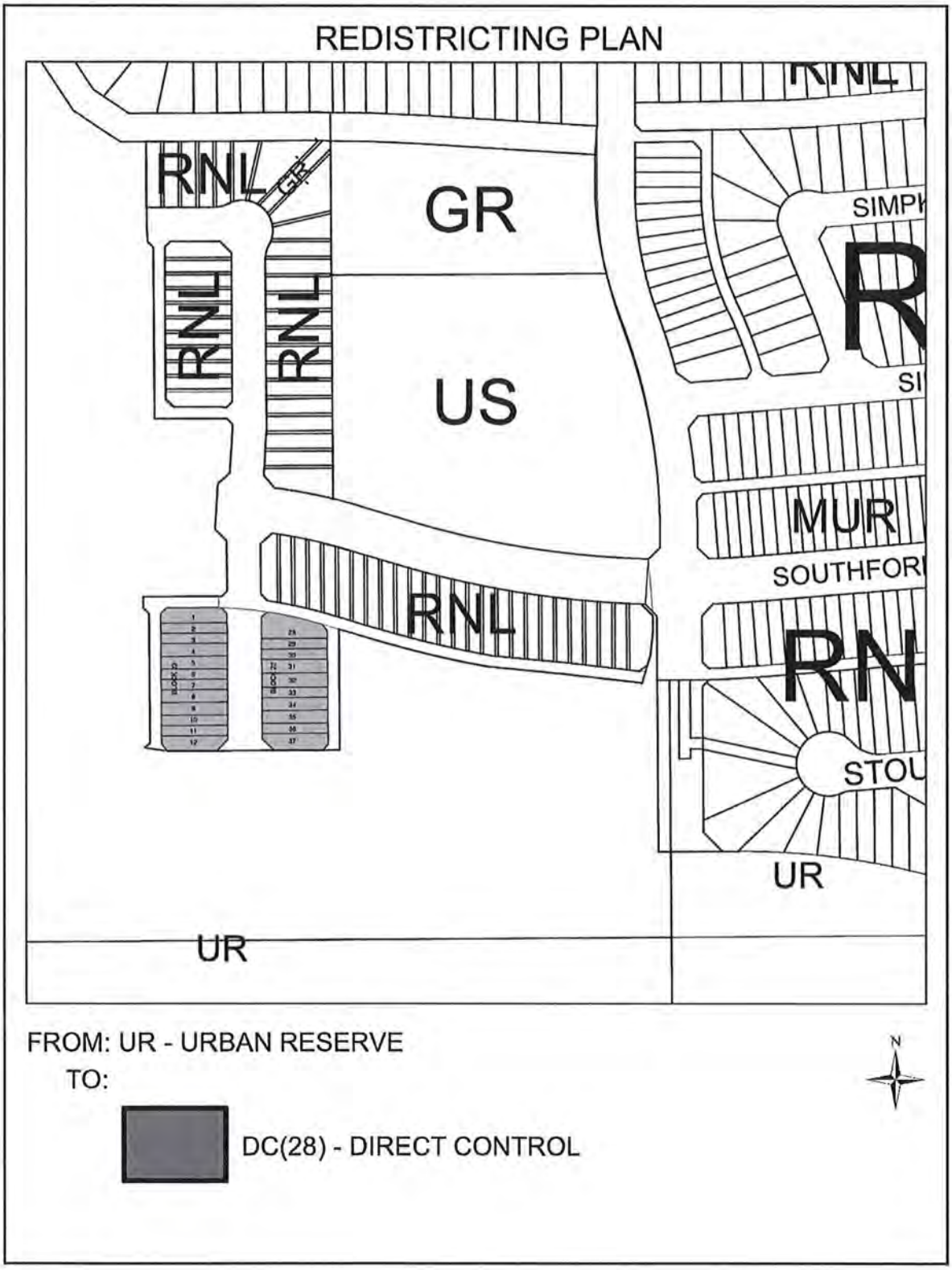
READ A THIRD TIME IN COUNCIL THIS 19TH DAY OF APRIL, 2021.

Robert Young
MAYOR

Sandra Davis
CITY CLERK

April 19, 2021
Date Signed

Schedule "A"


REDISTRICTING PLAN
RNL
GR
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RNL
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FROM: UR - URBAN RESERVE
TO:
DC(28) - DIRECT CONTROL
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AMENDMENT # 101 - 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 19-49-24-W4
(Consisting of 1.59ha more or less)

From: UR- Urban Reserve

To: DC(27) – 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:

1051-2020		Robinson (SW ¼ 19-49-24-W4)	Narrow Lot Zero Lot Line (laned and unlaned)	DC(27)

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(27) Development Regulations:

DC(27) Development Regulations

1.0 General Purpose of District

To allow low-density housing in the form of zero lot line developments with reduced Site Depth, increased Height and no minimum Site Width.

2.0 Area of Application

The DC District shall apply to Lots 1 thru 32, within the tenth stage of subdivision of the SW ¼ Section 19-49-24-W4, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Definition

For the purposes of this Bylaw:

Dwelling, Garage Suite means a Dwelling located above or attached to the side or rear of a detached Garage. A Garage Suite Dwelling is accessory to a Building in which the Principal Use is Single Detached Dwelling, Duplex Side-By-Side or Duplex, Stacked Dwelling. A Garage Suite Dwelling has cooking, sleeping and sanitary facilities which are separate from those of the Principal Use Dwelling Unit(s). A Garage Suite Dwelling has an entrance separate from the vehicle entrance to the Garage, either from a common indoor landing or directly from the exterior of the Structure.

4.0 Uses

Permitted Uses:
Accessory Developments
Dwelling, Duplex Side-By-Side
Dwelling, Duplex Stacked
Dwelling, Garage Suite
Dwelling, Secondary Suite
Dwelling, Single Detached
Group Home
Identification Sign
Radio Communication Facility
Radio Communication Facility (Limited)
Residential Sales Centre
Swimming Pool
Utility

Discretionary Uses:
Home Occupation

5.0 Development Criteria

5.1 The maximum total Site Coverage shall be:

a. In accordance with Table (2) for all Uses described in Table (2):

Table (2) – Maximum Site Coverage				
	Principal Dwelling	Accessory building	Total where Primary vehicular access is from a Lane	Total where Primary vehicular access is not from a Lane
A. Dwelling, Single Detached	35%	17%	52%	50%

B. Dwelling, Single Detached – Zero Lot Line Development	38%	18%	56%	53%
C. Dwelling, Duplex Side-By-Side	35%	18%	53%	50%
D. Dwelling, Duplex Side-By-Side – Zero Lot Line Development	38%	20%	58%	55%
E. Dwelling, Duplex Stacked	35%	17%	52%	50%

b. A maximum of 55% for all other Uses described in Table (1).

5.2 Notwithstanding 5.1, the maximum Site Coverage for the accessory building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, to accommodate Garage Suites.

5.3 The minimum Site Depth shall be 27.0 m.

5.4 Front Setbacks shall be in accordance with Table (3):

Table (3) – Front Setback Regulations

Front Yard Minimum Setback	Primary access from a lane		Primary access from a Public Road
	Boulevard is provided at the front of the Lot	No Boulevard	
	3.5 m	4.5 m	5.5 m

5.5 The minimum Rear Setback shall be 7.0 m, except in the case of a Corner Site it shall be 4.5 m.

5.6 The minimum Side Setback:

a. Shall be 1.2 m, except:

i. in the case of a Corner Site where a Garage faces a flanking Public Road, other than a Lane, it shall be 4.5 m.

ii. in the case of a Flanking Front Yard, it shall be 20% of the Lot Width for a Corner Lot on the side Abutting a Public Road, but in no case:

A. less than 2.4 m

B. more than 4.5 m

b. One Side Yard Setback may be reduced to 0 m where:

i. The other Side Setback is a minimum of 1.5 m;

ii. All roof leaders from the Dwelling, including an Attached Garage, and Accessory buildings, shall be directed towards a Public Road, including a Lane;

iii. No roof leader discharge shall be directed to the maintenance easement; and

iv. The owner of a Lot and the owner of the adjacent Lot register on title a 1.5 m private maintenance easement that provides for:

A. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves on the adjacent building;

B. a 0.60 m footing encroachment easement;

C. a drainage swale, constructed as per the City of Leduc Minimum Engineering Standards; and

D. permission to access the easement area for maintenance of both properties.

5.7 The minimum rear yard amenity area shall be 16 m^2.

5.8 A Zero Lot Line Development with front drive access shall not be located:
   a. Directly across a Public Road, other than a Lane, from another Zero Lot Line Development with front drive access; or
   b. On collector roadways.

5.9 In a case where a detached Garage would be developed with a Dwelling that has one 0 m Side Yard Setback, the detached Garage may have the same Side Yard Setback reduced to 0 m, but shall meet all the regulations in Section 5.6 of this District.

5.10 Where a Site Abuts a Lane at the Rear Lot Line, vehicle access to the detached garage shall be from the Lane.

5.11 The maximum building Height shall not exceed 12.0 m, except:
   a. In the case of a Dwelling, Garage Suite:
      i. located completely or partially above the Garage, it shall not exceed 7.1 m or the Height of the principal Dwelling, whichever is lesser;
      ii. attached to the side or rear of the Garage, it shall not exceed 4.3 m.

5.12 Each principal Dwelling shall have an entrance door or entrance feature facing a Public Road, other than a Lane.

5.13 A detached Garage shall be separated from the principal Dwelling by a minimum of 2.0 m.

5.14 The maximum Density shall be two (2) units per Parcel, of which one unit shall be the principal dwelling and the other may be a garage suite or a secondary suite, except in the case of a Duplex Stacked Dwelling it shall be three (3) units per Parcel, of which two shall be the principal dwelling and the other may be a garage suite or a secondary suite.

5.15 To the Maximum Extent Feasible, a residential Development on a pie-shaped lot that includes access to a Garage from the Street shall have a Snow Storage Space as determined by the Development Authority or Subdivision Authority. This Snow Storage Space shall be measured from a line drawn from the Side Lot Line to the curb at the back of the sidewalk or, where a Parcel is not serviced by a public sidewalk, to the curb. The required Snow Storage Space:
   a. Excluding Zero Lot Line Development, shall be 1.2 m on both sides of the lot;
   b. For Zero Lot Line Development, shall be 1.2 m on one side of the lot;
   c. In the case of adjoining Driveways, a Snow Storage Space shall only be required on the side of the Driveway not adjoined.

6.0 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 25TH DAY OF JANUARY, 2021.

READ A SECOND TIME IN COUNCIL THIS 8TH DAY OF MARCH, 2021.

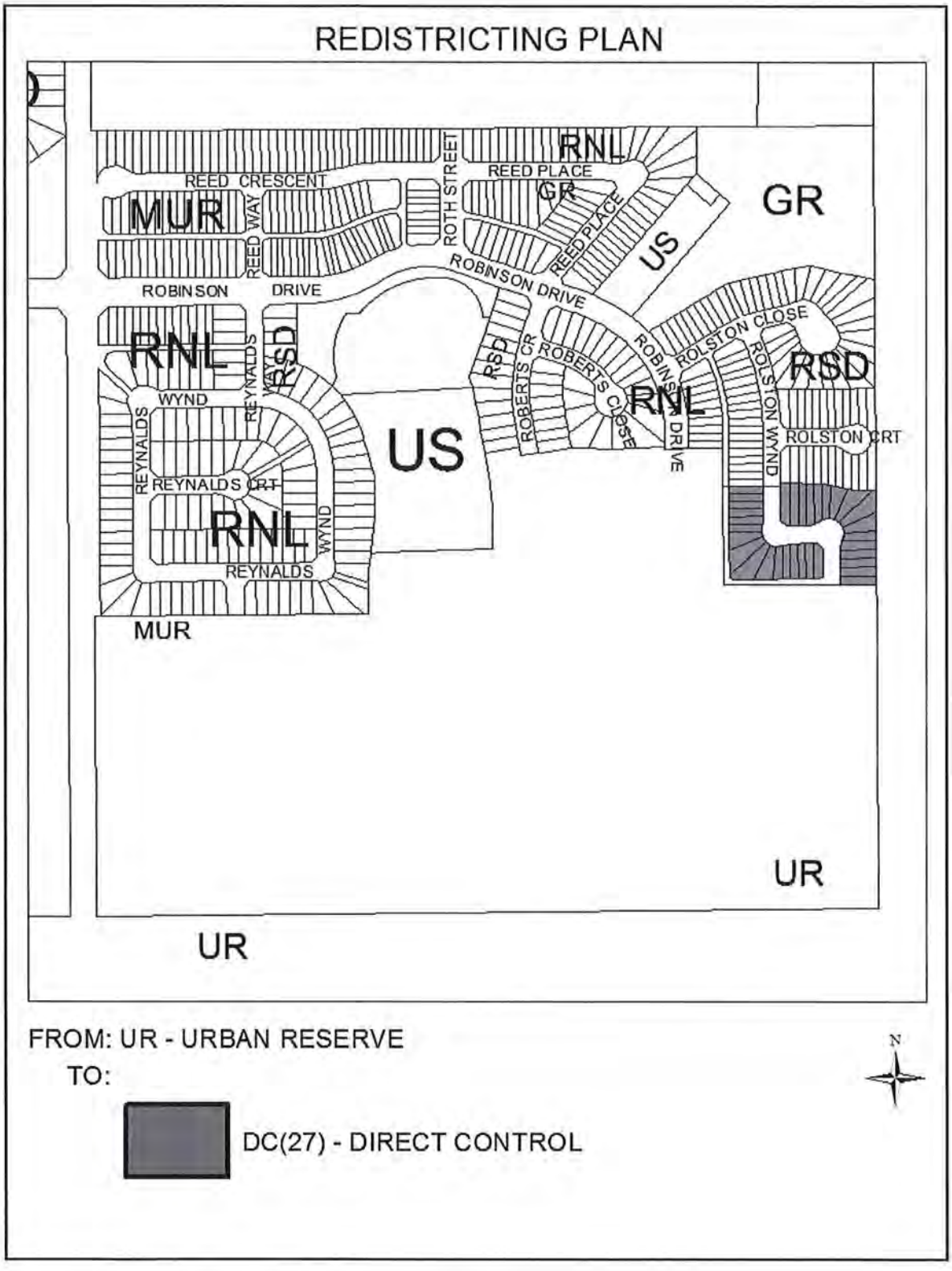
READ A THIRD TIME IN COUNCIL THIS 8TH DAY OF MARCH, 2021.

Robert Young
MAYOR

March 8, 2021
Date Signed

Sandra Davis
CITY CLERK

Schedule "A"


REDISTRICTING PLAN
REED CRESCENT
ROTH STREET
REED PLACE
REED WAY
REED PLACE
ROBINSON
DRIVE
ROBINSON DRIVE
ROLSTON CLOSE
REYNALDS WAY
WYND
REYNALDS
REYNALDS CRT
ROBERTS CR
ROBERTS CLOSE
ROLSTON WYND
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GR
US
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UR
FROM: UR - URBAN RESERVE
TO:
DC(27) - DIRECT CONTROL
N

Bylaw No. 1047-2020

AMENDMENT # 99 - 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:

Lot 9, Block 1, Plan MK
(consisting of 0.0556 ha more or less)

From: RSD – Residential Standard

To: DC (25) – 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:

1047-2020		Alexandra Park Neighborhood	Dwelling Fourplex	DC(25)

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC (25) Development Regulations:

DC (25) Development Regulations

1.0 General Purpose of District

To establish a site specific development control district to accommodate a Dwelling Fourplex on a parcel 0.0556 ha (557 m^2) in size with site development regulations intended to ensure compatibility with adjacent land uses and roadways.

2.0 Area of Application

The DC District shall apply to part of Lot 9, Block 1, Plan MK, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Uses

Permitted Uses:
Dwelling, Fourplex
Accessory Developments

Discretionary Uses
Home Occupations

4.0 Development Criteria

a) The Site Area Maximum shall be 557 m^2.
b) The minimum site width shall be 15.24m

5.0 General Regulations

a) The siting and general appearance of the building, shall be undertaken in accordance with Schedules B, C, & D to the satisfaction of the Development Authority.
b) The exterior finish details of the proposed development, including texture, material and color scheme shall be submitted with the Development Permit application.
c) A landscape plan identifying planting specifications and details including all surface treatments and fencing shall be submitted with the initial development permit application for approval by the Development Authority.
d) A site grading and servicing plan shall be submitted with the Development Permit application. This plan will be reviewed, and must be found satisfactory to the City's Engineering Services Department. A final as built plan will be required to be submitted upon completion of this development.
e) In addition to the surface private outdoor amenity area identified on the site plan, private outdoor amenity area shall also be provided for each unit in the form of a balcony with a maximum area 7.4 m^2 in accordance with Schedules "B" & "D"
f) Trash/Recycling receptacle placement area shall be provided on site in the location as noted on Schedule "B"
g) A minimum of eight (8) surface parking stalls shall be provided on this site, and four (4) of the required parking stalls shall be in tandem. Parking stalls shall be of the size, location and configuration identified on Schedule "B". Parking area shall be paved or hard surfaced.
h) Development in this District shall be evaluated with respect to compliance with the MUR – Mixed-Use Residential land use district and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this Direct Control zoning.
i) The Development Authority may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

6.0 Development Regulations for Discretionary Uses

Development regulations for discretionary uses shall be as follows:

a) Home Occupation as defined in Section 26 of Land Use Bylaw 809-2013 as amended
b) Home Occupations Section 21.6 of Land Use Bylaw 809-2013 as amended.

7.0 Specific Development Plans

Attached hereto as Schedule A, B, C & D

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 23RD DAY OF MARCH, 2020.

READ A SECOND TIME IN COUNCIL THIS 27TH DAY OF APRIL, 2020.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 22ND DAY OF JUNE, 2020.

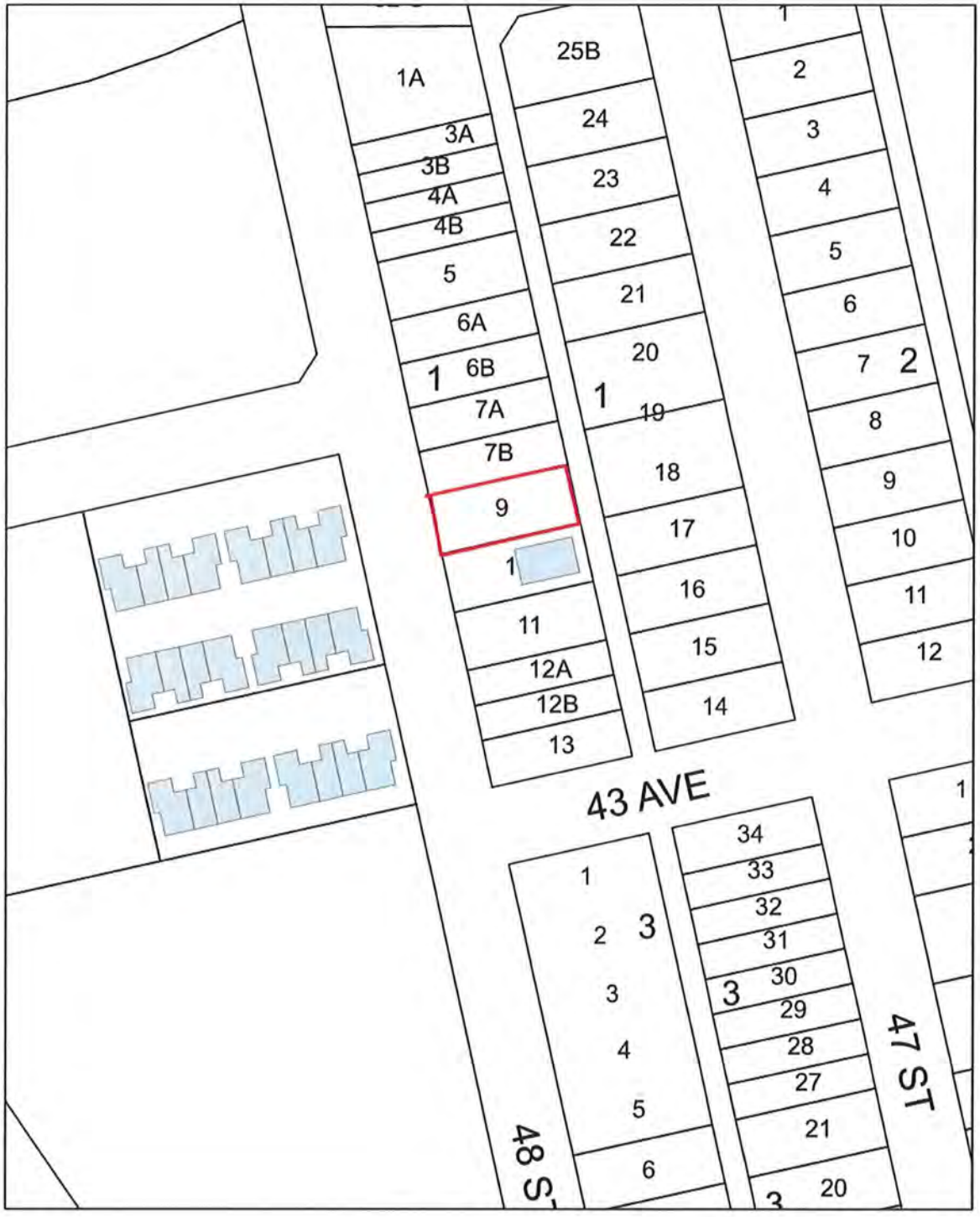
Glen Finstad
DEPUTY MAYOR

June 22, 2020

Date Signed

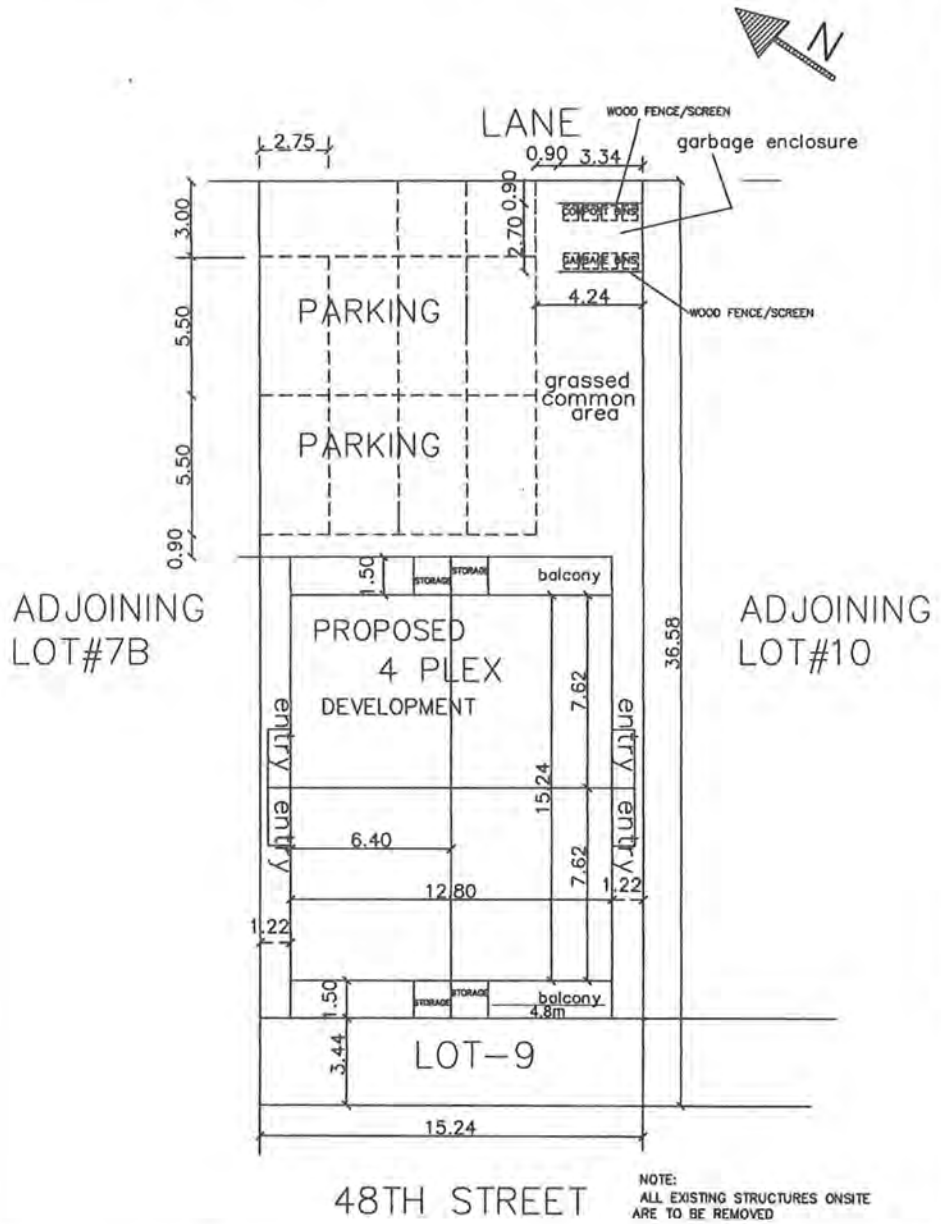
Sandra Davis
CITY CLERK

SCHEDULE "A" - LOT 9, BLOCK 1, PLAN MK



SCHEDULE "B" - SITE PLAN

All dimensions and site configuration shown to be confirmed with surveyor.

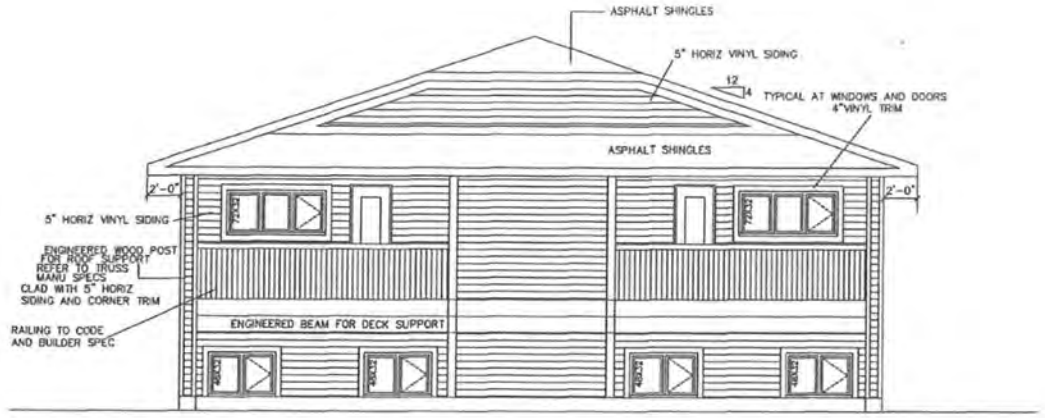


NOTE:
ALL EXISTING STRUCTURES ONSITE ARE TO BE REMOVED

LEGAL LOT-9 BLOCK-1 PLAN- MK CIVIC ADDRESS 4309-48TH STREET LEDUC ALBERTA	NOTE: the contractor is responsible for checking the drawings before construction has begun and for advising the designer (edgewater) of any necessary revisions.	NOTE: THIS DOCUMENT TO BE PRINTED @ SCALE ON LEGAL SIZE PAPER	
		LOT AREA= 557.5 METRES SQ. BUILDING AREA IS 196 METRES SQ. BUILDING LOT COVERAGE IS 35%	
EDGEWATER HOME DESIGN SERVICES LTD. BOB JOHNSON CALGARY, ALBERTA PH: (403) 279-3116	SHEET # 1 OF 1 PLAN # J4PLEX-2019	SCALE: METRIC 1:200 DATE: OCT-2019 FEB-2020	NOTE: THIS SITE PLAN WAS DRAWN FROM INFORMATION PROVIDED BY THE PROPERTY OWNER FOR JAN HARDER

All dimensions and site configuration shown to be confirmed with surveyor.

SCHEDULE "C" ELEVATION PLANS

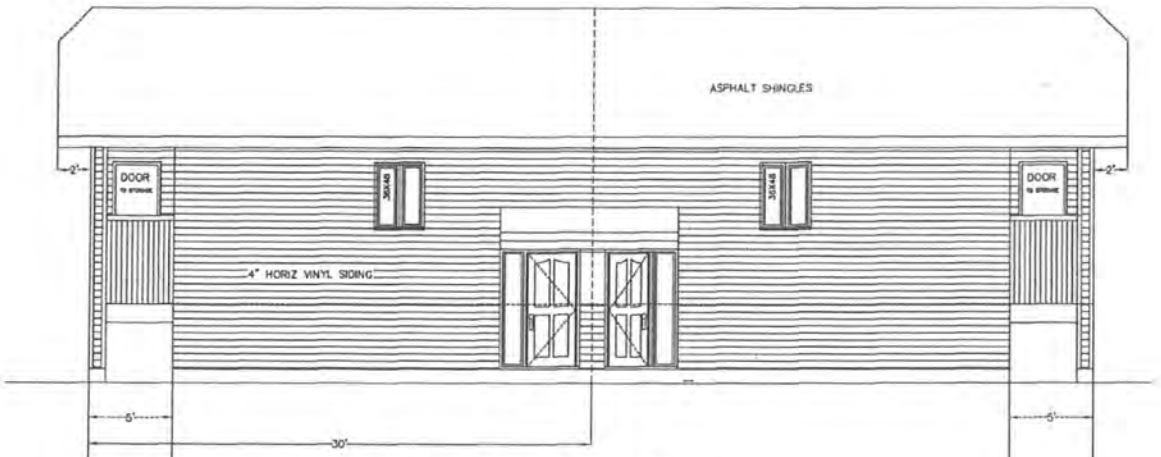


FRONT & REAR ELEVATION

note:
the contractor is responsible for checking the drawings before construction has begun and for advising the designer (edgewater) of any necessary revisions!

EDGEWATER HOME DESIGN SERVICES LTD. BOB JOHNSON PH: (403) 279-3116	SHEET #:	SCALE: 3/16" = 1'-0"	NOTES: 1. DRAWN TO SUIT 9.1 NBC RESIDENTIAL CODING. 2. ALL CONSTRUCTION TO CONFORM TO NBC 2015 AND ALL APPLICABLE BYLAWS AND NATIONAL CONSTRUCTION STANDARDS.
	PLAN #:	DATE: FEB-2020	E-MAIL: bjmaddyedgewater@gmail.com WEB ADDRESS: http://www.liberpresses.com/homeplans

* PRINTED 2-20-2020



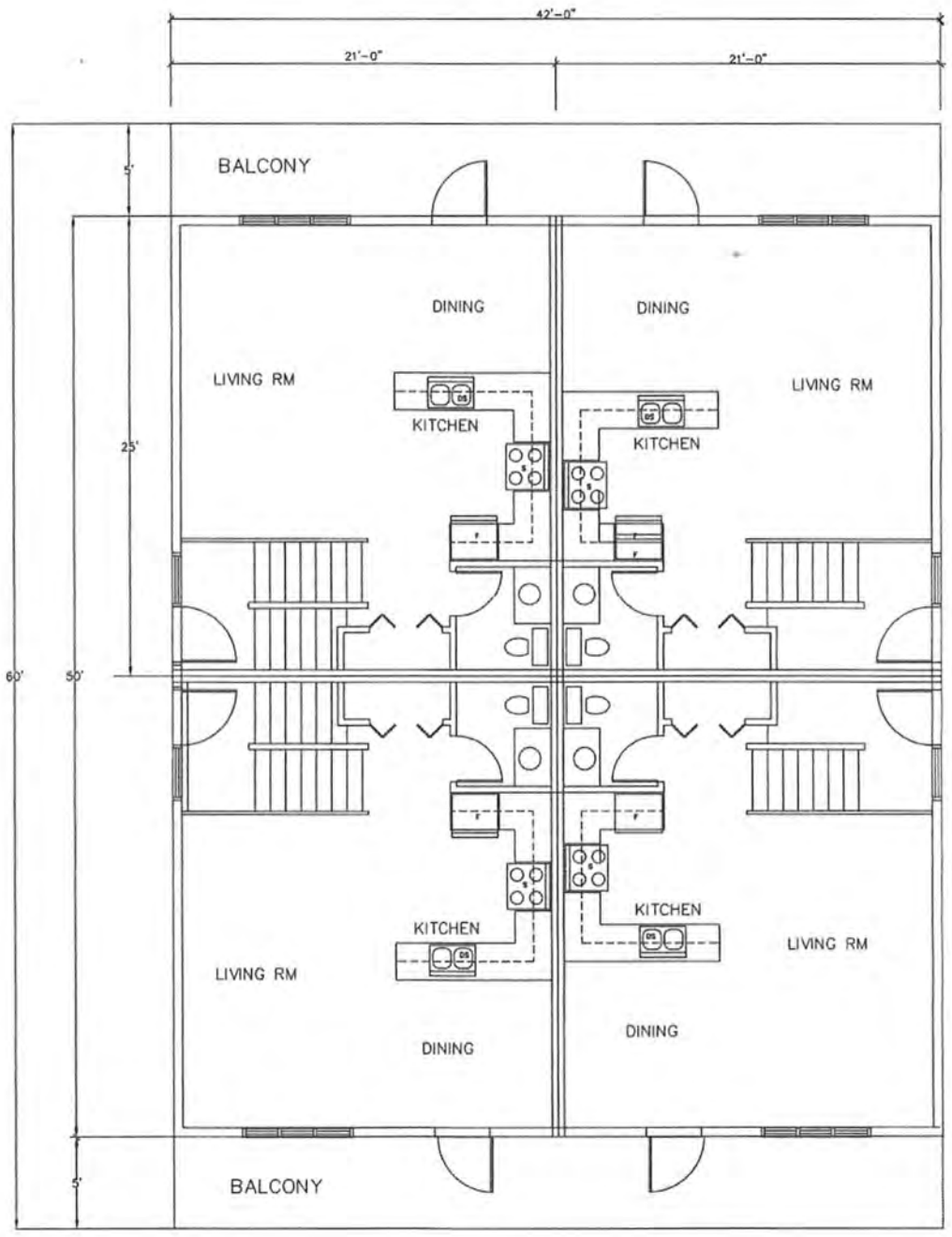
SIDE ELEVATION

80'

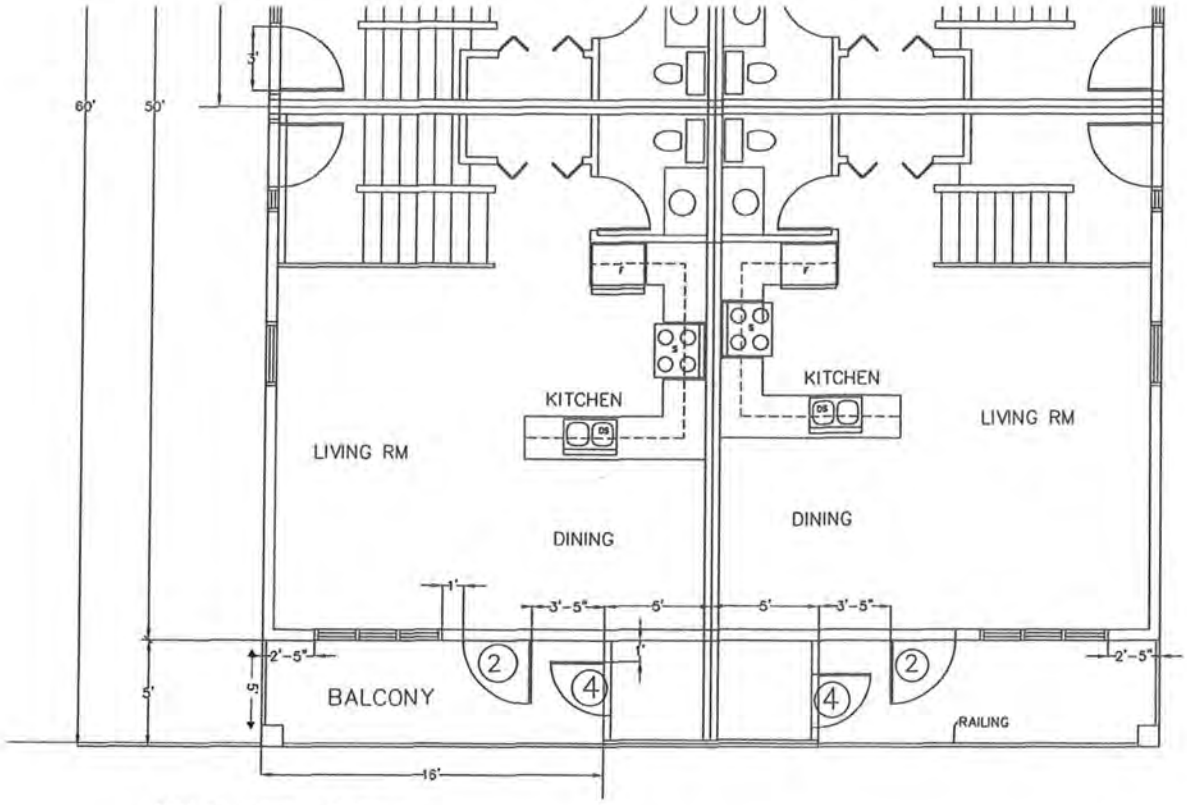
note:
the contractor is responsible for checking the drawings before construction has begun and for advising the designer (edgewater) of any necessary revisions!

EDGEWATER HOME DESIGN SERVICES LTD. BOB JOHNSON PH: (403) 279-3116	SHEET #:	SCALE: 3/16" = 1'-0"	NOTES: 1. DRAWN TO SUIT 9.1 NBC RESIDENTIAL CODING. 2. ALL CONSTRUCTION TO CONFORM TO NBC 2015 AND ALL APPLICABLE BYLAWS AND NATIONAL CONSTRUCTION STANDARDS.
	PLAN #:	DATE: FEB-2020	E-MAIL: bjmaddyedgewater@gmail.com WEB ADDRESS: http://www.liberpresses.com/homeplans

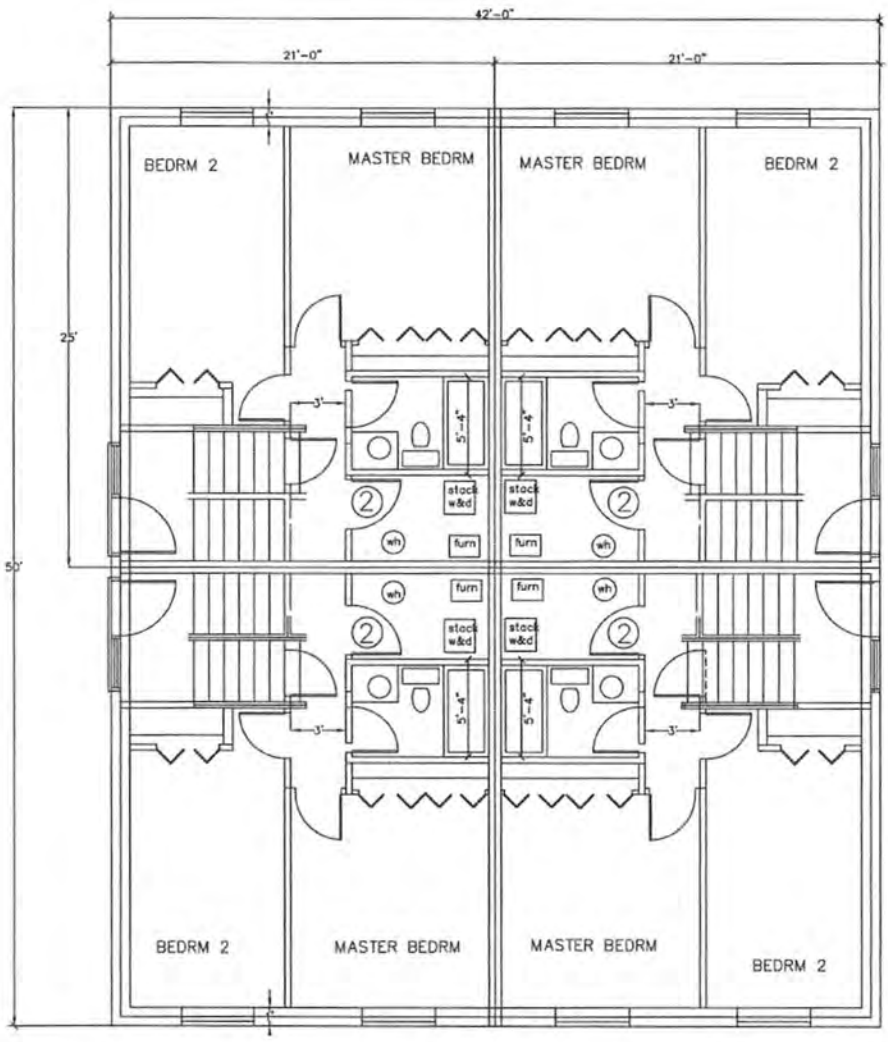
SCHEDULE "D" FLOOR PLANS



PRELIMINARY
PLAN OF MAIN FLOOR



PRELIMINARY
PLAN OF MAIN FLOOR **PARTIAL**



PRELIMINARY

BASEMENT DEV. AND

FOUNDATION PLAN

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)

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 282m^2 (329m^2 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 22ND DAY OF JUNE, 2020.

READ A SECOND TIME IN COUNCIL THIS 6TH DAY OF JULY, 2020.

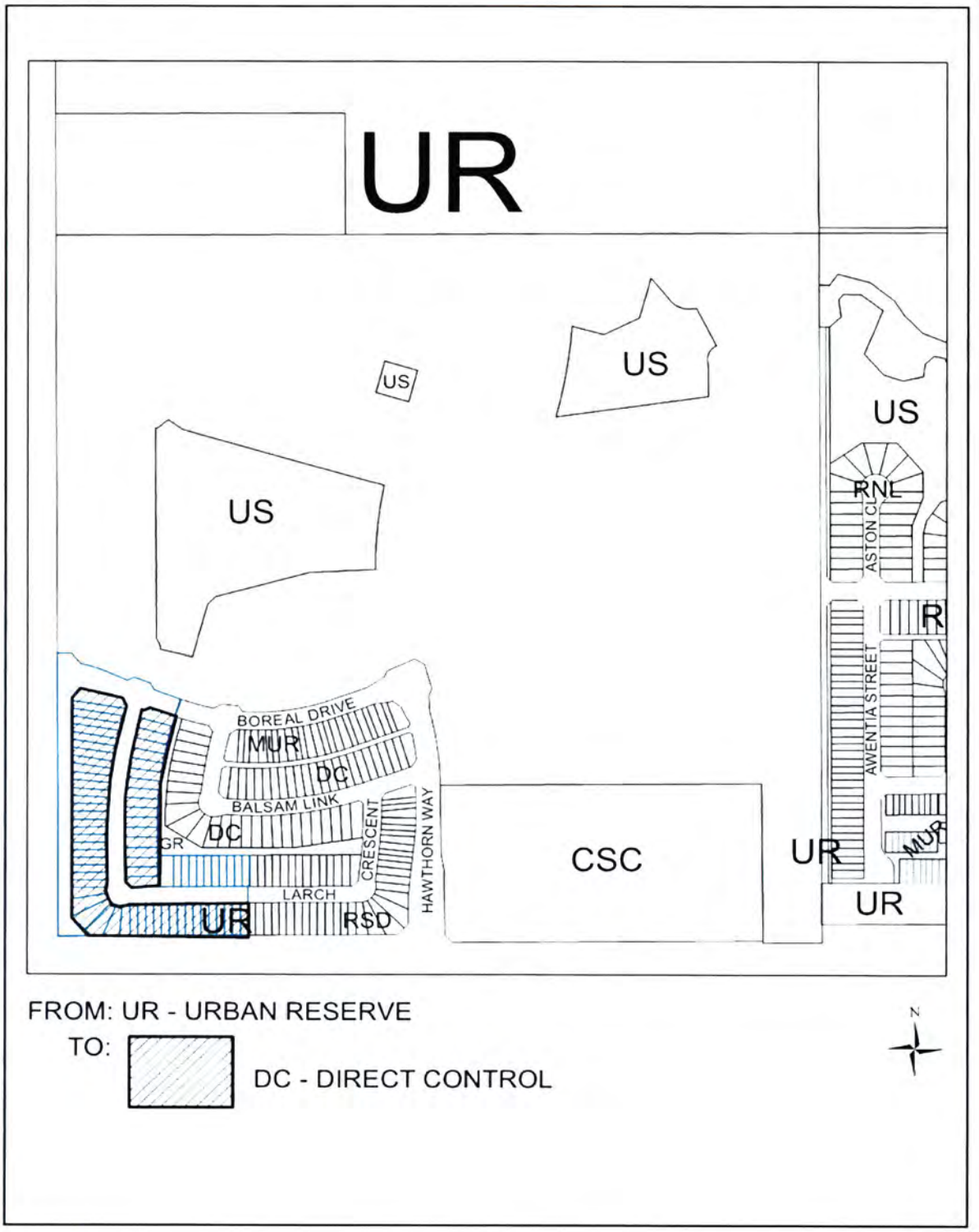
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 17TH DAY OF AUGUST, 2020.

Robert Young
MAYOR

August 17, 2020
Date Signed

Sandra Davis
CITY CLERK

Schedule "A"


UR
US
US
US
US
RNL
ASTON CL
R
AWENTIA STREET
MUR
UR
UR
CSC
HAWTHORN WAY
CRESCENT
BOREAL DRIVE
MUR
DC
BALSAM LINK
DC
GR
LARCH
UR
RSD
FROM: UR - URBAN RESERVE
TO:
DC - DIRECT CONTROL
N

Bylaw No. 998-2018

AMENDMENT #85 - 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

That Bylaw 947-2017, forming part of Appendix 1 to Bylaw 809-2013, be amended as follows:

1. Amending Section 3.0 by adding Government Service as a permitted use.

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 10TH DAY OF SEPTEMBER, 2018.

READ A SECOND TIME IN COUNCIL THIS 24TH DAY OF SEPTEMBER, 2018.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 24TH DAY OF SEPTEMBER, 2018.

Robert Young
MAYOR

Macarena Hormazabal
DEPUTY CITY CLERK

September 24, 2018

Date Signed

AMENDMENT #83 - 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:

Plan 1410MC, Block 37, Lots B, C, and D
(Consisting of 1.81 ha more or less)

From: GR – General Recreation
MUN- Mixed Use Neighbourhood

To: DC(24) – 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:

992-2018		Plan 1410MC, Block 37, Lots B, C and D (Linsford Park)	Linsford Gardens Housing Project	DC(24)

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(24) Development Regulations:

DC(24) Development Regulations

1.0 General Purpose of District

To establish a site specific development control district to provide for up to a total of 64 dwelling units to be located within multifamily buildings located on both sides of a public park in order to create the affordable housing community of Linsford Gardens.

2.0 Area of Application

The DC District shall apply to Lot, B, C and D, Block 37, Plan 1410MC, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw. Prior to development, the three (3) lots must be consolidated; this bylaw will apply to the newly consolidated lot.

Schedule "B" attached and forming part of this Bylaw is for illustrative purposes only. If there is an inconsistency between Schedule "B" and section 4 or 5 of this Bylaw, Schedule B is of no force and effect to the extent of the inconsistency.

3.0 Uses

Permitted Uses

a) Accessory Development
b) Dwelling Apartment (1-4 Storeys)
c) Identification sign
d) Park
e) Radio Communication Facility
f) Radio Communication Facility (Limited)
g) Used similar to the permitted uses listed above

4.0 Development Criteria

a) SITE AREA MINIMUM – 748.0 m^2
b) SITE WIDTH MINIMUM – 22.0 m (27.0 Corner site)
c) SITE DEPTH MINIMUM – 34.0 m
d) FRONT YARD MINIMUM SETBACK ABUTTING 53 STREET – 6.0 m
e) FRONT YARD MINIMUM SETBACK ABUTTING 45 AVENUE – 6.0 m
f) MINIMUM SETBACK FROM PROPERTY BOUNDARY ABUTTING EAST LANE – 2.0 m
g) MINIMUM SETBACK FROM PROPERTY BOUNDARY ABUTTING SOUTH LANE - 5.0 m
h) MINIMUM SETBACK WHERE PROPERTY BOUNDARY IS ABUTTING A PARK – 6.0 m
i) For section 3 a) through h) there shall be no maximum setback requirements
j) PROJECTIONS – For Linsford Garden, projections for Verandas, Balconies, Porches, eaves, bay or oval windows, and chimneys are permitted to extend 1.2 m into the front, rear, and side yards associated with sections 4.0 d), e), g), and h), but not within the yard associated with section 4.0 f), and will be subject to:
    i. the length of the Projection being a maximum of 3.6 m; and
    ii. the total length of all Projections not exceeding 50% of the wall length.
k) CORNER PARCEL - Sight line regulations Section 20.7 Corner Lot and Sight Triangle Provisions
l) BUILDING HEIGHT MAXIMUM - Two (2) storeys
m) SITE COVERAGE – maximum total site coverage shall not exceed 35%
n) DWELLING DENSITY MAXIMUM – 64 dwelling units
o) Parking is to be provided as follow:
    i. A minimum of 81 onsite Parking Spaces will be required to service Linsford Gardens from which 64 will be for residents, 13 for visitors, and 4 designated for persons with physical disabilities. Onsite parking shall be identified for their respective purpose.
    ii. The northern Parking Lot is to be accessed from 45 Avenue and the southern Parking Lot is to be accessed from the Lane south of lot D. The lane shall be widened between 53 Street and the west entrance of the Parking Lot in order to have a minimum of 7 meters (3.5 m per driving lane each way);

5.0 General Regulations

a) Development in this District shall be evaluated with respect to compliance with the MUN – Mixed Use Neighbourhood 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 25TH DAY OF JUNE, 2018.

READ A SECOND TIME IN COUNCIL THIS 20TH DAY OF AUGUST, 2018.

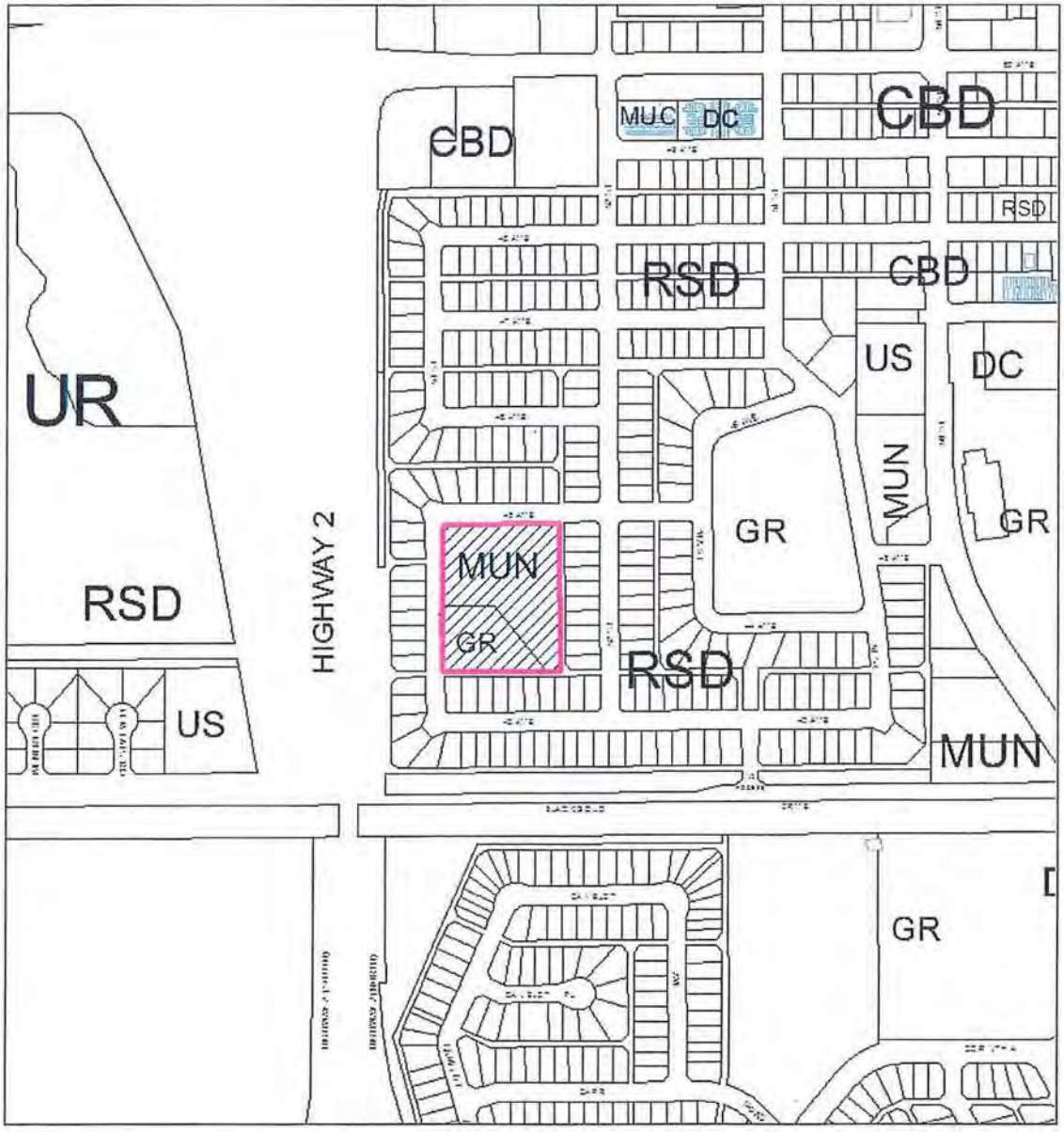
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 20TH DAY OF AUGUST, 2018.

Robert Young
MAYOR

August 20, 2018
Date Signed

Macarena Hormazabal
DEPUTY CITY CLERK

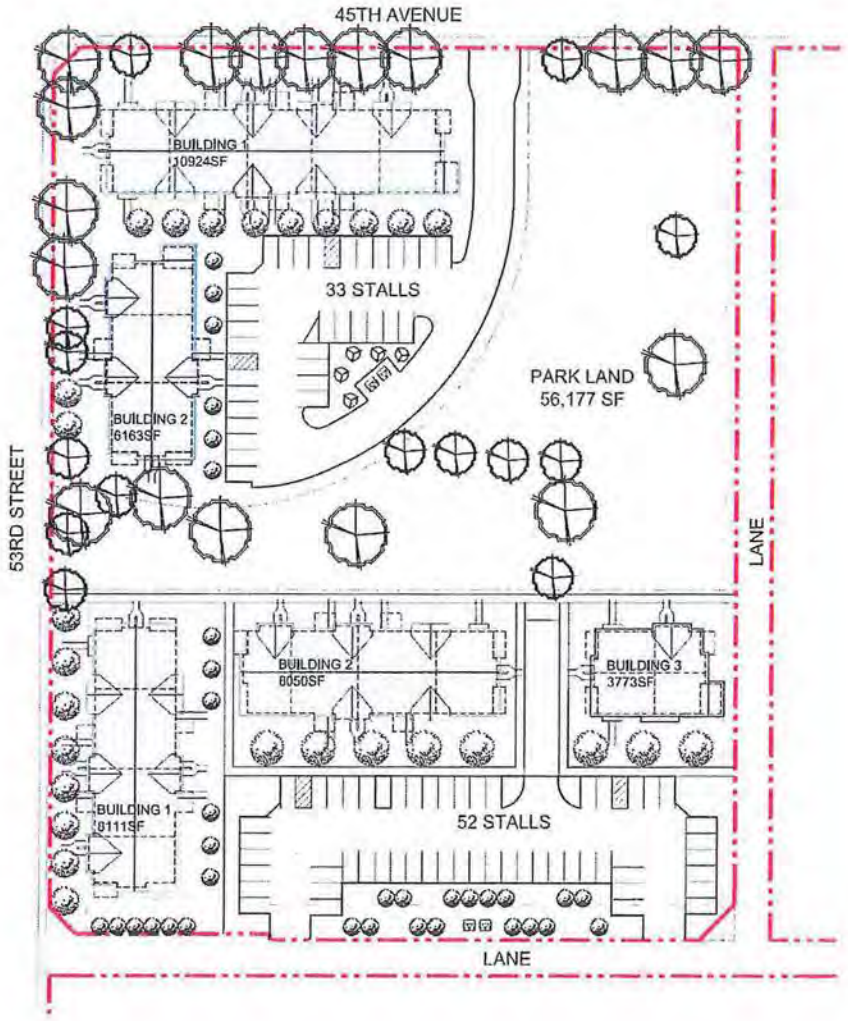
Schedule "A"



FROM: MUN - MIXED - USE NEIGHBOURHOOD
GR - GENERAL RECREATION

TO: DC(24) - DIRECT CONTROL

SCHEDULE "B"



HODGSON SCHILF EVANS ARCHITECTS INC.	Project SITE PLAN	Job No.	18031
	Sheet Title LINSFORD PARK	Scale	AS NOTED
	Drawn	Date 2018-06-19 Detail No.	DP-01

Bylaw No. 968-2017

AMENDMENT #72 - 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 the E & W ½ of NW ¼ Section 22-49-25-W4
(consisting of 1.98 ha more or less)

From: UR- Urban Reserve

To: DC(23) – 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:

968-2017		Black Stone Part E & W ½ of NW ¼ 22-49-25-W4	Narrow Lot Zero Lot Line	DC(23)

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(23) Development Regulations:

DC(23) Development Regulations

1.0 General Purpose of District

To establish a site specific development control district to provide for 29 lots to accommodate zero lot line single detached dwellings without access to a lane having an 8.8 m minimum lot width.

2.0 Area of Application

The DC District shall apply to Lots 1-29, Block 7 within the third stage of subdivision of the E & W ½ of NW ¼ Section 22-49-25-W4, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Development Criteria

i) The minimum Site Width shall be 8.8 m (9.7 m on a Corner Lot)

ii) The minimum Site Area shall be 299 m^2 (330 m^2 on a Corner Lot)

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 12TH DAY OF MARCH, 2018.

READ A SECOND TIME IN COUNCIL THIS 26TH DAY OF MARCH, 2018.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 9TH DAY OF JULY, 2018.

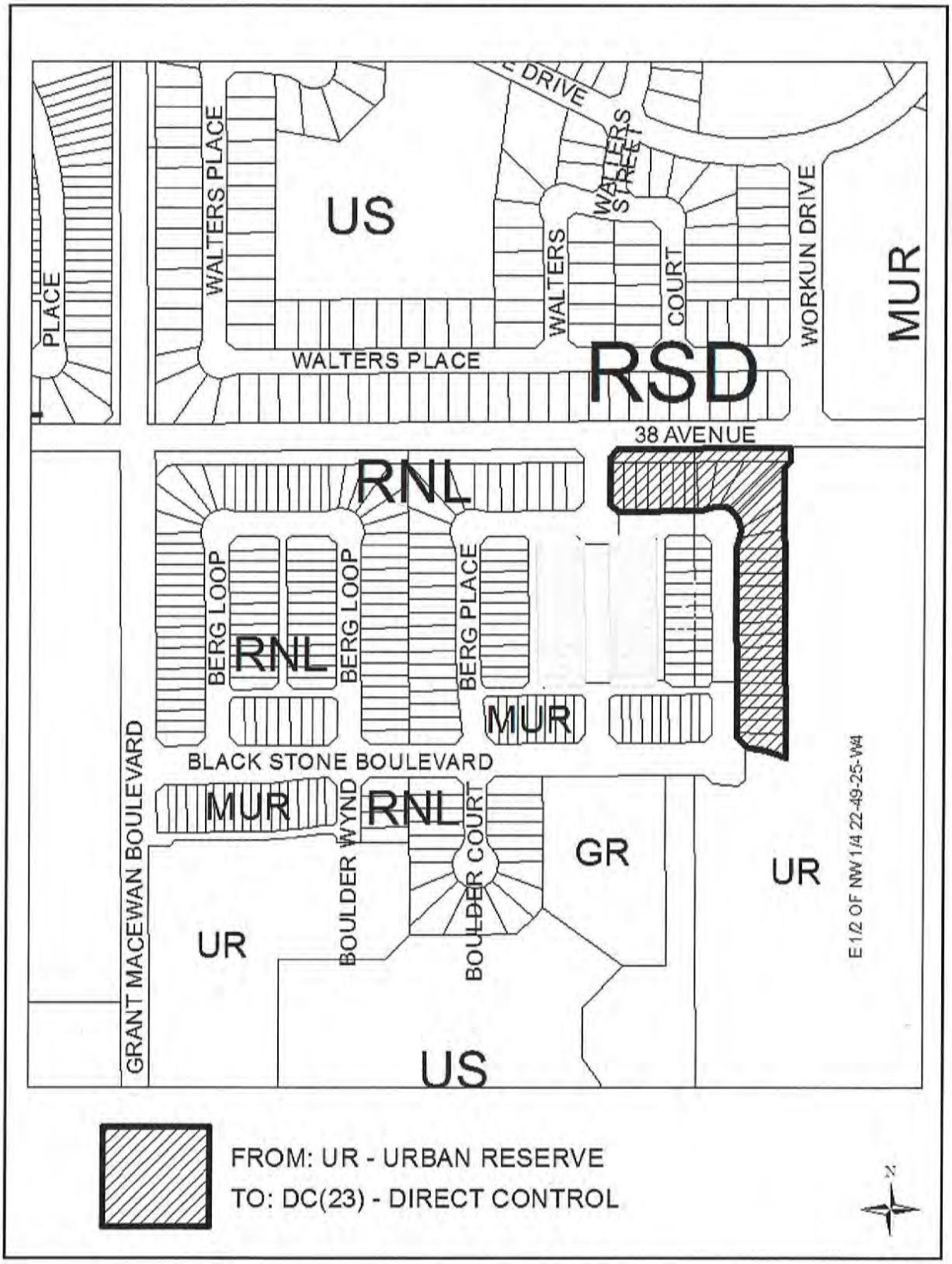
Robert Young
MAYOR

Sandra Davis
CITY CLERK

July 9, 2018

Date Signed

SCHEDULE "A"


PLACE
WALTERS PLACE
US
WALTERS STREET
WALTERS COURT
WORKUN DRIVE
MUR
WALTERS PLACE
RSD
38 AVENUE
RNL
BERG LOOP
RNL
BERG LOOP
BERG PLACE
MUR
BLACK STONE BOULEVARD
GRANT MACEWAN BOULEVARD
MUR
BOULDER WYND
RNL
BOULDER COURT
GR
UR
UR
US
E 1/2 OF NW 1/4 22-49-25-W4
FROM: UR - URBAN RESERVE
TO: DC(23) - DIRECT CONTROL
N

Bylaw No. 947-2017

AMENDMENT # 65 - 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:

Lot 3, Plan 6348MC
(Consisting of 0.83 ha more or less)

From: DC (18) - Direct Control – Distinctive Design

To: DC (22) – 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:

947-2017		Plan 6348MC, Lot 3	Commercial development	DC(22)

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(22) Development Regulations:

DC (22) Development Regulations

1.0 General Purpose of District

To establish a specific commercial development.

2.0 Area of Application

The DC District shall apply to Lot 3, Plan 6348MC, located on 50 Street and 43A Avenue as shown on Schedule A of this Bylaw.

3.0 Uses

Permitted Uses
a) Health Service
b) Commercial School
c) Drive Through Service
d) Eating and Drinking Establishments
e) Eating and Drinking Establishments (Limited)
f) Personal Service

g) Professional, Financial and Office Service
h) Retail Store (Neighbourhood)
i) Pet Care Service
j) Recreation Facility, Indoor
k) Retail Store (Liquor)

4.0 General Regulations

1. Recreation Facility, Indoor for this District shall mean a Development providing facilities that are available to the public for a health and fitness club with a maximum floor area of 464.52 m^2.
2. On-site parking stalls for a Recreation Facility, Indoor for this District shall not exceed twelve (12) parking stalls that shall be designated for that business by post-mounted signs.
3. Development in this District shall be evaluated with respect to compliance with the GC - General Commercial District and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this DC zoning.
4. The Development officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

PART II: REPEAL

5. **THAT:** Bylaw 805-2012 is hereby repealed.

PART III: 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 10TH DAY OF APRIL, 2017.

READ A SECOND TIME IN COUNCIL THIS 8TH DAY OF MAY, 2017.

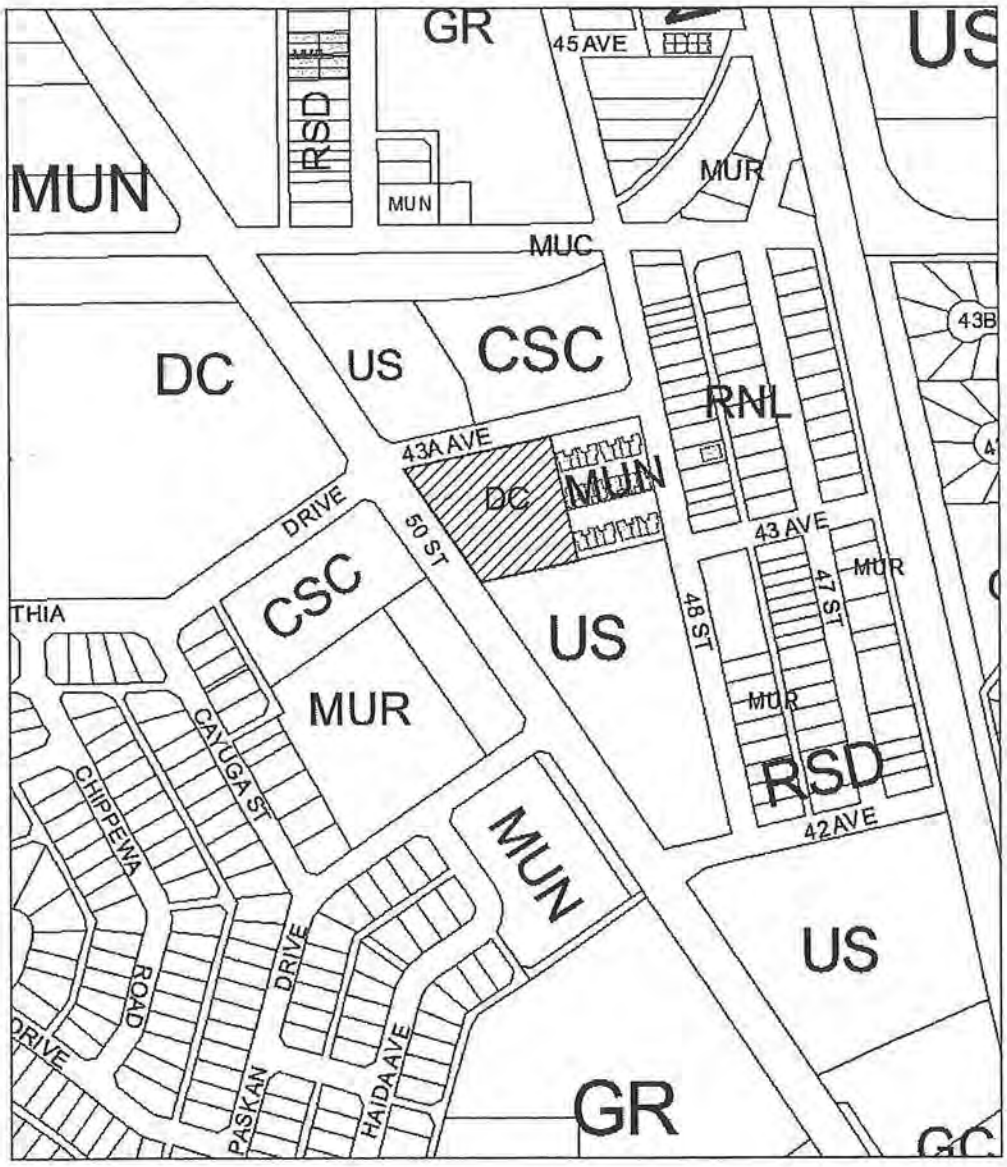
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 8TH DAY OF MAY, 2017.

Greg Krischke
MAYOR

May 8/17
Date Signed

Sandra Davis
CITY CLERK

SCHEDULE "A"



FROM: DC (18) - DIRECT CONTROL DISTINCTIVE DESIGN

TO: DC (22) - DIRECT CONTROL DISTINCTIVE DESIGN

N

Bylaw No. 932-2016

AMENDMENT # 57 - 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:

Lot 15A, Block 4, Plan 1422020

From: CBD – Central Business District

To: DC(21) – 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:

932-2016		49 Avenue/47 Street	Commercial Building	DC(21)

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(21) Development Regulations:

DC(21) Development Regulations

1.0 General Purpose of District

To establish a site specific development control district to allow for use of the existing commercial building located on the east edge of the site, known as the old fire hall, until such time as the demolition of this structure is undertaken.

2.0 Area of Application

The DC District shall apply to Lot 15A, Block 4, Plan 1422020, located on 49 Avenue and 47 Street, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Uses

a) Permitted and Discretionary uses for Building A, as identified in Schedule "B", are as follows:

Permitted Uses

1. Business Support Service

2. Commercial School
3. Commercial Storage Facility
4. Community Service Facility
5. Contractor Service
6. Custom Manufacturing Establishment
7. Day Care Facility
8. Eating and Drinking Establishment (Limited)
9. Farmers/Flea Market
10. Parking Facility
11. Parking Garage
12. Pawn Shop
13. Personal Service
14. Pet Care Service
15. Place of Worship
16. Professional, Financial and Office Service
17. Retail Store (General)
18. Retail Store (Neighbourhood)
19. Retail Store (Secondhand Shop)
20. Temporary Shelter Services
21. Vehicle Oriented Service
22. Vehicle Repair Facility (Limited)
23. Vehicle Sales, Leasing or Rental Facility (Limited)

b) Notwithstanding Section 8.2.1. of Land Use Bylaw 809-2013, uses identified in 3(a) require a Development Permit. Permits for these uses shall only be issued for a temporary period of time, which shall be at the discretion of the Development Authority, not to exceed a period of 5 years.

4.0 General Regulations

a) Development in this District shall be evaluated with respect to compliance with the Downtown Mixed-Use Overlay, the CBD – Central Business District land use district, and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this Direct Control zoning.

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 12TH DAY OF SEPTEMBER, 2016.

READ A SECOND TIME IN COUNCIL THIS 26TH DAY OF SEPTEMBER, 2016.

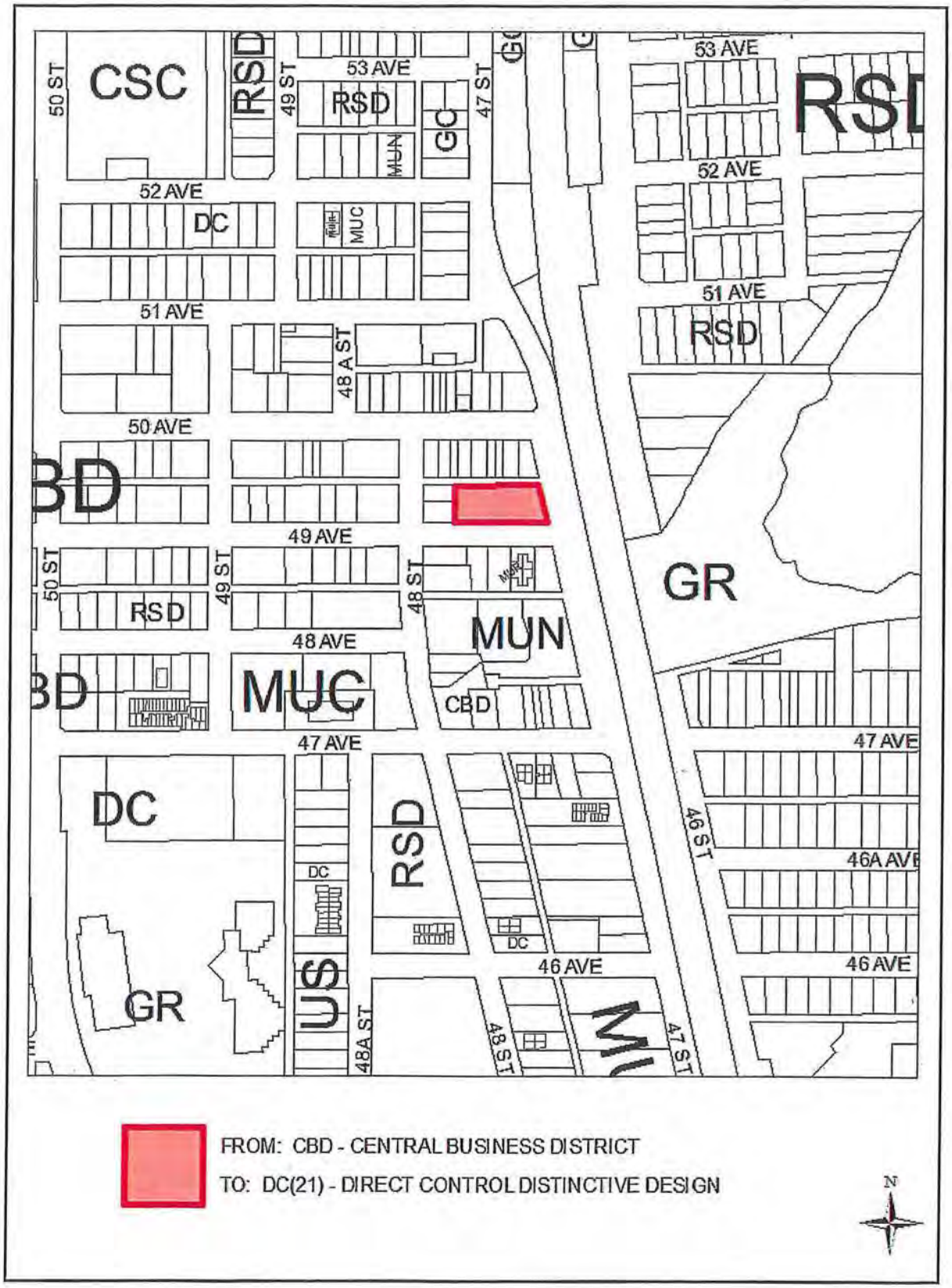
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 26TH DAY OF SEPTEMBER, 2016.

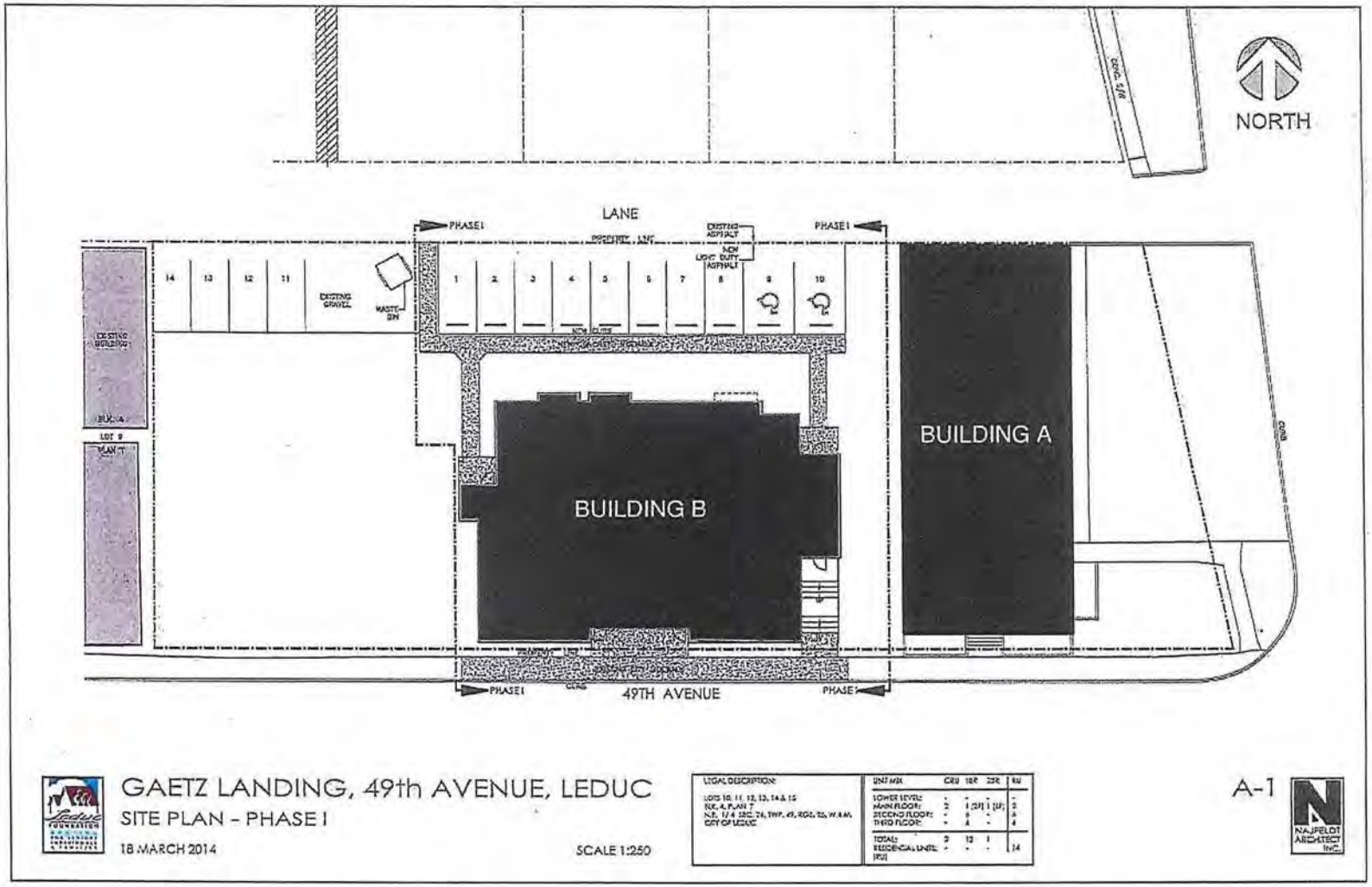
Greg Krischke
MAYOR

Sandra Davis
CITY CLERK

SEPT. 26, 2016
Date Signed

SCHEDULE "A"


CSC
RSD
53 AVE
RSD
MUN
GC
47 ST
53 AVE
RSD
50 ST
49 ST
52 AVE
DC
MUC
52 AVE
51 AVE
RSD
51 AVE
48 A ST
50 AVE
BD
49 AVE
GR
50 ST
49 ST
48 ST
RSD
48 AVE
MUN
BD
MUC
CBD
47 AVE
47 AVE
DC
RSD
46 ST
46A AVE
DC
DC
46 AVE
46 AVE
GR
US
48A ST
48 ST
47 ST
FROM: CBD - CENTRAL BUSINESS DISTRICT
TO: DC(21) - DIRECT CONTROL DISTINCTIVE DESIGN
N



GAETZ LANDING, 49th AVENUE, LEDUC

SITE PLAN - PHASE I

18 MARCH 2014

SCALE 1:250

LEGAL DESCRIPTION:	UNIT MIX	CRU	1BR	2BR	RU
LOTS 10, 11, 12, 13, 14 & 15 BLK. 4, PLAN 7 N.E. 1/4 SEC. 24, TWP. 49, RGE. 25, W.4 M. CITY OF LEDUC	LOWER LEVEL:	-	-	-	-
	MAIN FLOOR:	2	1 (2F)	1 (2F)	2
	SECOND FLOOR:	-	6	-	6
	THIRD FLOOR:	-	4	-	4
	TOTALS:	2	12	1	
	RESIDENCIAL UNITS:	-	-	-	14
	RSU				

A-1

NAJFELDT ARCHITECT INC.

Bylaw No. 932-2016

SCHEDULE "B"

Bylaw No. 924-2016

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)

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 25TH DAY OF APRIL, 2016.

READ A SECOND TIME IN COUNCIL THIS 9TH DAY OF MAY, 2016.

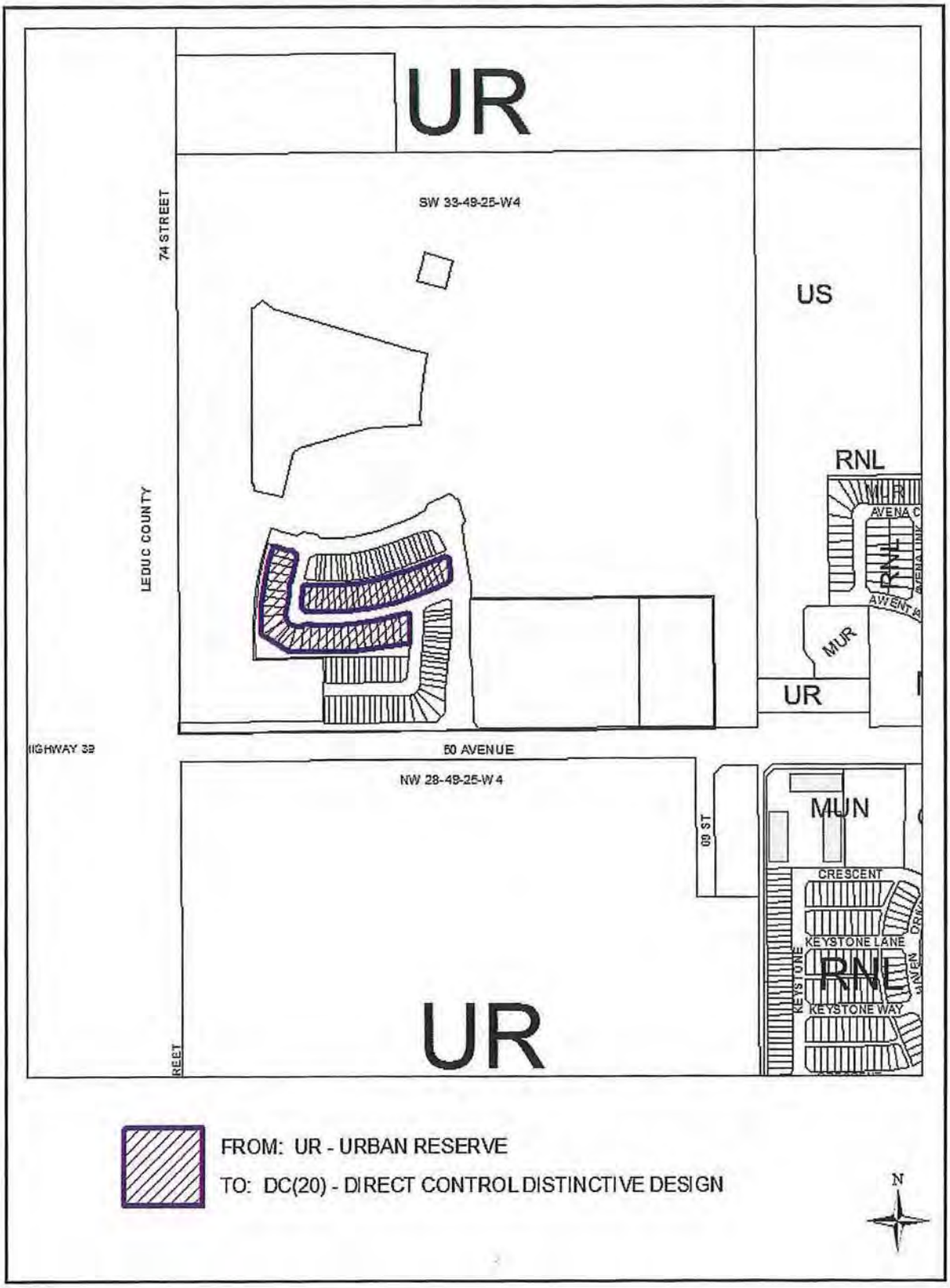
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 9TH DAY OF MAY, 2016.

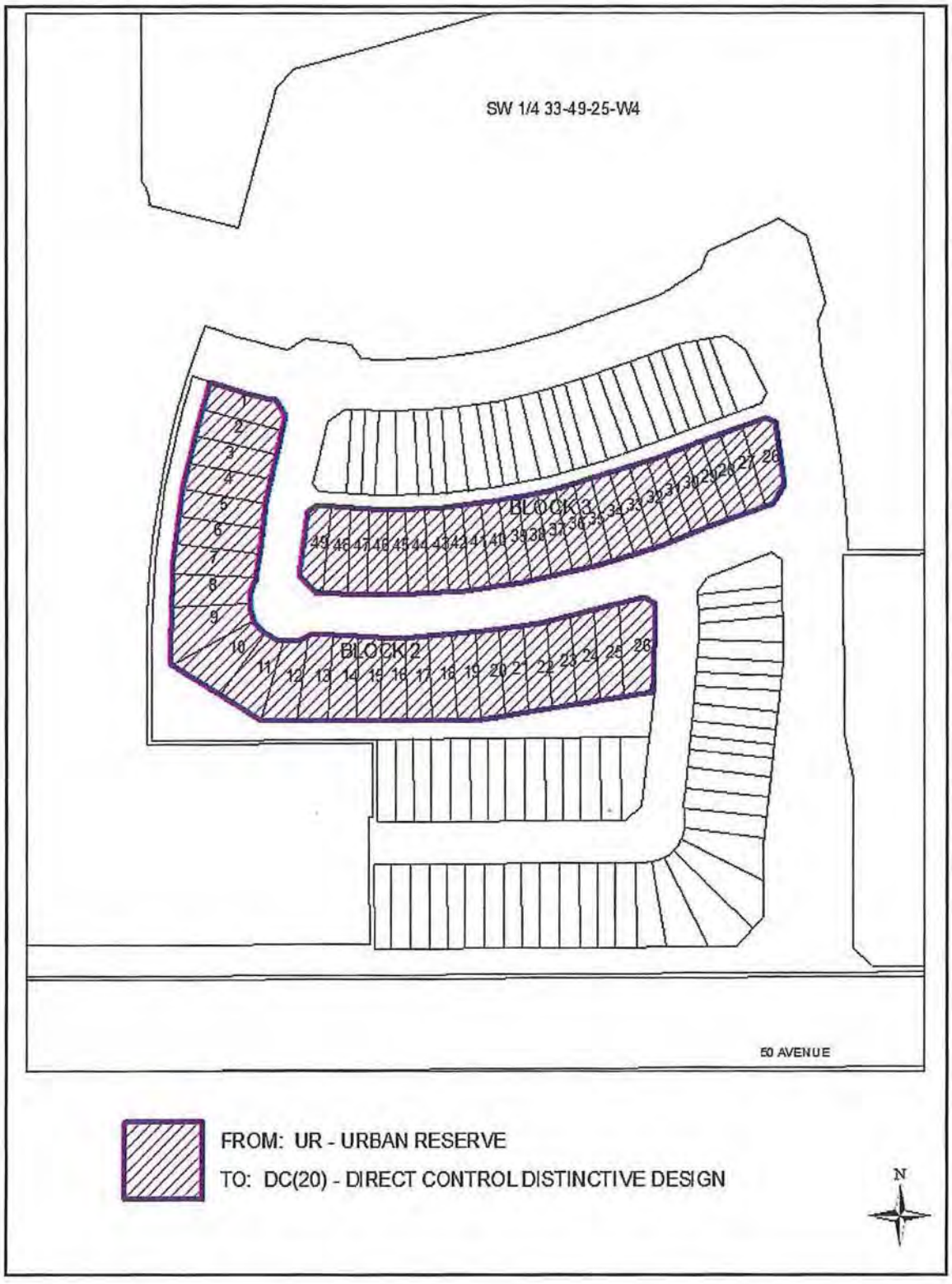
Greg Krischke
MAYOR

May 9/16
Date Signed

Sandra Davis
CITY CLERK

SCHEDULE "A"


UR
SW 33-49-25-W4
74 STREET
LEDUC COUNTY
US
RNL
MUR
AVENA C
AVENA LINK
AWENT A
UR
HIGHWAY 39
50 AVENUE
NW 28-49-25-W4
MUN
CRESCENT
KEYSTONE LANE
KEYSTONE WAY
RNL
UR
FROM: UR - URBAN RESERVE
TO: DC(20) - DIRECT CONTROL DISTINCTIVE DESIGN
N


SW 1/4 33-49-25-W4
BLOCK 3
BLOCK 2
50 AVENUE
FROM: UR - URBAN RESERVE
TO: DC(20) - DIRECT CONTROL DISTINCTIVE DESIGN
N

Bylaw No. 860-2014

AMENDMENT # 31 - 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

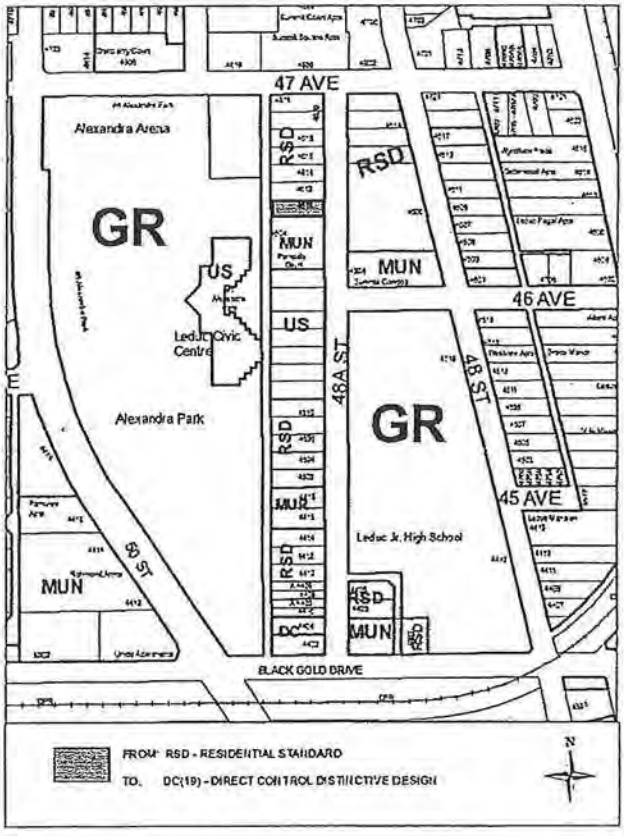
1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.

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:

Lot 8, Block 12, Plan T4

FROM: RSD – Residential Standard District
TO: DC(19) – Direct Control Distinctive Design

as shown:



3. **That:** Table 41 of the Land Use bylaw be amended by adding the following:

820-2013		46Avenue/48A Street	2 Storey Commercial Building	DC(19)

4. **That:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(19) Development Regulations:

DC(19) Development Regulations

1. **General Purpose of District**

   To establish a site specific development control district in which commercial uses are permitted subject to regulations and design control to ensure a high quality of development and compatibility with adjacent land uses.

2. **Area of Application**

   The DC District shall apply to Lot 8, Block 12, Plan T4, located at 4610 – 48A Street as shown on Schedule "A" of these regulations.

3. **Uses**

   Discretionary Uses
   (a) Health Service
   (b) Personal Service
   (c) Professional, Financial and Office Service
   (d) Retail Store (General)

4. **Development Criteria**

   a) Setbacks for a two storey, 364.55 sq.m. building will be as set out in Schedule "B", Proposed Site Plan, to these regulations subject to conformance with the Alberta Safety Codes Act.

      i. setback to south property boundary 1.56 m (5.14 ft.);
      ii. setback to north property boundary 1.61 m (5.28 ft.)
      iii. setback to west property boundary 20.12 m (66.0 ft.)
      iv. setback to east property boundary 5.33 m (17.5 ft.)

   b) No portion of the building may project into the setbacks as set out on Schedule "B" to these regulations.

   c) Main and second floor of the building shall be designed in accordance with Schedule "C", Proposed Design Plan, to these regulations.

   d) Building elevations shall be developed generally in accordance with Schedule "D", Proposed Building Elevation Plan, to these regulations.

f) The maximum height for the building shall be 8.92 m (29.28 ft.).

g) Landscaping will be provided and maintained according to a landscape plan that meets the requirements of Section 22.0 of Land Use Bylaw 809-2013.

h) A 1.82 m (6.0 ft.) high wood screen fence shall be constructed inside the property boundary adjacent to the south and north property boundaries from the front of the building to the west property boundary.

i) A minimum of six parking stalls that meet the requirements of Section 23.5.3 of Land Use Bylaw 809-2013 shall be provided on private property at the rear of the building.

j) A loading zone shall be provided at the rear of the building that meets the requirements of Section 23.5.6 of Land Use Bylaw 809-2013.

k) A garbage collection area enclosed on three sides shall be located at the rear of the building.

5. **General Regulations**

a) The siting and general appearance of the building shall be undertaken in accordance with the provisions set out on Schedules "B" and "D" and to the satisfaction of the Development Officer.

b) The exterior finish; including texture, material and color, of the building shall be at the Development Officer's discretion.

c) All signs on the building and/or on the lot shall meet the standards set out in Section 24.0 of Land Use Bylaw 809-2013.

d) Development in this District shall be evaluated with respect to compliance with the CBD – Central Business District and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this DC zoning.

e) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

6. **Specific Development Plans**

Attached hereto as Schedules "A", "B", "C" and "D", and forming part of these regulations.

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 9 DAY OF JUNE, AD 2014.

READ A SECOND TIME IN COUNCIL THIS 23 DAY OF JUNE, AD 2014.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 23 DAY OF JUNE, AD 2014.

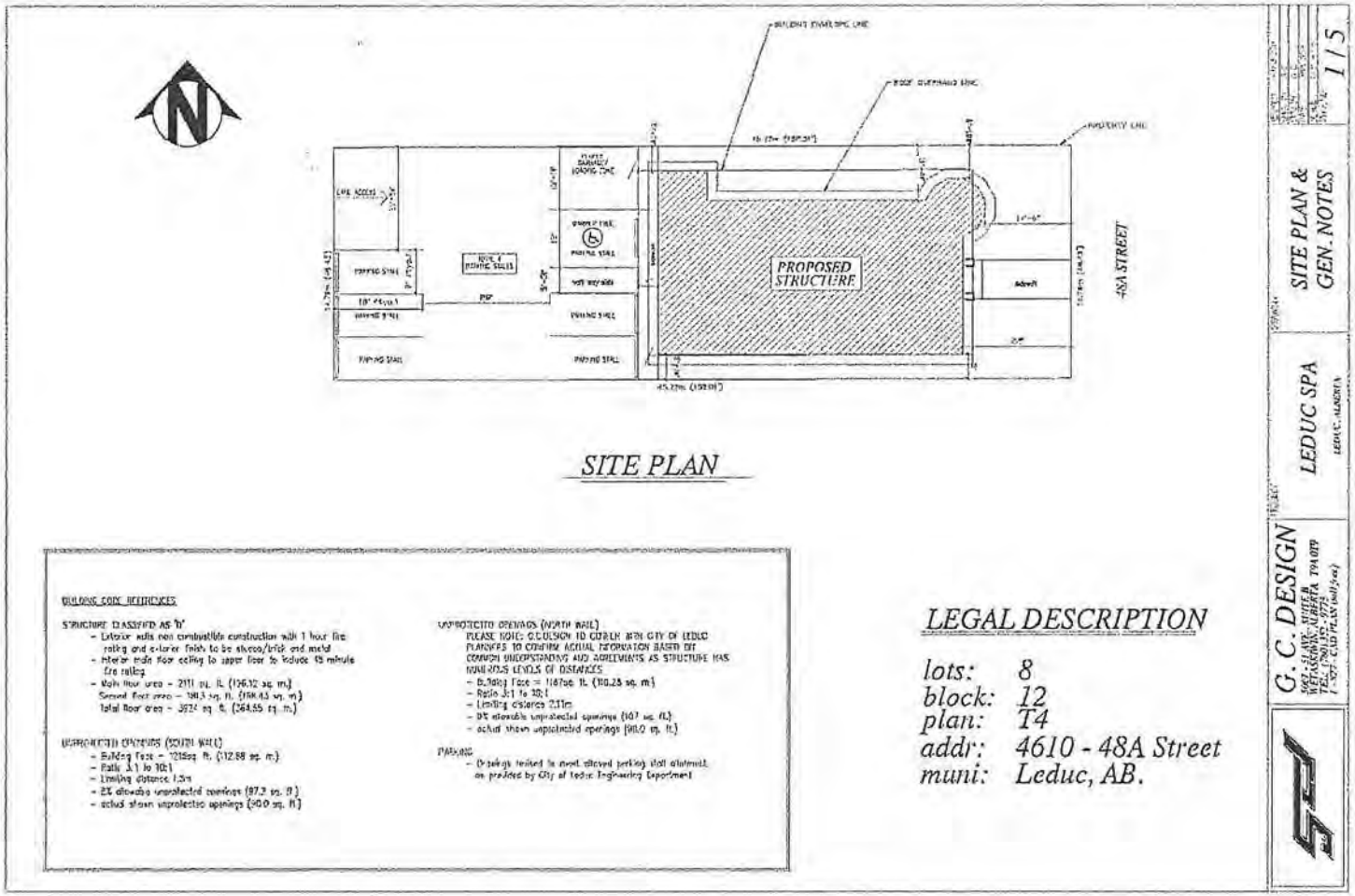
Greg Krischke
MAYOR

Sandra Davis
CITY CLERK

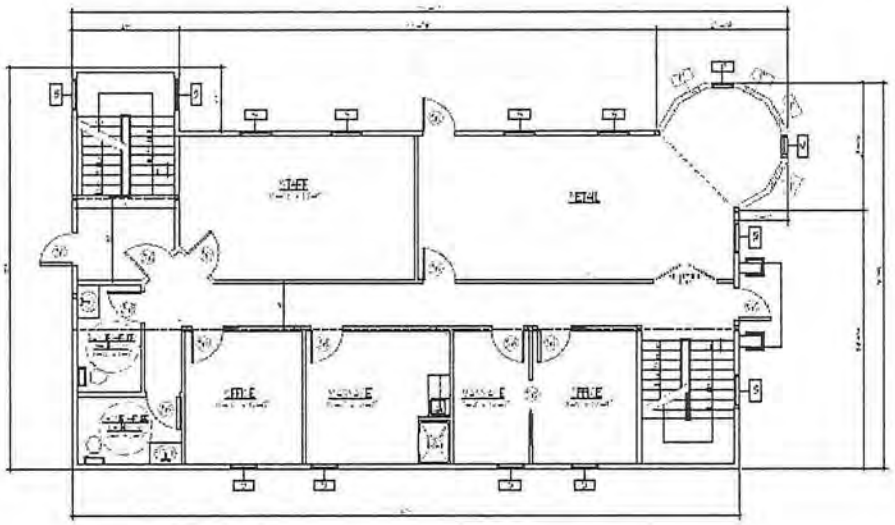
June 23, 2014
Date Signed

SCHEDULE "A" – LOT 8, BLOCK 12, PLAN T4

SCHEDULE "B" – PROPOSED SITE PLAN



SCHEDULE "C" – PROPOSED DESIGN PLAN



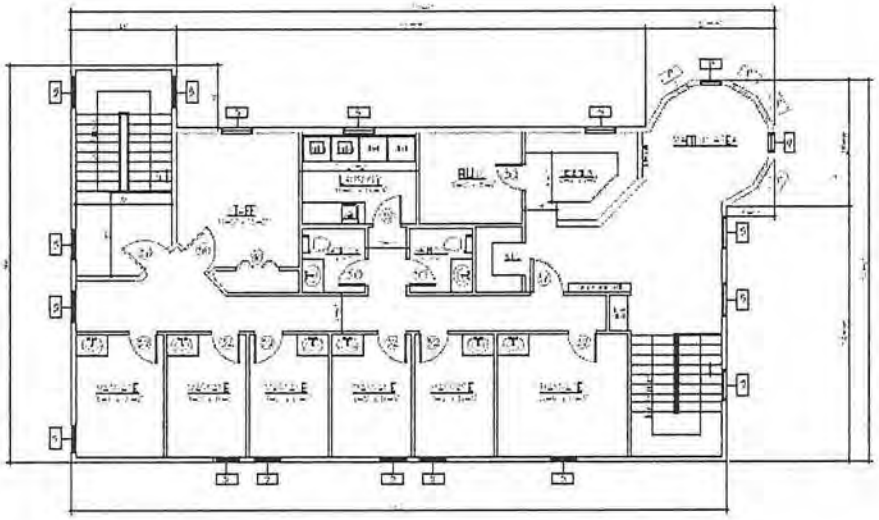
MAIN FLOOR PLAN

2 / 5

MAIN FLOOR PLAN

LEDUC SPA

G. C. DESIGN



SECOND FLOOR PLAN

3 / 5

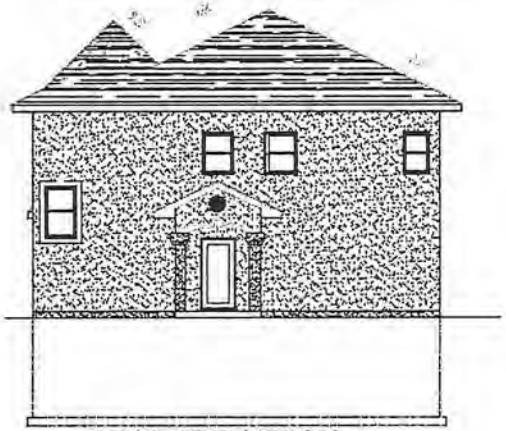
SECOND FLOOR PLAN

LEDUC SPA

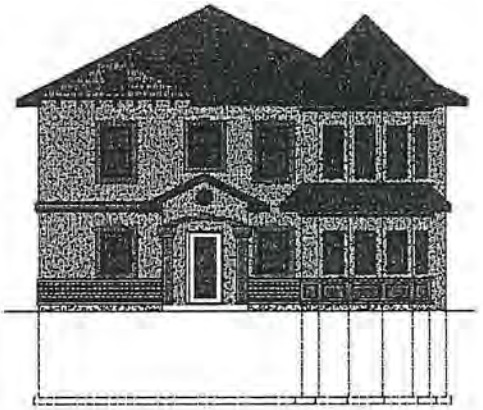
G. C. DESIGN

SCHEDULE "D" – PROPOSED BUILDING ELEVATION PLANS

FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION

G. C. DESIGN

LEDUC SPA

TWO ELEVATIONS & COLOR SCHEME

4 / 5

LEFT ELEVATION
RIGHT ELEVATION
TWO ELEVATIONS
LEDUC SPA
G. C. DESIGN
5 / 5

Bylaw No. 805-2012

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 516-2002, 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 516-2002 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 516-2002.

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:

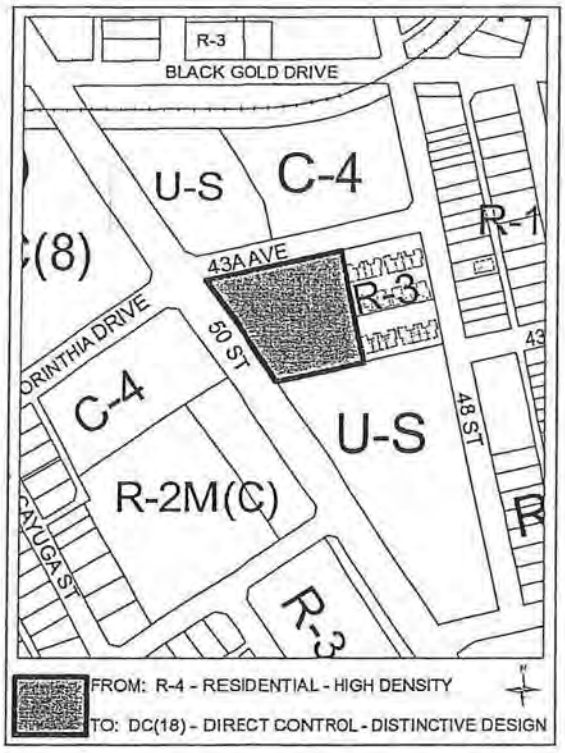
PART I: APPLICATION

1. **THAT**, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Lot 3, Plan 6348MC
(Consisting of 0.83 ha more or less)

FROM: R-4 – Residential – High Density
TO: DC(18) – Direct Control – Distinctive Design

as shown:



PART II: DEVELOPMENT REGULATIONS
DC – DIRECT CONTROL – DISTINCTIVE DESIGN

1. **General Purpose of District**

   To establish a specific commercial development.

2. **Area of Application**

   The DC District shall apply to Lot 3, Plan 6348MC, located on 50 Street and 43A Avenue as shown on Schedule A of this Bylaw

3. **Uses**

   Permitted Uses
   (a) Clinics
   (b) Commercial Schools
   (c) Drive-In Businesses
   (d) Drive-In Food Services
   (e) Eating and Drinking Establishments – Minor
   (f) Personal Services
   (g) Professional, Financial and Office Services
   (h) Retail Stores

4. **General Regulations**

   1) Development in this District shall be evaluated with respect to compliance with the C-3 District and all other provisions of Land Use Bylaw 516-2002 where not specifically overridden by this DC zoning.

   2) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

PART III: 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 13TH DAY OF NOVEMBER, AD 2012.

READ A SECOND TIME IN COUNCIL THIS 10TH DAY OF DECEMBER, AD 2012.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 10TH DAY OF DECEMBER, AD 2012.

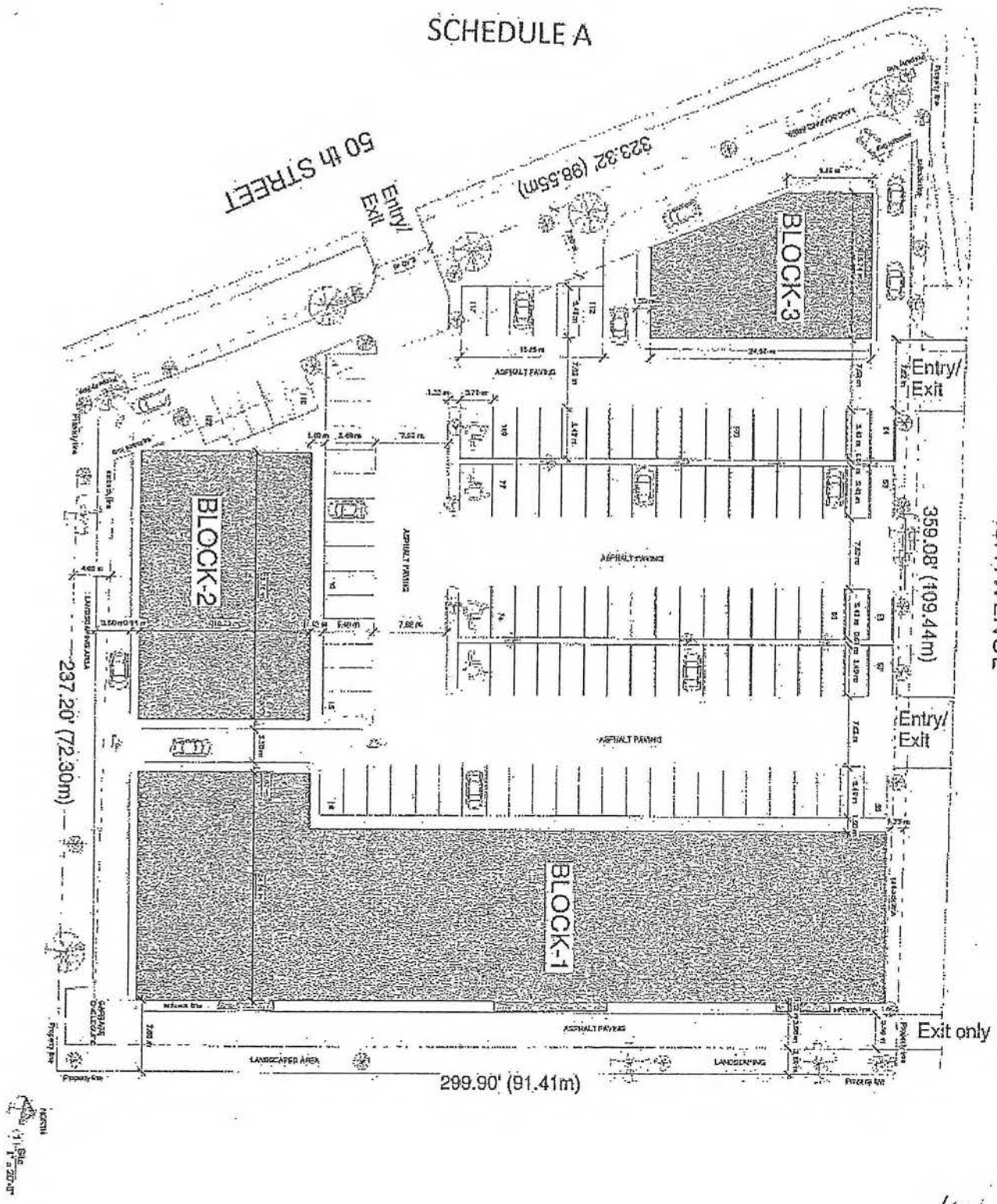
Greg Krischke
MAYOR

Laura Knoblock
CITY CLERK

December 10, 2012

Date Signed

SCHEDULE A


50 th STREET
323.32' (98.55m)
Entry/ Exit
BLOCK-3
Entry/ Exit
359.08' (109.44m)
43A AVENUE
BLOCK-2
237.20' (72.30m)
Entry/ Exit
BLOCK-1
Exit only
299.90' (91.41m)

Bylaw No. 719-2009

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 516-2002, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended 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 516-2002 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 516-2002. 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:

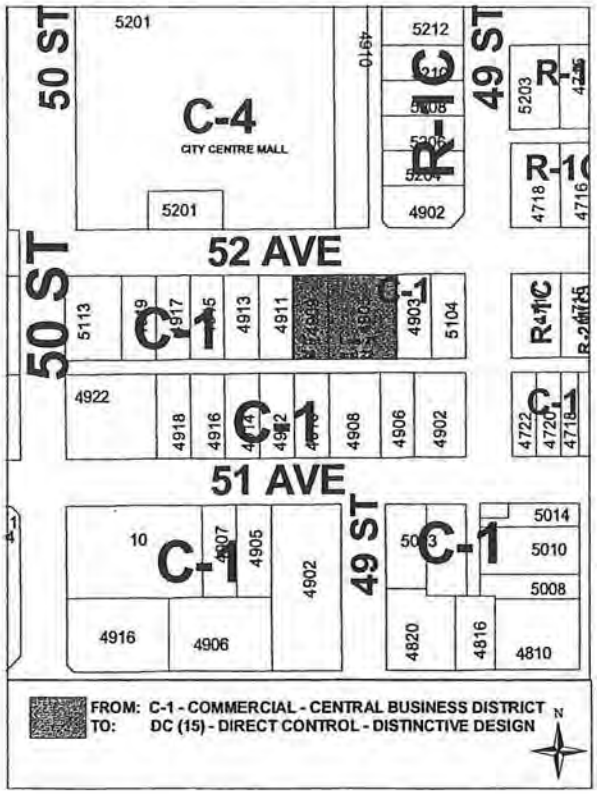
I. THAT, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Lots 20, 21 and 22, Block 15, Plan 5800R
(consisting of 0.167 ha. more or less)

FROM: C-1 – Commercial – Central Business District

TO: DC(15) – Direct Control – Distinctive Design

as shown:



II Development Regulations
DC – Direct Control – Distinctive Design

1.0 General Purpose of District

commercial development.

To establish a specific development control district. This district is intended to provide for a development consisting of four commercial bays on the main floor and eight apartment units on the second floor.

2.0 Area of Application

The DC District shall apply to Lots 20, 21 and 22, Block 15, Plan 5800R, located on 49 Street and 52 Avenue as shown on Schedule A of this Bylaw.

3.0 Uses

Permitted Uses
(a) Accessory Buildings
(b) Apartment Dwellings
(c) Bake Shops
(d) Clinics
(e) Home Occupations – Minor
(f) Minor Personal Services
(g) Minor Professional, Financial and Office Services
(h) Minor Retail Stores

Discretionary Uses
(a) Uses Similar to the Permitted Uses

4.0 Development Criteria

1) Site coverage shall be generally in accordance with the site plan illustrated on Schedule A to this Bylaw.

2) Maximum apartment units shall be eight.

3) Maximum commercial bays shall be four.

4) Setbacks will be as set out in Schedule A to this Bylaw.

5) The elevations of the buildings shall be developed generally in accordance with Schedule B to this Bylaw.

6) The maximum height shall be 7.92 m and shall be no more than two storeys above grade.

7) Landscaping will be provided and maintained according to a Landscape Plan that meets the requirements of Bylaw 516-2002 and that has been submitted to and approved by the Development Officer.

5.0 General Regulations

1) The siting and general appearance, landscaping, fencing and surface treatment of the site shall be to the sole satisfaction of the Development Officer.

2) A minimum 230.20 sq.m. (2,478 sq.ft.) private outdoor amenity area shall be provided at the rear of the building.

3) A private outdoor amenity area with a maximum dimension of 3.0 m x 1.82 m (10.0 ft. x 6.0 ft.) shall be provided for each dwelling unit in the form of a balcony on the second floor.

4) A 1.82 m (6.0 ft.) high solid fence shall be erected along the east and west property boundaries. For aesthetic purposes fence height shall be stepped down towards property boundary at 52 Avenue.

5) Garbage bin shall be enclosed on three sides by a wooden fence of 1.82 m in height.

6) Parking stalls shall be located in surface locations as indicated on the site plan illustrated on Schedule A and must meet the minimum standards of Bylaw 516-2002 being 1.5 stalls per dwelling unit. In addition, 1 stall shall be clearly marked 'Residential Visitor Parking Only'.

7) A site drainage plan shall be submitted with the Development Permit Application. The plan shall indicate the location of down spouts from the roof of the building and design elevations and directional arrows for surface drainage. The drainage shall not have a negative impact on adjacent parcels.

8) Development in this District shall be evaluated with respect to compliance with the C-1 and R-3 Districts and all other provisions of Land Use Bylaw 516-2002 where not specifically overridden by this DC zoning.

9) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighboring properties.

6.0 Specific Development Plans

Attached hereto as Schedules A and B and forming part of this Bylaw.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 26th DAY OF JANUARY, AD 2009.

READ A SECOND TIME IN COUNCIL THIS 23rd DAY OF MARCH, AD 2009.

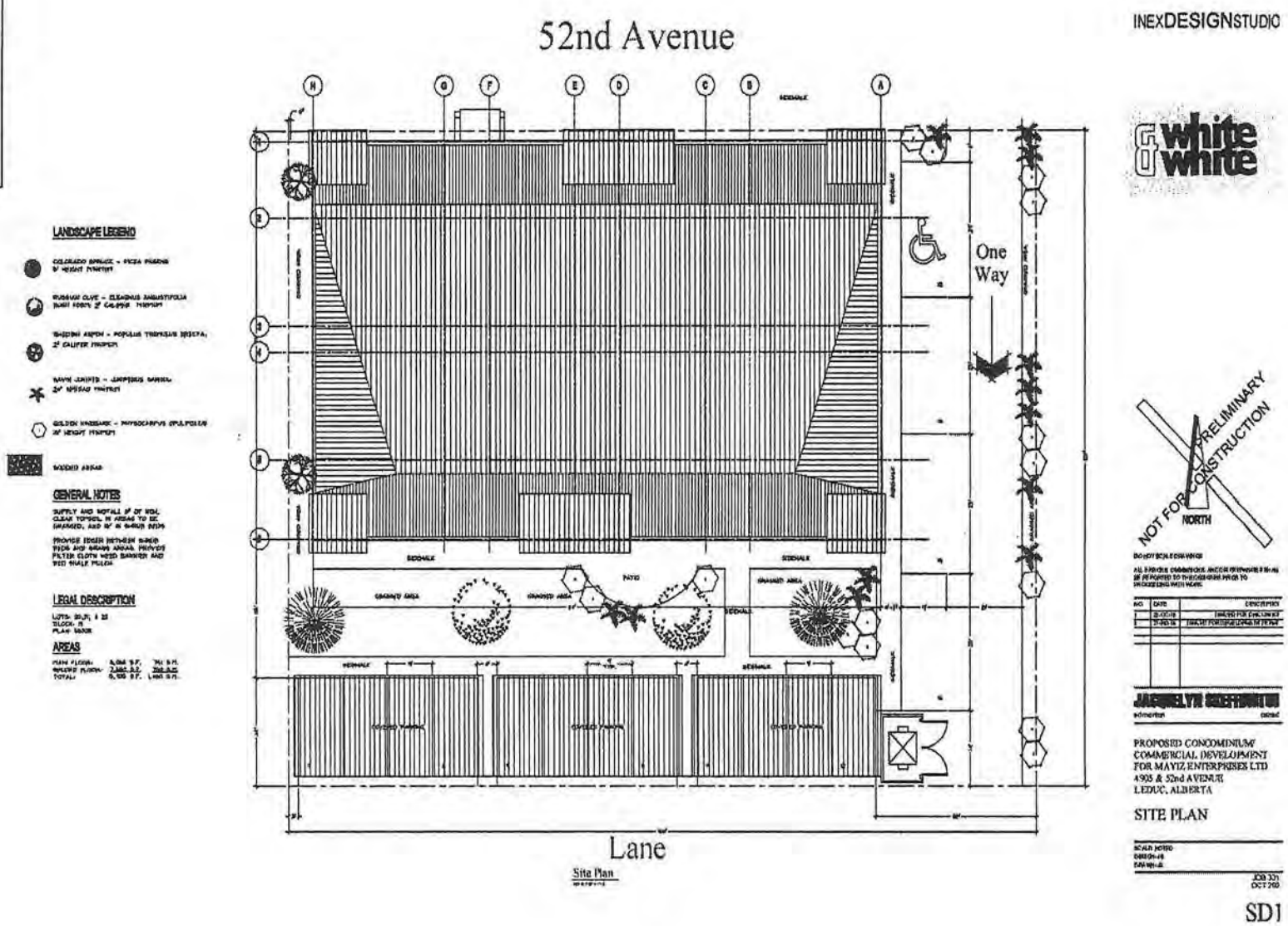
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 23rd DAY OF MARCH, AD 2009.

Greg Krischke
MAYOR

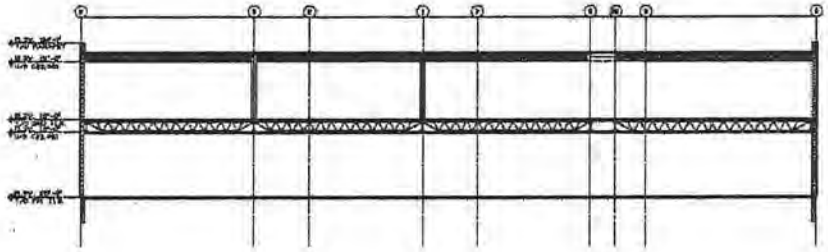
Laura Knoblock
CITY CLERK

24/03/09
Date Signed

SCHEDULE A

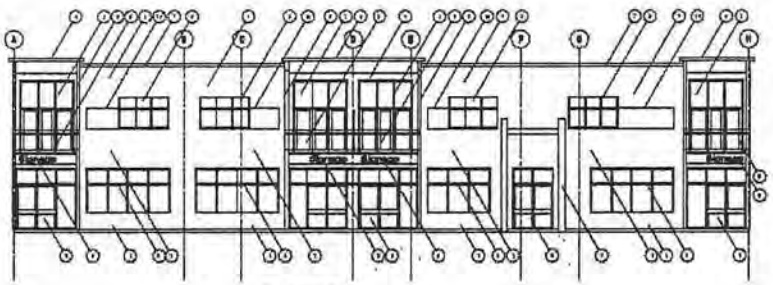

52nd Avenue
Lane
One Way
LANDSCAPE LEGEND
GENERAL NOTES
LEGAL DESCRIPTION
AREAS
Site Plan
INEXDESIGNSTUDIO
white & white
PRELIMINARY
NOT FOR CONSTRUCTION
NORTH
PROPOSED CONCOMINIUM/
COMMERCIAL DEVELOPMENT
FOR MAYIZ ENTERPRISES LTD
4905 & 52nd AVENUE
LEDUC, ALBERTA
SITE PLAN
SD1

SCHEDULE B

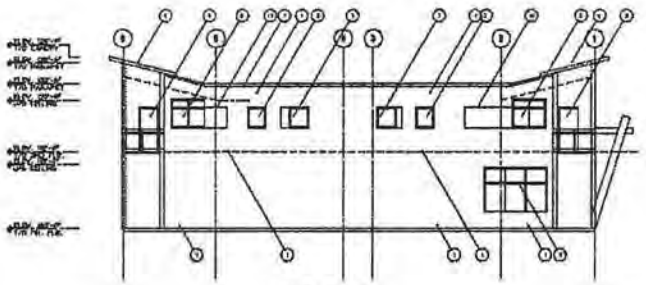


Building Section

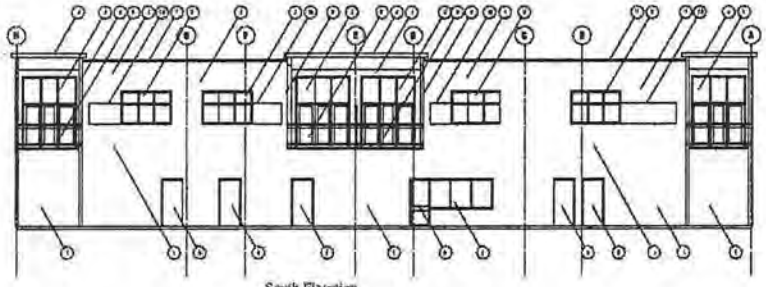
Key notes



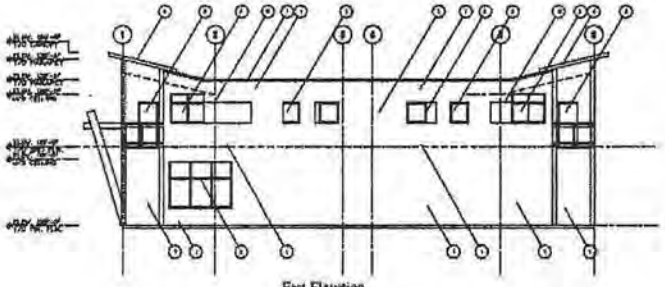
North Elevation



West Elevation



South Elevation



East Elevation

INEXDESIGNSTUDIO

white & white

PRELIMINARY
NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

NO.	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	[illegible]	[illegible]

JACQUELYN [illegible]

PROPOSED CONCOMINIUM/
COMMERCIAL DEVELOPMENT
FOR MAYIZ ENTERPRISES LTD
4905 & 52nd AVENUE
LEDUC, ALBERTA

ELEVATIONS
BUILDING SECTIONS

SCALE NOTED
DESIGN: [illegible]
DRAWN: [illegible]

JOB 331
OCT 2003

A02

Bylaw No. 683-2007

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 516-2002, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended 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 516-2002 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 516-2002. Notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act.

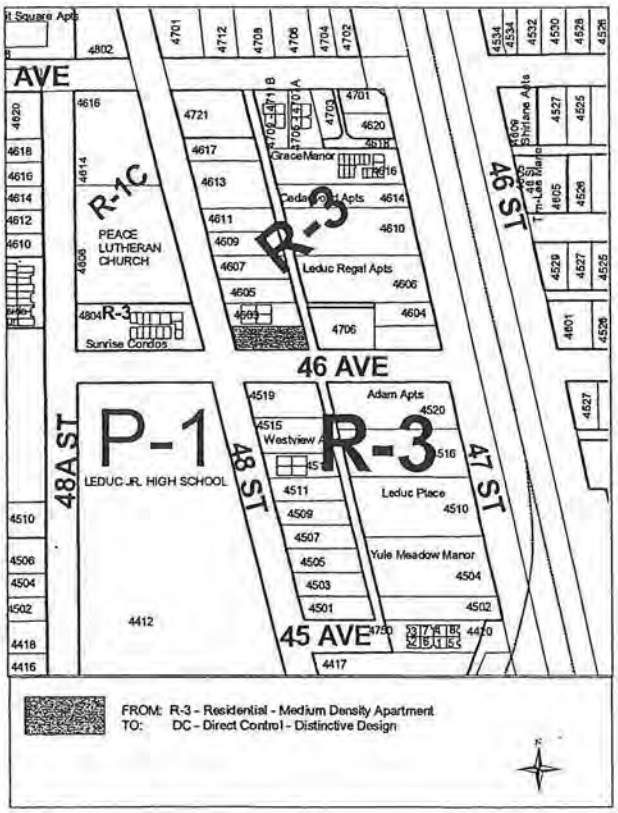
THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

I. THAT, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Lot 11, Block 11, Plan T-2

FROM: R-3 – Residential – Medium Density Apartment
TO: DC(14) – Direct Control – Distinctive Design
16

as shown:



II Development Regulations
DC – Direct Control – Distinctive Design

1.0 General Purpose of District

To establish a specific development control district to accommodate a four-plex dwelling with site development regulations intended to ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

The DC District shall apply to Lot 11, Block 11, Plan T-2, being 4601 – 48 Street.

3.0 Uses

Permitted Uses
(a) Accessory Buildings
(b) Four-Plex Dwellings
(c) Home Occupations, Minor

Discretionary Uses
(a) Home Occupations, Major

4.0 Development Criteria

1) Site coverage shall be generally in accordance with the site plan illustrated on Schedule A to this Bylaw.

2) The maximum gross floor area shall not exceed 237.82 m2 (2,560 sq.ft.).

3) The maximum gross floor area per unit shall not exceed 59.45 m2 (640 sq.ft.).

4) The maximum height shall be 6.71 m (22.0 ft.).

5) The minimum setback requirements shall be in accordance with Schedule A of this Bylaw.

6) Verandas and balconies shall not project beyond any setback requirement more than 1.83 m (6.0 ft.).

7) Landscaping and surface treatment of the site shall be undertaken and in accordance with the requirements of Bylaw 516-2002 and to the satisfaction of the Development Officer.

5.0 General Regulations

1) The siting and general appearance of the building, landscaping, fencing and surface treatment of the site shall be to the sole satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amenities of adjacent buildings. The building shall be designed to achieve a pleasing architectural character through use of such elements as balconies, earth tone colors and finishes and/or gables of other roofing variations.

2) No parking, loading, storage or trash storage and collection shall be permitted within a required yard, except as indicated on the site plan attached as Schedule A. Trash storage and collection areas shall be screened and located in the rear yard adjacent to the rear lane.

3) Parking stalls shall be located in surface locations as indicated on the site plan illustrated on Schedule A and must meet the minimum standards of Bylaw 516-2002 being 1.5 stalls per dwelling unit.

4) A site drainage plan shall be submitted with the Development Permit Application. The plan shall indicate the location of down spouts from the roof of the building and design elevations and directional arrows for surface drainage. The drainage shall not have a negative impact on adjacent parcels.

5) Any exterior lighting of the site shall be provided and designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.

6) In order to ensure that a high standard of appearance and sensitivity transition to the surrounding land users are achieved, a landscaping plan showing planting and fencing specifications and details shall be submitted with the initial development permit application for approval by the Development Officer, which in the opinion of the Development Officer shall comply with the objectives of this District.

7) .A private outdoor amenity area with a maximum dimension of 1.82 m x 6.09 m (6.0 ft. x 20.0 ft.) shall be provided for each dwelling unit in the form of a balcony or patio.

8) Development in this District shall be evaluated with respect to compliance with the R-2M(C) District and all other provisions of Land Use Bylaw 516-2002 where not specifically overridden by the regulations defined in this Direct Control District and the plot plan illustrated as Schedule A.

9) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighboring properties.

6.0 Development Regulations for Discretionary Uses

Development regulations for discretionary uses shall be as follows:

(a) Accessory Use - Home Occupations – Major: Section 42 of Land Use Bylaw 516-2002.

7.0 Specific Development Plans

Attached hereto as Schedule A and B and forming part of this Bylaw.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 25 DAY OF JUNE, AD 2007.

READ A SECOND TIME IN COUNCIL THIS 10 DAY OF JULY, AD 2007.

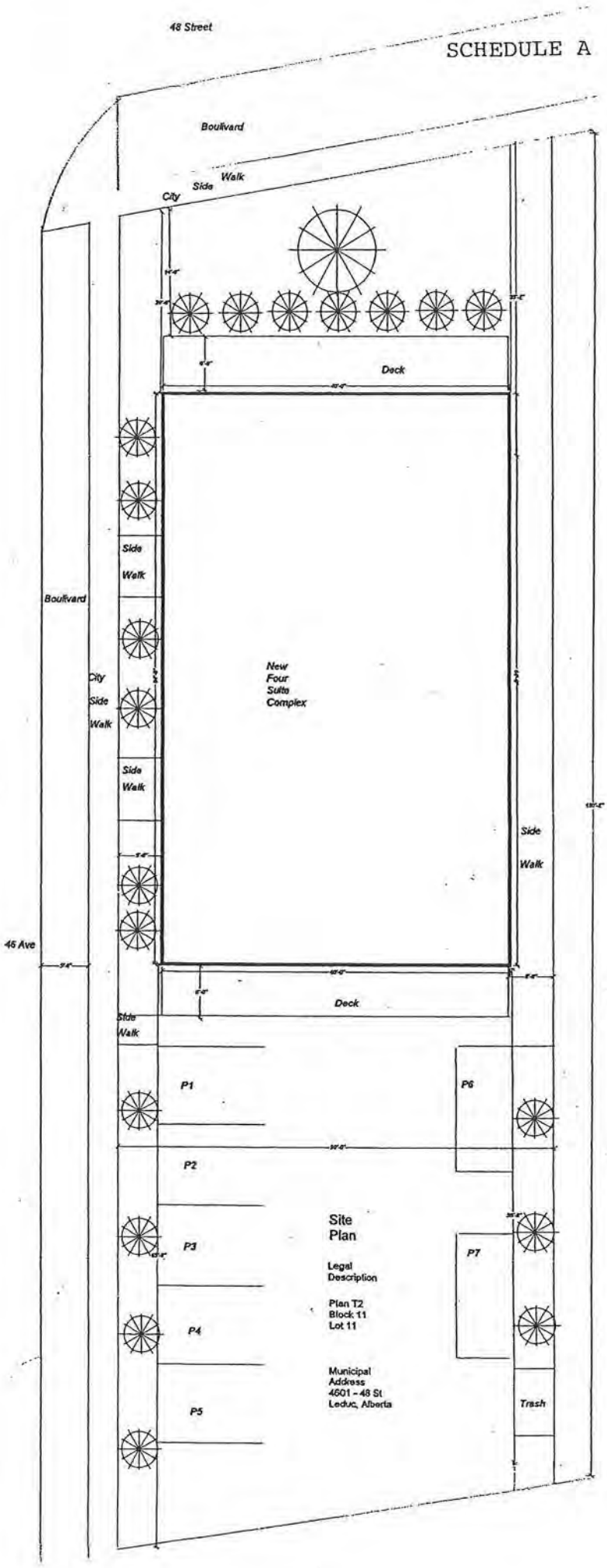
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 10 DAY OF JULY, AD 2007.

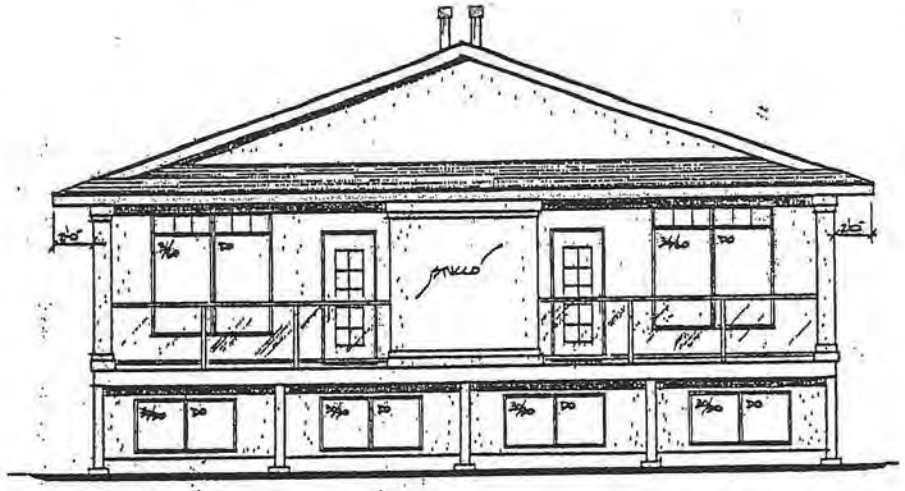
Greg Krischke
MAYOR

Sylvia Roy
ACTING CITY CLERK

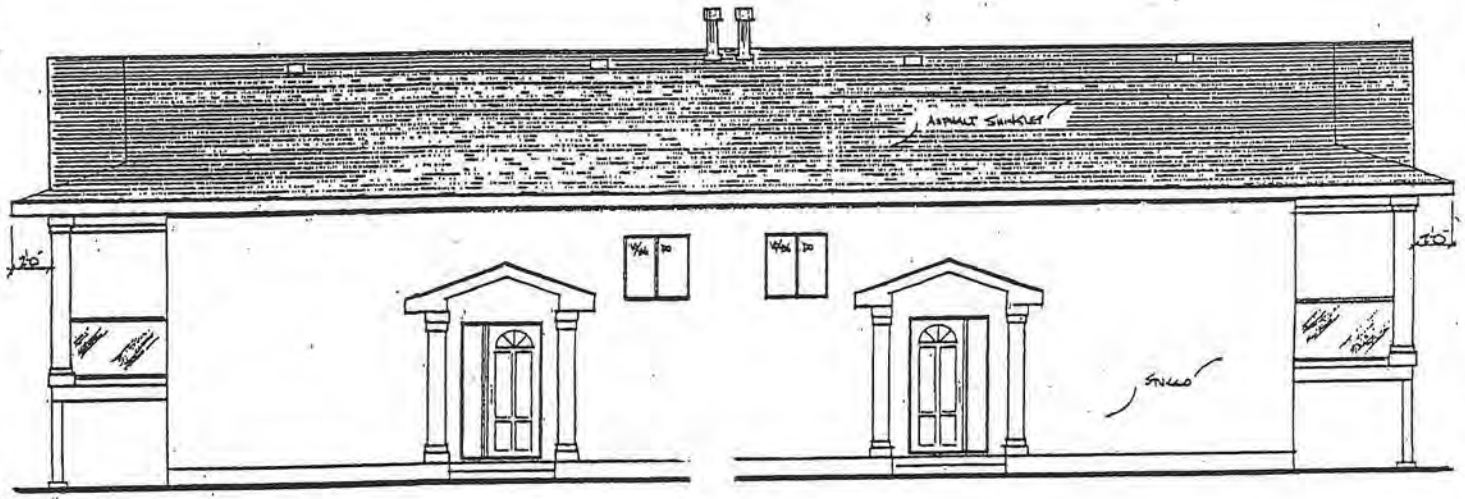
24 July 2007
Date Signed

SCHEDULE A


48 Street
Boulivard
City Side Walk
Deck
Side Walk
Boulivard
New Four Suite Complex
City Side Walk
Side Walk
Side Walk
46 Ave
Deck
Side Walk
P1
P6
P2
P3
P7
P4
P5
Trash
Site Plan
Legal Description
Plan T2
Block 11
Lot 11
Municipal Address
4601 - 48 St
Leduc, Alberta



FRONT & REAR ELEVATION



SCHEDULE B

Bylaw No. 672-2007

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 516-2002, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended 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 516-2002 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 516-2002. 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:

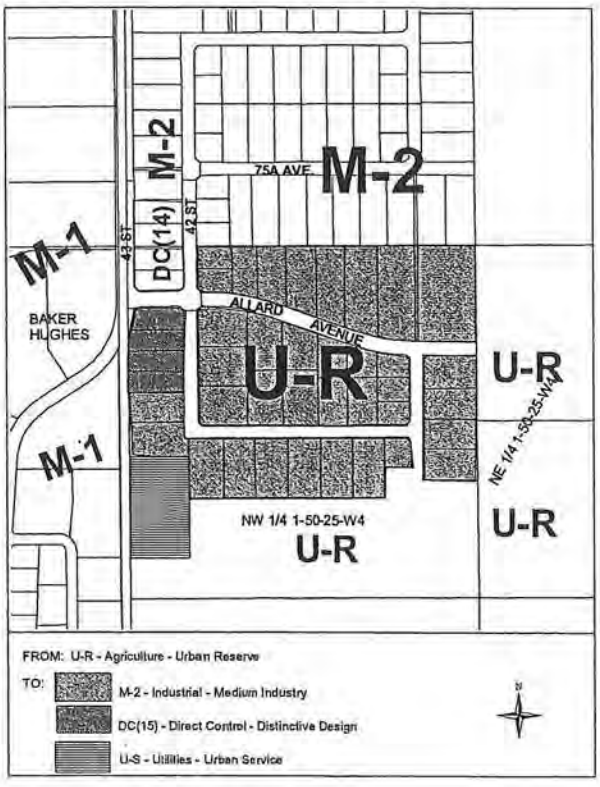
I. THAT, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the NW ¼ Section 1-50-25-W4th
(consisting of 44.73 ha more or less)

FROM: U-R – Agriculture – Urban Reserve

TO: DC(15) – Direct Control – Distinctive Design
M-2 – Industrial – Medium Industrial
U-S – Utilities – Urban Service

as shown:



II Development Regulations
DC – Direct Control – Distinctive Design

1.0 General Purpose of District

To establish a specific development control district. This district is intended to provide for a broad range of businesses to provide specific commercial services that will directly serve, complement and support the requirements of the employees and employers working in the surrounding industrial development areas.

2.0 Area of Application

The DC District shall apply to Lots 1 to 4, Block 12, Plan 072____.

3.0 Uses

1) Permitted Uses Include:
   (a) Accessory Buildings
   (b) Auctioneering Establishments
   (c) Bake Shops
   (d) Bus Depots
   (e) Business Support Services
   (f) Clinics
   (g) Contracting Services
   (h) Drive-In Businesses (Section 49)
   (i) Drive-In Food Services (Section 49)
   (j) Eating and Drinking Establishments – Minor and Major
   (k) Equipment Rentals
   (l) Indoor Amusement Establishments
   (m) Industrial Vehicles Sales, Rental and Service
   (n) Moving Establishment
   (o) Parking Facilities (Sections 50 to 56)
   (p) Personal Services
   (q) Professional, Financial and Office Services
   (r) Rapid Drive Through Vehicle Stations (Section 49)
   (s) Retail Stores
   (t) Service Stations – Minor
   (u) Utility Buildings (Section 33)
   (v) Wholesale Stores

2) Discretionary Uses Include:
   (a) Radio Communication Facilities
   (b) Radio Communication Facilities Hobby

(c) Radio Communication Satellite Reception Dish Over 1.2 m in Diameter

4.0 General Regulations

1) Development in this District shall be evaluated with respect to compliance with the C-3 District and all other provisions of Land Use Bylaw 516-2002 where not specifically overridden by this DC zoning.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 12 DAY OF MARCH, AD 2007.

READ A SECOND TIME AS AMENDED IN COUNCIL THIS 28 DAY OF MAY, AD 2007.

READ A THIRD TIME AS AMENDED IN COUNCIL AND FINALLY PASSED THIS 28 DAY OF MAY, AD 2007.

Greg Krischke
MAYOR

Sylvia Roy
ACTING CITY CLERK

05/07
Date Signed

Bylaw No. 663-2007

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 516-2002, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended 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 516-2002 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 516-2002. 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:

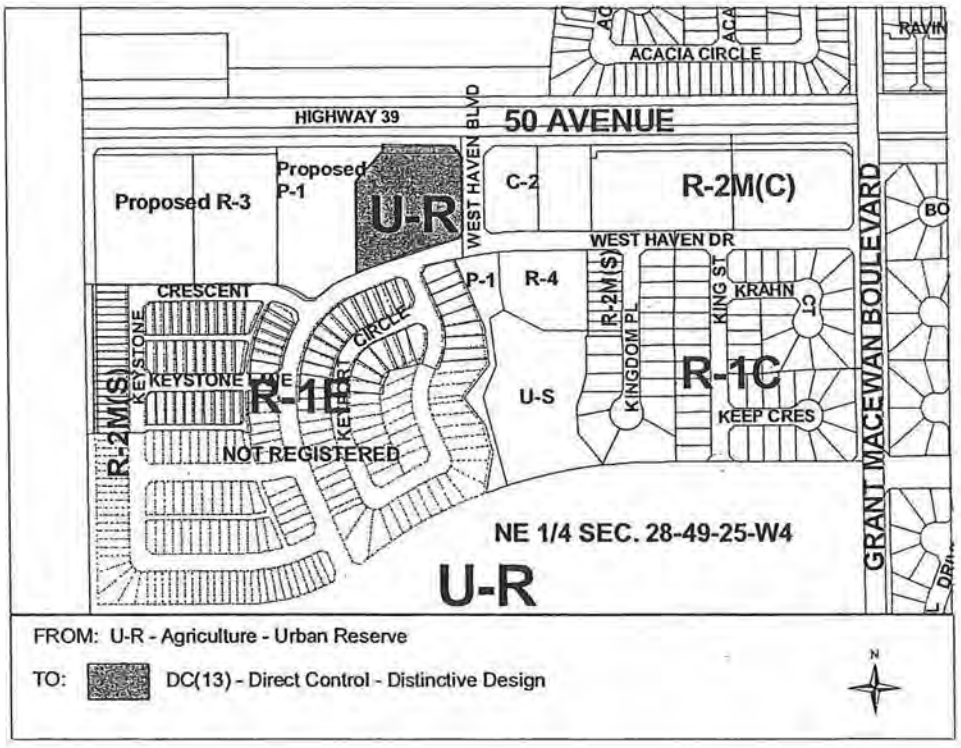
I. THAT, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the NE ¼ Section 28-49-25-W4th
(consisting of 1.1 ha more or less)

FROM: U-R – Agriculture – Urban Reserve

TO: DC(~~13~~ 1) – Direct Control – Distinctive Design

as shown:



II. Development Regulations
DC – Direct Control – Distinctive Design

1.0 General Purpose of District

To establish a specific development control district. This district is intended to provide for medium density housing to accommodate an assisted living apartment for seniors and/or physically or mentally disabled residents consisting of 165 suites up to a maximum height of four stories.

2.0 Area of Application

The DC District shall apply to the medium density residential lands located on the west side of the West Haven Estates collector connection to 50 Avenue (Hwy 39) as identified in the West Haven Estates Area Structure Plan and illustrated in Schedule A of this Bylaw.

3.0 Uses

Permitted Uses
(a) Accessory Buildings
(b) Apartment Dwellings with Underground Parking
(c) Show Homes

Discretionary Uses
(a) The following uses, as accessory to the main apartment use:
  i) Clinics
  ii) Minor Personal Service Shops
  iii) Minor Retail Stores

4.0 Development Criteria

1) Site coverage shall be generally in accordance with the site plan illustrated on Schedule B to this Bylaw.

2) The maximum density shall be 165 dwelling units.

3) Setbacks will be as set out in Schedule B to this Bylaw.

4) The elevations of the buildings shall be developed generally in accordance with Schedule C1 and C2 to this Bylaw.

5) The maximum height shall be 15.0 m (49.21 ft.) to the peak and shall be no more than four stories above grade.

6) A minimum of 35% of the site shall be landscaped. Landscaping will be provided and maintained according to a Landscape Plan that meets the requirements of Bylaw 516-2002 and that has been submitted to and approved by the Development Officer.

5.0 General Regulations

1) The siting and general appearance, landscaping, fencing and surface treatment of the site shall be to the sole satisfaction of the Development Officer.

2) A private outdoor amenity area shall be provided for each dwelling unit in the form of a balcony on the second, third and fourth floors.

3) Projections for verandas, balconies, porches, eaves, bay or oval windows, and chimneys are permitted to extend 0.6 m (2.0 ft.) into the front side and rear yards subject to:

   i. projections have a maximum wall opening width of 3.0 m (9.8 ft.);

   ii. the total of all projections shall be less than ½ of the wall area.

4) The minimum number of parking stalls provided shall be 139 including 21 surface stalls designated as 'Visitor Parking'. Parking stall dimensions shall be in accordance with Section 53 of Bylaw 516-2002.

5) An off-street loading area for pick up and delivery of commodities shall be provided in accordance with Section 56 of Land Use Bylaw 516-2002.

6) Garbage bins provided in the loading area of the development shall be enclosed on three sides by a wooden fence of 1.82 m in height.

7) A site drainage plan shall be submitted with the Development Permit Application. The plan shall indicate the location of down spouts from the roof of the building and design elevations and directional arrows for surface drainage. The drainage shall not have a negative impact on adjacent parcels.

8) Development in this District shall be evaluated with respect to compliance with the R-3 District and all other provisions of Land Use Bylaw 516-2002 where not specifically overridden by this DC zoning.

9) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighboring properties.

6.0 Development Regulations for Discretionary Uses

Development regulations for the discretionary uses shall be as follows:

(a) The floor area devoted to those uses shall not exceed:
   i) 10% of the total floor area, and
   ii) Not more than 450 sq.m. (4,839 sq.ft.).

(b) The uses shall be located on the first floor of the main apartment building.

7.0 Specific Development Plans

Attached hereto as Schedules A, B, C1 and C2 and forming part of this Bylaw.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 8 DAY OF JANUARY, AD 2007.

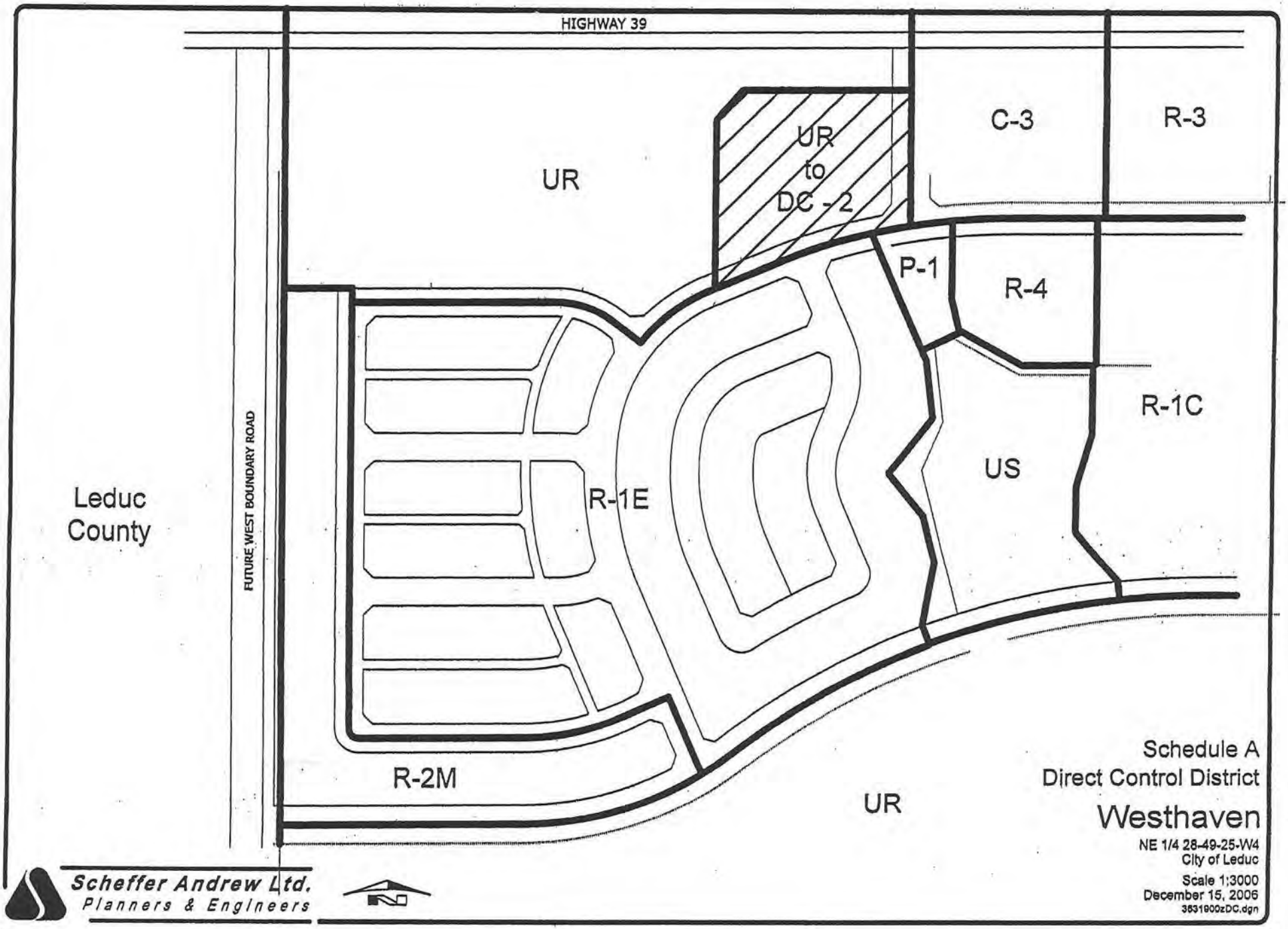
READ A SECOND TIME IN COUNCIL THIS 12 DAY OF FEBRUARY, AD 2007.

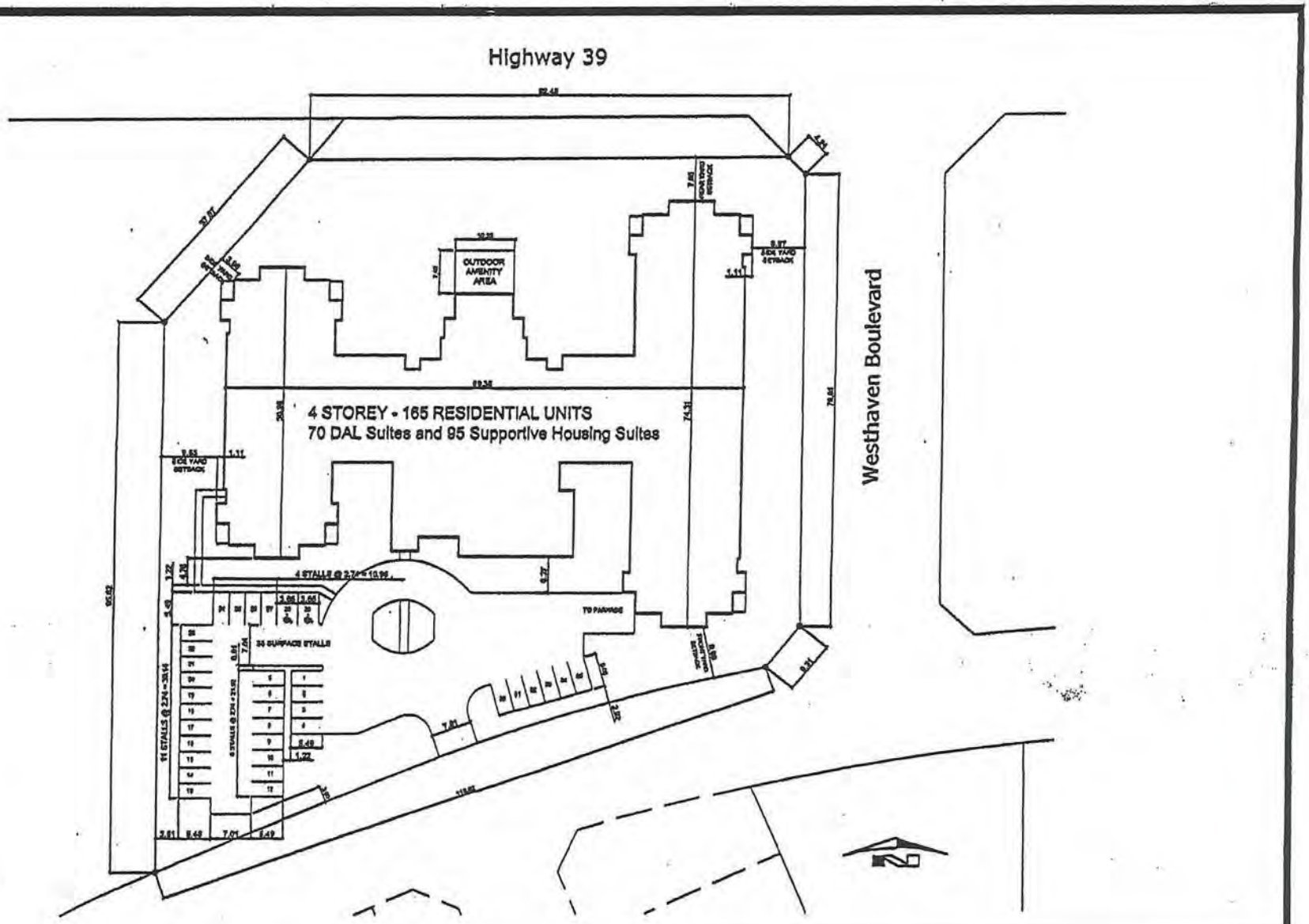
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 26 DAY OF FEBRUARY, AD 2007.

Greg Krischke
MAYOR

Mary Nordvedt.
Mary Nordvedt
CITY CLERK

Feb 27/07
Date Signed


HIGHWAY 39
UR
UR to DC - 2
C-3
R-3
P-1
R-4
R-1C
US
R-1E
R-2M
UR
Leduc County
FUTURE WEST BOUNDARY ROAD
Schedule A
Direct Control District
Westhaven
NE 1/4 28-49-25-W4
City of Leduc
Scale 1:3000
December 15, 2006
3631900zDC.dgn
Scheffer Andrew Ltd.
Planners & Engineers



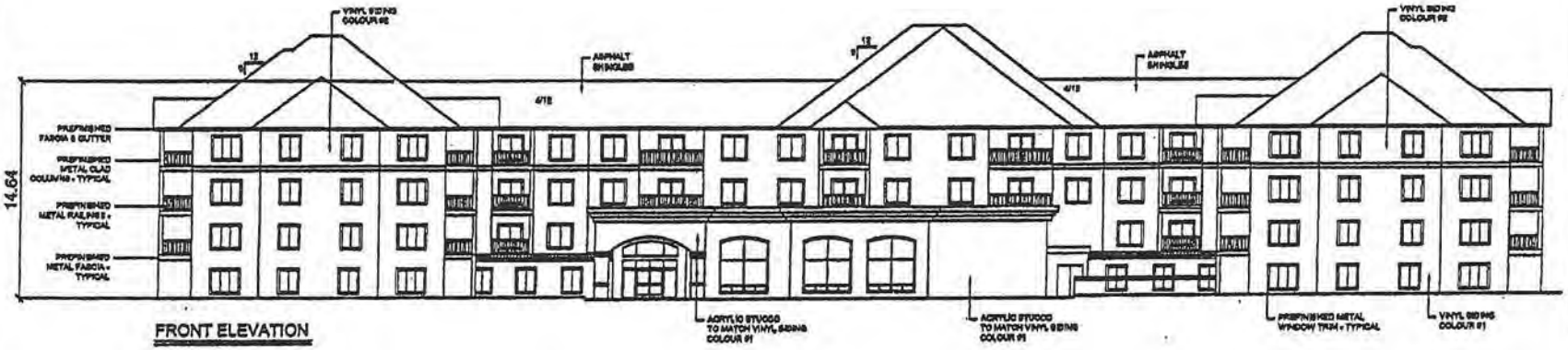
CARRINGTON CONSTRUCTION EDMONTON LTD.

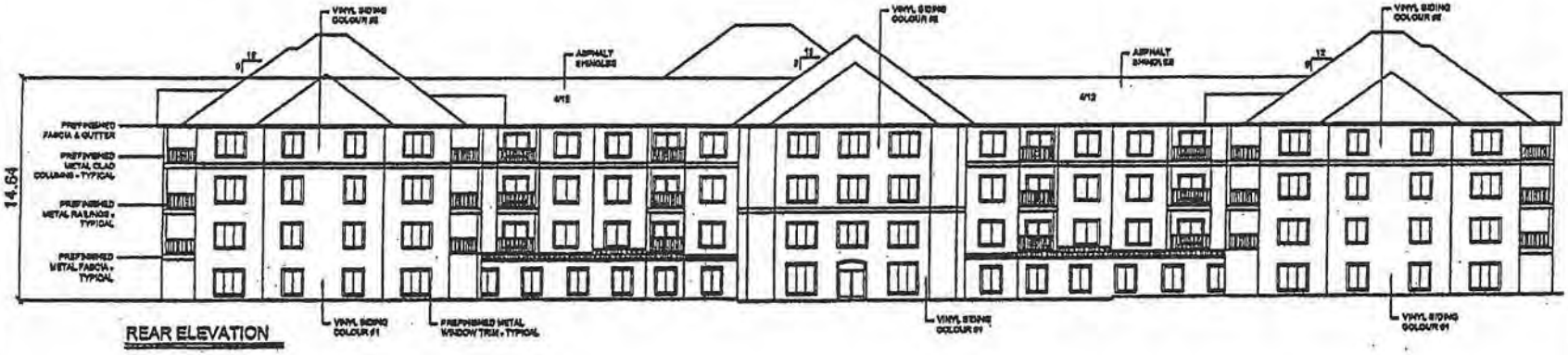
WESTHAVEN - LEDUC
SITE PLAN

SCALE: NOT TO SCALE

DATE: DECEMBER 4, 2006

SCHEDULE B





CARRINGTON
CONSTRUCTION EDMONTON LTD.

WESTHAVEN - LEDUC
ELEVATIONS

SCALE: NOT TO SCALE

DATE: DECEMBER 4, 2006

SCHEDULE C1

SIDE ELEVATION

SIDE ELEVATION

CARRINGTON
CONSTRUCTION EDMONTON LTD

WESTHAVEN - LEDUC
ELEVATIONS

SCALE: NOT TO SCALE

DATE: DECEMBER 4, 2006

SCHEDULE C2

Bylaw No. 662-2007

 Code 06/01

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 516-2002, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended 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 516-2002 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 516-2002. 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:

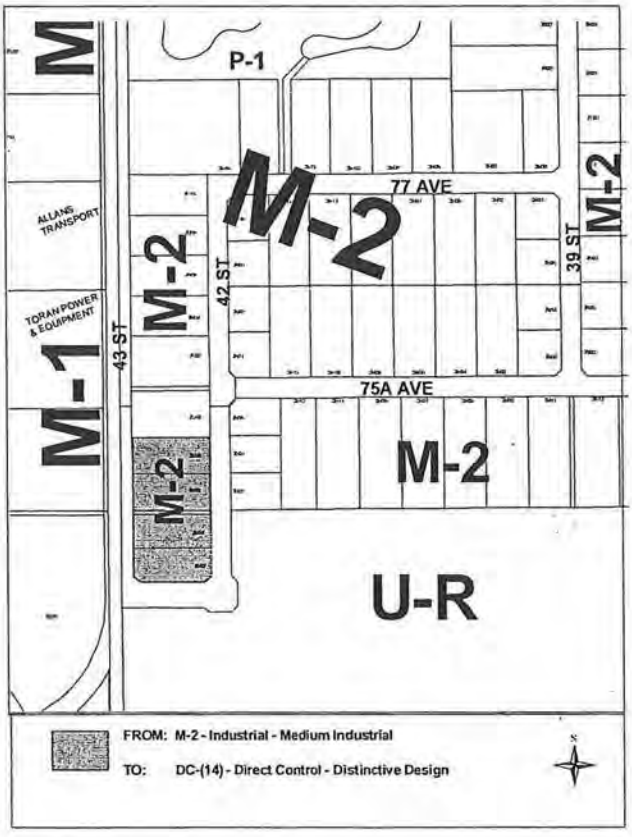
I. **THAT**, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Plan 062 4095, Block 8, Lots 34, 35, 37 and 38

FROM: M-2 – Industrial – Medium Industrial

TO: DC(14) – Direct Control – Distinctive Design

as shown:



M-11

II Development Regulations
DC – Direct Control – Distinctive Design

1.0 General Purpose of District

To establish a specific development control district. This district is intended to provide for a broad range of businesses to provide specific commercial services that will directly serve, complement and support the requirements of the employees and employers working in the surrounding industrial development areas.

2.0 Area of Application

The DC District shall apply to Lots 34, 35, 37 and 38, Block 8, Plan 062 4095 (42 Street and 75 Avenue).

3.0 Uses

1) Permitted Uses Include:
   (a) Accessory Buildings
   (b) Auctioneering Establishments
   (c) Bake Shops
   (d) Bus Depots
   (e) Business Support Services
   (f) Clinics
   (g) Contracting Services
   (h) Drive-In Businesses (Section 49)
   (i) Drive-In Food Services (Section 49)
   (j) Eating and Drinking Establishments – Minor and Major
   (k) Equipment Rentals
   (l) Indoor Amusement Establishments
   (m) Industrial Vehicles Sales, Rental and Service
   (n) Moving Establishment
   (o) Parking Facilities (Sections 50 to 56)
   (p) Personal Services
   (q) Professional, Financial and Office Services
   (r) Rapid Drive Through Vehicle Stations (Section 49)
   (s) Retail Stores
   (t) Service Stations – Minor
   (u) Utility Buildings (Section 33)
   (v) Wholesale Stores

2) Discretionary Uses Include:
   (a) Radio Communication Facilities
   (b) Radio Communication Facilities Hobby

(c) Radio Communication Satellite Reception Dish Over 1.2 m in Diameter

4.0 General Regulations

1) Development in this District shall be evaluated with respect to compliance with the C-3 District and all other provisions of Land Use Bylaw 516-2002 where not specifically overridden by this DC zoning.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 8 DAY OF JANUARY, AD 2007.

READ A SECOND TIME IN COUNCIL THIS 26 DAY OF FEBRUARY, AD 2007.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 26 DAY OF FEBRUARY, AD 2007.

Greg Krischke
MAYOR

Mary Nordvedt.
Mary Nordvedt
CITY CLERK

Feb 27/07
Date Signed

Bylaw No. 623-2006

 Code 06/01

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 516-2002, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended 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 516-2002 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 516-2002. 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:

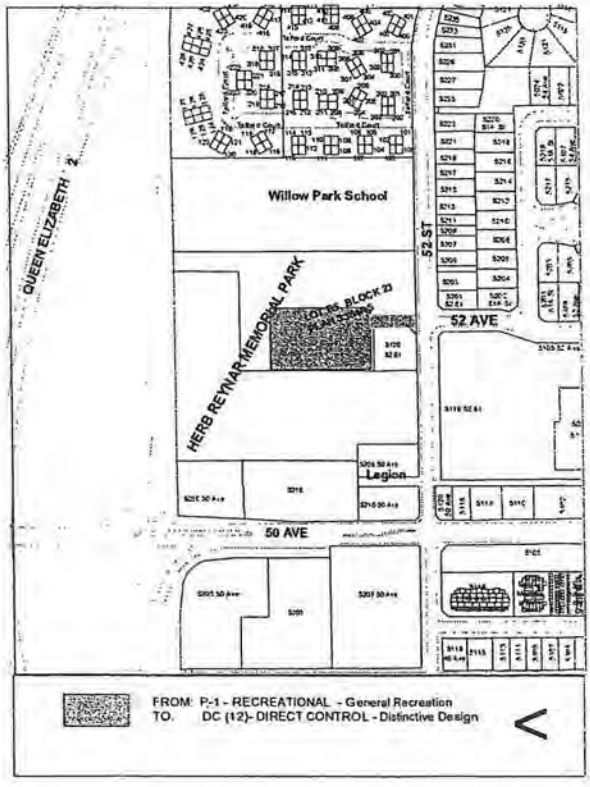
I. **THAT**, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Portion of Lot R-5, Block 23, Plan 3384 RS
(consisting of 0.619 ha more or less)

FROM: P-1 – Recreational – General Recreation

TO: DC(12) – Direct Control – Distinctive Design

as shown:



II Development Regulations
DC – Direct Control – Distinctive Design

1.0 General Purpose of District

To establish a specific development control district. This district is intended to provide for medium-density housing to accommodate three apartment buildings with eight suites in each building up to a maximum height of two storeys

2.0 Area of Application

The DC District shall apply to a portion of Lot R-5, Block 23, Plan 3384 RS, located west of 52 Street on 52 Avenue as shown on Schedule A of this Bylaw.

3.0 Uses

Permitted Uses
(a) Accessory Buildings
(b) Multi-Dwellings

Discretionary Uses
(a) Accessory Use – Home Occupations, Minor

4.0 Development Criteria

1) Site coverage shall be generally in accordance with the site plan illustrated on Schedule A to this Bylaw.

2) The maximum density shall be 0.025 dwellings/ha.

3) Setbacks will be as set out in Schedule A to this Bylaw.

4) The elevations of the buildings shall be developed generally in accordance with Schedule B to this Bylaw.

5) The maximum height shall be 8.22 m and shall be no more than two storeys above grade.

6) Landscaping will be provided and maintained according to a Landscape Plan that meets the requirements of Bylaw 516-2002 and that has been submitted to and approved by the Development Officer.

5.0 General Regulations

1) The siting and general appearance, landscaping, fencing and surface treatment of the site shall be to the sole satisfaction of the Development Officer.

2) A private outdoor amenity area with a maximum dimension of 2.28 m x 5.79 m and a maximum area of 13.23 sq m shall be provided for each dwelling unit in the form of a patio on the main floor.

3) A private outdoor amenity area with a maximum dimension of 1.52 m x 4.72 m and a maximum area of 7.17 sq m shall be provided for each dwelling unit in the form of a balcony on the second floor.

4) Garbage bins shall be enclosed on three sides by a wooden fence of 1.82 m in height.

5) Parking stalls shall be located in surface locations as indicated on the site plan illustrated on Schedule A and must meet the minimum standards of Bylaw 516-2002 being 1.5 stalls per dwelling unit. In addition 1 stall for every 8 units shall be clearly marked 'Visitor Parking'.

6) A site drainage plan shall be submitted with the Development Permit Application. The plan shall indicate the location of down spouts from the roof of the building and design elevations and directional arrows for surface drainage. The drainage shall not have a negative impact on adjacent parcels.

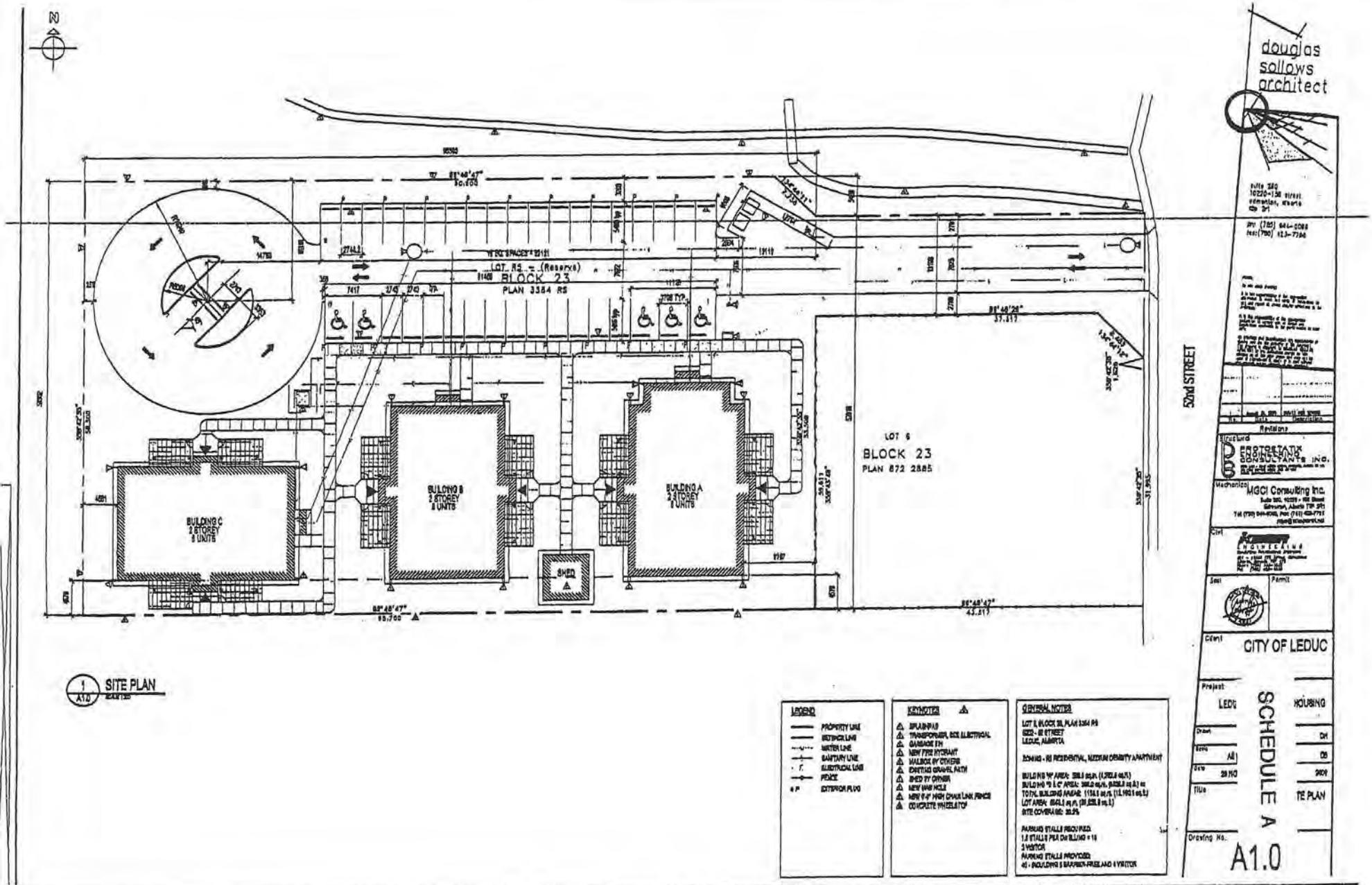
7) Development in this District shall be evaluated with respect to compliance with the R-3 District and all other provisions of Land Use Bylaw 516-2002 where not specifically overridden by this DC zoning.

8) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighboring properties.

6.0 <u>Development Regulations for Discretionary Uses</u>

Development regulations for discretionary uses shall be as follows:

(a) Accessory Use - Home Occupations – Minor: Section 43 of Land Use Bylaw 516-2002.



N
douglas sollows architect
LOT RS - (Reserve)
BLOCK 23
PLAN 3384 RS
LOT 6
BLOCK 23
PLAN 872 2885
BUILDING C
2 STOREY
8 UNITS
BUILDING B
2 STOREY
8 UNITS
BUILDING A
2 STOREY
8 UNITS
SHED
50nd STREET
SITE PLAN
LEGEND
PROPERTY LINE
SETBACK LINE
WATER LINE
SANITARY LINE
ELECTRICAL LINE
FENCE
EXTERIOR PLUG
KEYNOTES
SPLASHPAD
TRANSFORMER, SEE ELECTRICAL
GARBAGE TIN
NEW FIRE HYDRANT
MAILBOX BY OTHERS
EXISTING GRAVEL PATH
SHED BY OTHER
NEW HAND HOLE
NEW 6'-0" HIGH CHAIN LINK FENCE
CONCRETE WHEELSTOP
GENERAL NOTES
LOT 6, BLOCK 23, PLAN 3384 RS
LEDUC, ALBERTA
ZONING - RS RESIDENTIAL, MEDIUM DENSITY APARTMENT
PARKING STALLS REQUIRED
1.5 STALLS PER DWELLING = 18
3 VISITOR
PARKING STALLS PROVIDED
Revisions
Structural
PROTOSTATIX ENGINEERING CONSULTANTS INC.
Mechanical
MGCI Consulting Inc.
Civil
Seal
Permit
Client
CITY OF LEDUC
Project
LEDU
HOUSING
Drawn
DH
Scale
All
DB
Date
2009
Title
TE PLAN
Drawing No.
A1.0
SCHEDULE A

DESKTOP
DESTROY

Bylaw No. 512-2002

Code 06/01

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 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 340-94. 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:

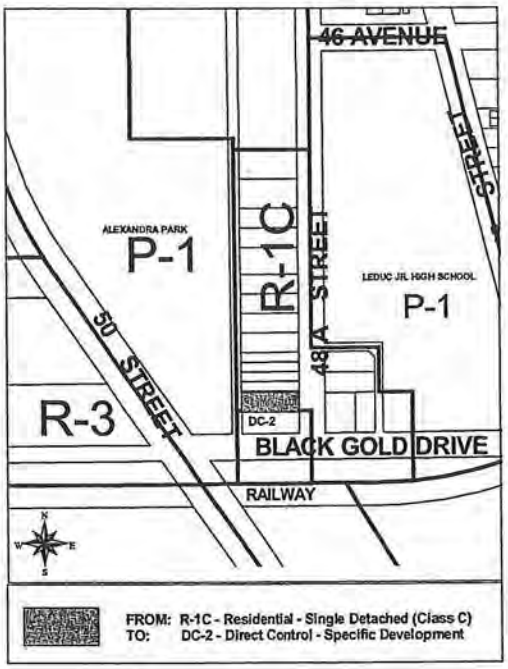
I. **THAT,** the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

LOT 8, BLOCK 14, PLAN T4
Being 4404 – 48A Street
City of Leduc

FROM: R-1C – RESIDENTIAL – Single Detached (Class C)

TO: DC-2 – DIRECT CONTROL – Specific Development

as shown:



II Development Regulations
DC- 2 Direct Control – Specific Development

1.0 General Purpose of this District

To establish a site-specific development control district to accommodate a four-plex dwelling with site development regulations intended to ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

This bylaw applies to Lot 8, Block 14, Plan T4, consisting of 675.84 m^2 (7,275 sq.ft.) as shown on Schedule "A" to this Bylaw.

3.0 Uses

1. Multi-dwellings
2. Accessory Buildings

4.0 Development Criteria

i) Site coverage shall be generally in accordance with the site plan illustrated in Schedule "A".

ii) The maximum gross floor area shall not exceed 237.82 m^2 (2,560 sq.ft.)

iii) The maximum gross floor area per unit shall not exceed 59.45 m^2 (640 sq.ft.).

iv) The maximum height shall be 6.71 m (22.0 ft.).

v) The minimum side yard setback to the south boundary shall be 1.32 m (4.33 ft.). The minimum side yard setback to the north boundary shall be 1.52 m (5 ft.).

vi) The minimum front yard setback adjacent to 48A Street shall be 6.0 m (20.0 ft.).

vii) The minimum rear yard setback shall be 20.11 m (66.0 ft.).

viii) Verandas and balconies shall not project beyond any setback requirement more than 1.83 m (6.0 ft.)

ix) Landscaping and surface treatment of the site shall be undertaken and in accordance with the requirements under Section 30 of Bylaw 340-94.

DESKTOP DESTROY

Code 06/01

5.0 General Requirements

i) The siting and general appearance of the building, landscaping, fencing and surface treatment of the site shall be to the satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amenities of adjacent buildings. The building shall be designed to achieve a pleasing architectural character through use of such elements as balconies, earth tone colors and finishes and/or gables of other roofing variations.

ii) No parking, loading, storage or trash storage and collection shall be permitted within a required yard, except as indicated on the site plan attached as Schedule "A". Trash storage and collection areas shall be screened and located in the rear yard adjacent to the north/south lane.

iii) Parking stalls shall be located in surface locations as indicated on the site plan illustrated on Schedule "A" and to the satisfaction of the Development Officer. The required number and sizes of stalls shall be as specified in Section 58(2) of Land Use Bylaw 340-94.

iv) A site drainage plan shall be submitted with the Development Permit Application. The plan shall indicate the location of down spouts from the roof of the building and design elevations and directional arrows for surface drainage. The drainage shall not have a negative impact on adjacent parcels.

v) Any exterior lighting of the site shall be provided and designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.

vi) In order to ensure that a high standard of appearance and sensitivity transition to the surrounding land users are achieved, a landscaping plan showing planting specifications and details shall be submitted with the initial development permit application for approval by the Development Officer, which in the opinion of the Development Officer shall comply with the objectives of this District.

vii) Development in this District shall be evaluated with respect to the R-3 Residential – Limited High Density where not specifically overridden by the regulations defined in this DC-2 Direct Control District and the site plan illustrated as Schedule "A".

viii) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighboring properties.

6.0 Specific Development Plans

Attached hereto as Schedule "A" and "B" and forming part of this Bylaw.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 11th DAY OF MARCH, AD 2002.

READ A SECOND TIME IN COUNCIL THIS 8th DAY OF APRIL, AD 2002.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 8th DAY OF APRIL, AD 2002.

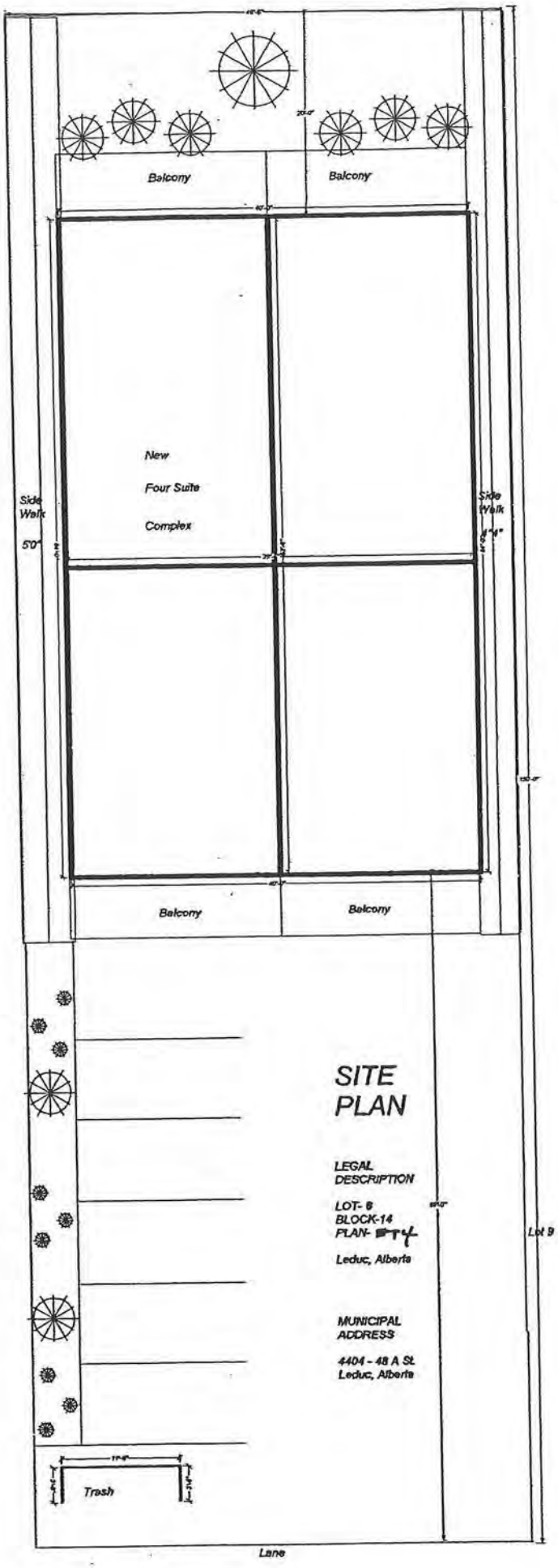
George Rogers
MAYOR

Coral Callioux
CITY CLERK

April 15, 2002
Date Signed

DESKTOP
DESTROY

BYLAW 512-2002
SCHEDULE "A"



BYLAW 512-2002
SCHEDULE "B"

FRONT & REAR ELEVATION

TYPICAL SIDE ELEVATION

DESKTOP
DESTROY

Bylaw No. 503-2001

 Code 06/01

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW.

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 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 340-94. 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:

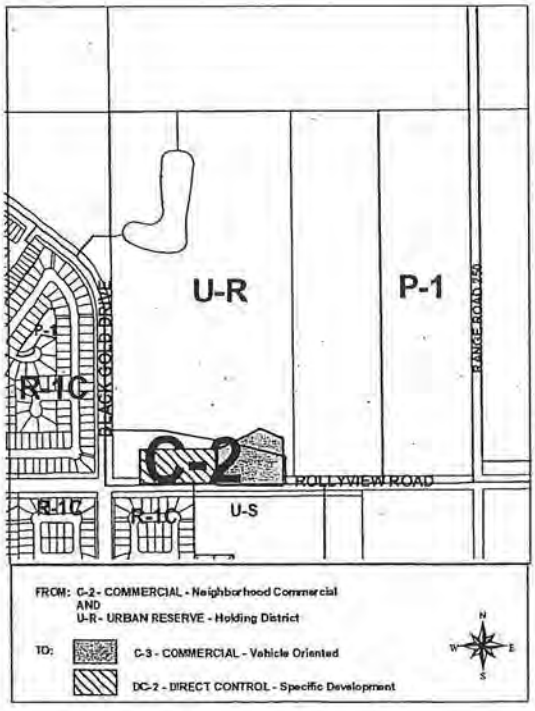
I. **THAT**, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of Lot 3, Block 21, Plan 9021045
(consisting of 2.2 ha. more or less)

FROM: C-2 – Commercial – Neighborhood Commercial
And
U-R – Urban Reserve – Holding District

TO: C-3 – Commercial – Vehicle Oriented
DC-2 - Direct Control – Specific Development

as shown:



II **Development Regulations**
DC-2 - Direct Control – Comprehensive Development

1.0 General Purpose of District

To establish a specific development control district. This district is intended to provide for medium density housing to accommodate 2 apartment buildings with a total of 93 suites up to a maximum height of four storeys.

2.0 Area of Application

This DC-2 District shall apply to a portion of Lot 21, Block 3, Plan, 902-1045, located east of Black Gold Drive and north of Rollyview Road, as shown on Schedule A of this Bylaw.

3.0 Uses

Permitted Uses	Discretionary Uses
(a) Accessory Buildings	(a) Accessory Use - Home Occupations
(b) Multi Dwellings	(b) Private Swimming Pools
(c) Show Homes	

4.0 Development Criteria

1) Site coverage shall be generally in accordance with the site plan illustrated on Schedule B to this Bylaw.
2) The maximum density shall be 125 dwellings/ha. (50/acre).
3) Setbacks will be as set out in Schedule B to this Bylaw.
4) No portion of any building may project into the yards as set out on Schedule B.
5) The elevations of buildings shall be developed generally in accordance with Schedule C to this Bylaw.
6) The maximum height shall be 15.0 m (49.21 ft.) and shall be no more than four storeys above grade.
7) Landscaping will be provided and maintained according to a Landscape Plan that meets the requirements of Section 30 of Bylaw 340-94 and that has been submitted to, and approved by the Development Officer.

5.0 General Requirements

1) The siting and general appearance, landscaping, fencing and surface treatment of the site shall be to the sole satisfaction of the Development Officer.

2) A private outdoor amenity area with a minimum dimension of 2.13 m and a minimum area of 2.60 m^2 shall be provided for each dwelling unit in the form of a patio or balcony.

3) An outdoor amenity area as indicated on Schedule B shall be maintained at the east side of Building B.

4) Garbage storage facilities will be provided and must meet the standards set out in Section 31(1) of Bylaw 340-94.

5) Parking must meet the minimum standards of Part 7 of Bylaw 340-94. A minimum of 0.2 of the required stalls shall be assigned and posted "Visitor Parking".

6) Outdoor lighting is permitted in this district providing it meets the standard set out in Section 41 of Bylaw 340-94.

7) Development in this District shall be evaluated with respect to compliance with the R-3 District and all other provisions of Land Use Bylaw 340-94 where not specifically overridden by this DC-2 zoning.

8) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighboring properties.

6.0 Development Regulations for Discretionary Uses

Development regulations for discretionary uses shall be as follows:

(a) Accessory Use – Home Occupations – Section 47 of the Land Use Bylaw
(b) Show Homes – as per Section 48 of the Land Use Bylaw
(c) Swimming Pools – as per Section 45 of the Land Use Bylaw

7.0 Development Agreement

A development agreement is required to ensure compliance with all criteria and conditions of this district.

8.0 Specific Development Plans

Attached hereto as Schedules A, B and C and forming part of this Bylaw.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 9 DAY OF JULY, AD 2001.

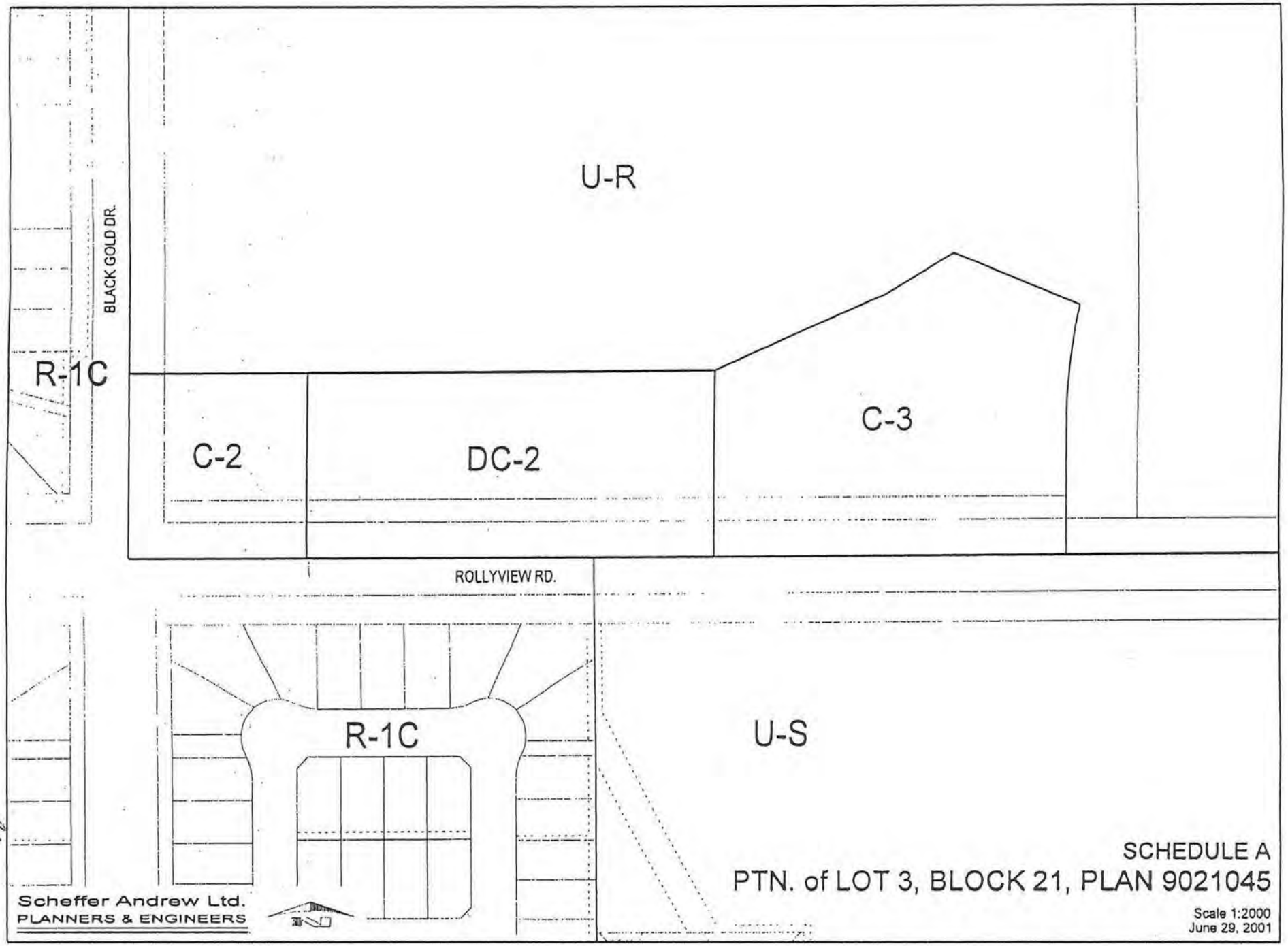
READ A SECOND TIME IN COUNCIL THIS 27 DAY OF Aug, AD 2001.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 27 DAY OF Aug, AD 2001.

George Rogers
MAYOR

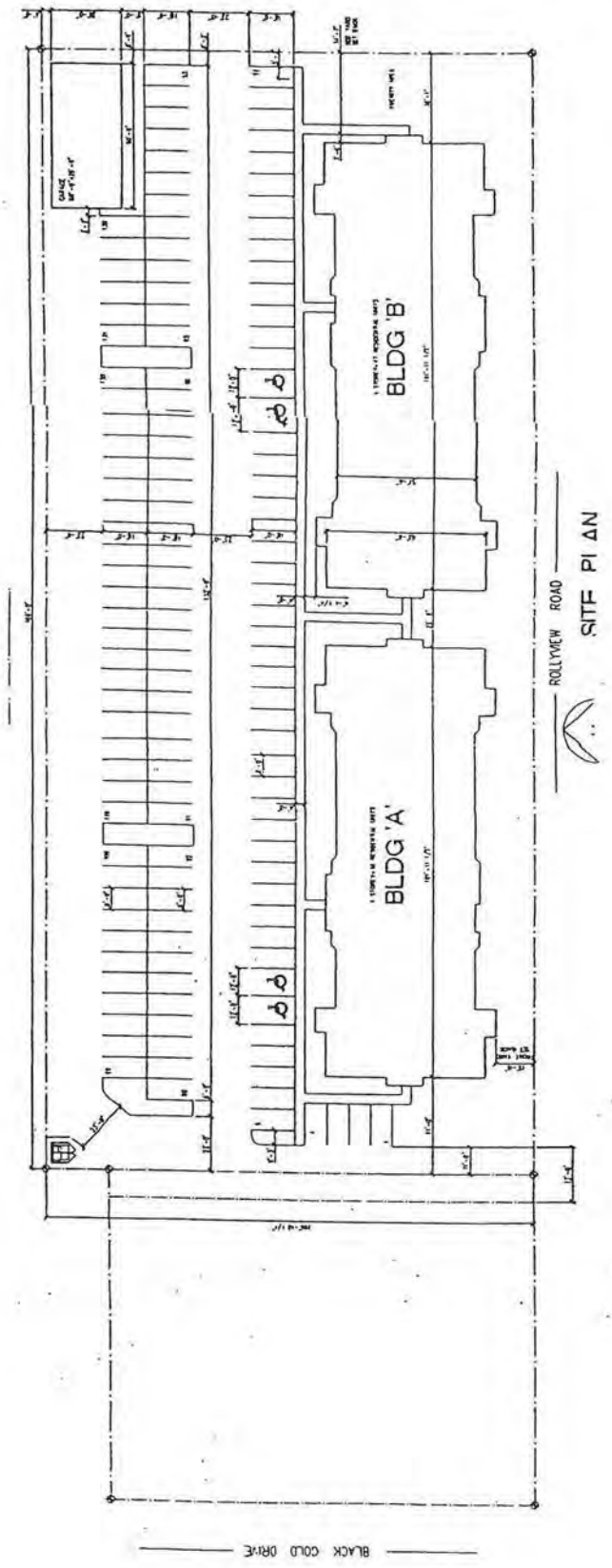
Coral Callioux
CITY CLERK

AUGUST 31, 2001
Date Signed


U-R
BLACK GOLD DR.
R-1C
C-2
DC-2
C-3
ROLLYVIEW RD.
R-1C
U-S
Scheffer Andrew Ltd.
PLANNERS & ENGINEERS
SCHEDULE A
PTN. of LOT 3, BLOCK 21, PLAN 9021045
Scale 1:2000
June 29, 2001

SCHEDULE A

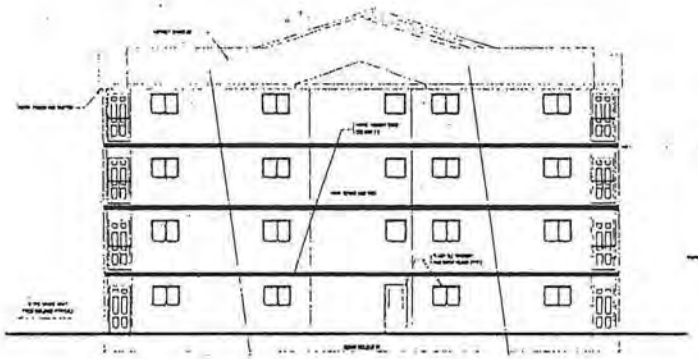
SCHEDULE B



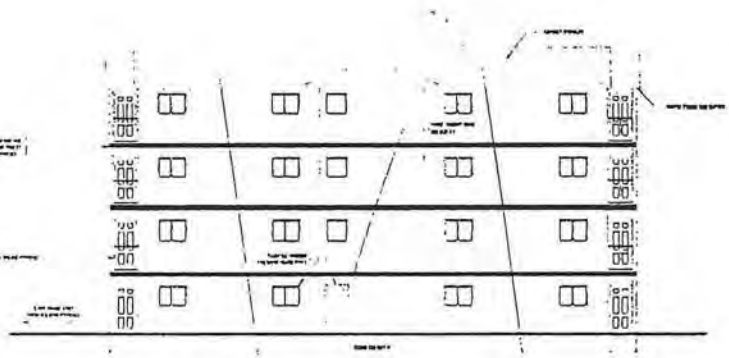
SITE PLAN

FRONT ELEVATION (BLDG 'B' SHOWN- BLDG 'A' REV.\SIM.)

REAR ELEVATION (BLDG 'B' SHOWN- BLDG 'A' REV.\SIM.)



RIGHT ELEVATION



LEFT ELEVATION

SCHEDULE C

PTN. of LOT 3, BLOCK 21, PLAN 9021045

Scale NTS

Scheffer Andrew Ltd.
PLANNERS & ENGINEERS

SCHEDULE C

Carol

DESKTOP
DESTROY

Bylaw No. 499-2001

Code 06/01

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW.

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 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 340-94. Notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act.

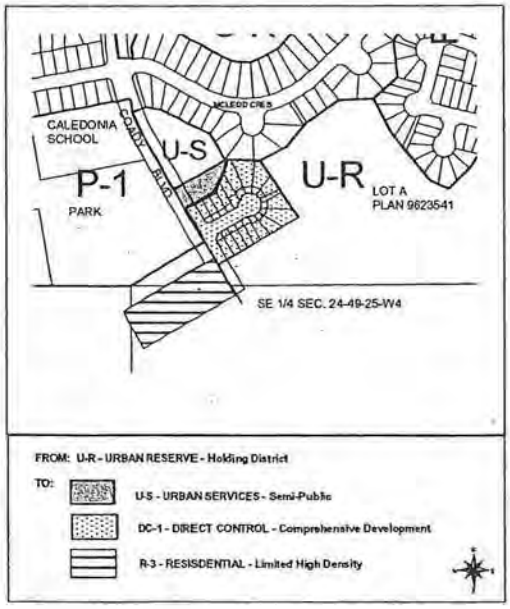
THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

I. **THAT**, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of Lot D, Plan 9823816
Part of Lot A, Plan 9623541
Part of the SE and SW ¼ Sec. 24-49-25-W4th

FROM: U-R – Urban Reserve – Holding District
TO: U-S - Urban Services – Semi-Public
DC-1 - Direct Control – Comprehensive Development
R-3 – Residential – Limited High Density

as shown:



II **Development Regulations**
DC-1 - Direct Control – Comprehensive Development

1.0 General Purpose of District

To establish a comprehensive development control district. The district shall provide for 18 lots to accommodate single detached dwellings with front two-car attached garages.

2.0 Area of Application

The Bylaw applies to Meadowview Park Stage 8, Phase A and Part of Lot A, Plan 962-3541 as shown on Schedule A of this Bylaw.

3.0 Uses

Permitted Uses	Discretionary Uses
(a) Accessory Buildings	(a) Accessory Use - Home Occupations
(b) One Single Detached Dwelling Per Parcel	(b) Private Swimming Pools
(c) Show Homes	

4.0 Development Criteria

1) Site Coverage

Maximum total site coverage shall not exceed 45% of which the principal building with attached garage shall not exceed 40% and accessory buildings shall not exceed 15% of the total site area.

2). Minimum Floor Area (not including garage)

	Minimum
1 Storey	90 m^2
Bi-level – main floor	90 m^2
1 ½ and 2 Storey – main floors combined	105 m^2
Split Level – main floors combined	105 m^2
Split – with 3 levels, main floors combined	105 m^2

3) Minimum Site Depth

(a) For internal lots:

- 34 m (111.5 ft.)

(b) For standard pie lots 127, 129, 130, 131 and 132:

- May be reduced to a minimum of 31 m (101.7 ft.) as permitted under the R-1C District standards.

4) Minimum Site Width

(a) For internal lots:

- 10.65 m (35 ft.)

(b) For standard pie lots:

- 9.2 m (30.2 ft.) to be measured 9 m (29.5 ft.) from the front property line.

- 13.4 m (44 ft) to be measured 6 m (19.6 ft.) from the front property line for lots 127, 129, 130, 131 and 132 as required under the R-1C District standards.

5) Minimum House Width

The minimum house width, measured from any point on the dwelling shall be 7.92 m (26.0 ft.).

6) Minimum Site Area

Shall be the product of the minimum site depth and the minimum site width.

7) Minimum Front Yard Setback

Shall be 6 m (19.68 ft.) to a front attached garage.

8) Minimum Side Yard Setback

Side yard setbacks to the principal building and all projections shall be:

(a) For interior lots: 1.2 m (3.9 ft).

(b) For corner lots – 2.4 m (7.9 ft.) on flanking lot to public roadway.

(c) For Lots 127, 129, 130, 131, 132: 1.52 m (5.0 ft.).

Notwithstanding the above, eaves may project a maximum of 0.6 m (2 ft.) into the required side yard.

(d) No building or object more than 1 m (3.3. ft.) in height shall exist within the triangular area formed by intersecting rights-of-way and a straight line joining the points on a line 9.0 m (29.5 ft.) from the intersection.

9) Minimum Rear Yard Setback

(a) Shall be 8 m (26.2 ft.) to the principal building.

(b) Minimum setback to a 0.6 m high open deck structure shall be 5.0 m. Roofed decks are considered part of the principal building.

5.0 General Regulations

No variance to the minimum requirements of this Bylaw will be permitted.

6.0 Design Criteria

1) Landscaping shall be as required under Section 30 of the Land Use Bylaw.

2) The exterior finish on all buildings shall be of a permanent material and shall be of a character satisfactory to the Development Officer.

7.0 Development Regulations for Discretionary Uses

Development regulations for discretionary uses shall be as follows:

(a) Accessory Use – Home Occupations – Section 47 of the Land Use Bylaw

(b) Show Homes – as per Section 48 of the Land Use Bylaw
(b) Swimming Pools – as per Section 45 of the Land Use Bylaw

8.0 Development Agreement

A development agreement is required to ensure compliance with all criteria and conditions of this district.

9.0 Specific Development Plans

Attached hereto as Schedule A and forming part of this Bylaw.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 11 DAY OF JUNE, AD 2001.

READ A SECOND TIME AS AMENDED IN COUNCIL THIS 27 DAY OF August, AD 2001.

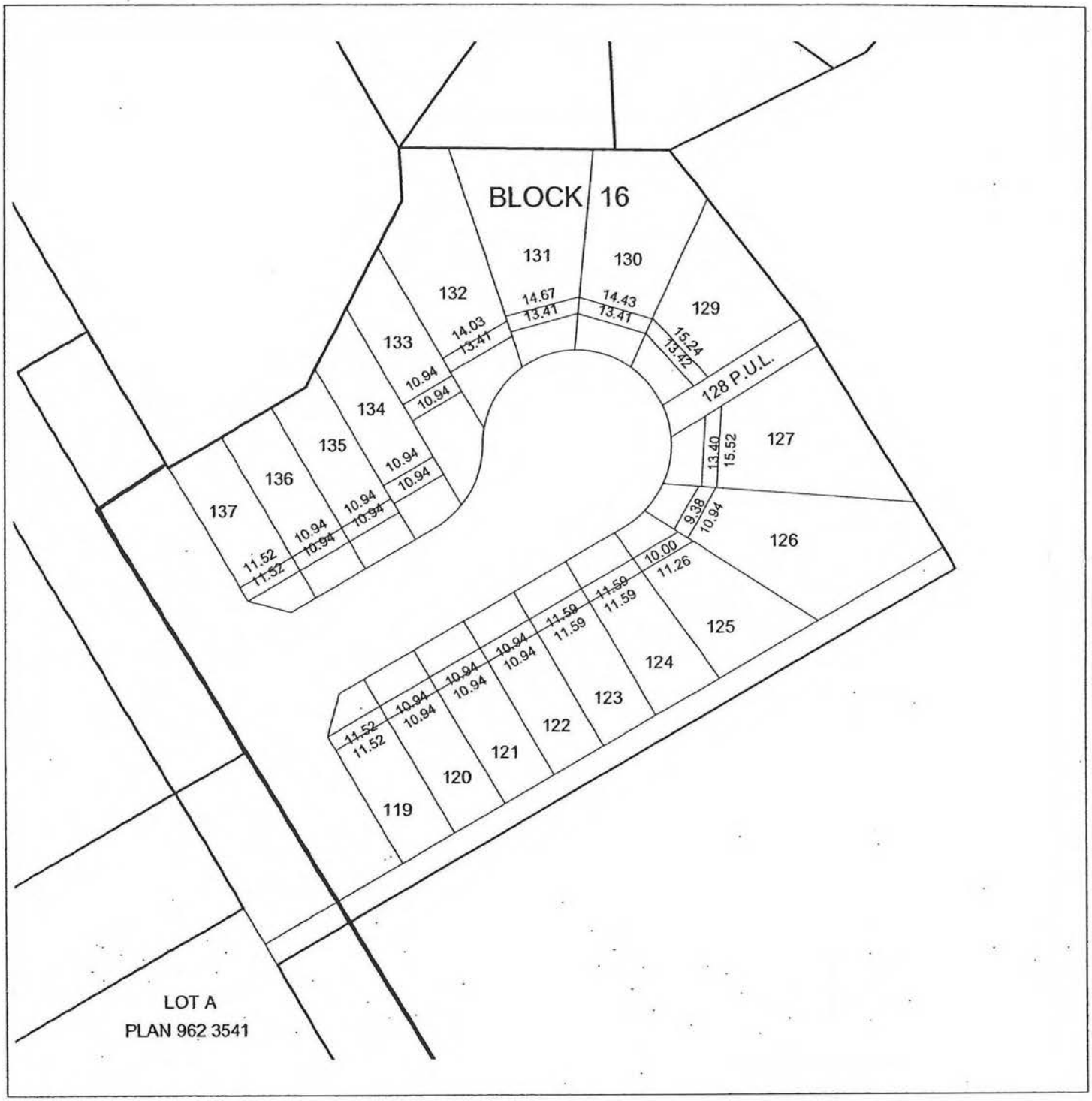
READ A THIRD TIME AS AMENDED IN COUNCIL AND FINALLY PASSED THIS 27 DAY OF August, AD 2001.

George Rogers
MAYOR

Coral Callioux
CITY CLERK

AUG. 31, 2001
Date Signed

BYLAW 499-2001
SCHEDULE "A"



Bylaw No. 491-2000

Code 06/01

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 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 340-94. Notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act.

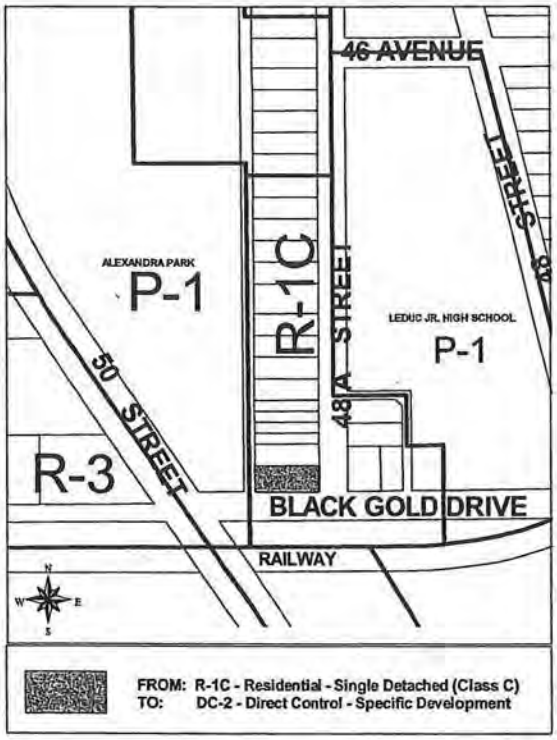
THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

I. **THAT**, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

LOT 9, BLOCK 14, PLAN T4
Being 4402 – 48A Street
City of Leduc

DESKTOP DESTROY

FROM: R-1C – RESIDENTIAL – Single Detached (Class C)
TO: DC-2 – DIRECT CONTROL – Specific Development
as shown:



II Development Regulations
DC- 2 Direct Control – Specific Development

1.0 General Purpose of this District

To establish a site specific development control district to accommodate a four-plex dwelling with site development regulations intended to ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

This bylaw applies to Lot 9, Block 14, Plan T4, consisting of 802.84 m^2 (8,642 sq.ft.) as shown on Schedule "A" to this Bylaw.

3.0 Uses

1. Multi-dwellings
2. Accessory Buildings

4.0 Development Criteria

i) Site coverage shall be generally in accordance with the site plan illustrated in Schedule "A".

ii) The maximum gross floor area shall not exceed 445.92 m^2 (4,800 sq.ft.)

iii) The maximum gross floor area per unit shall not exceed 111.48 m^2 (1,200 sq.ft.).

iv) The maximum height shall be 6.71 m (22.0 ft.).

v) The minimum side yard setback shall be 1.83 m (6.0 ft.).

vi) The minimum front yard setback adjacent to Black Gold Drive shall be 3.66 m (12.0 ft.).

vii) The minimum front yard setback adjacent to 48A Street shall be 6.0 m (20.0 ft.).

viii) The minimum rear yard setback shall be 21.9 m (72.0 ft.).

ix) Verandas and balconies shall not project beyond any setback requirement more than 1.83 m (6.0 ft.)

x) Landscaping and surface treatment of the site shall be undertaken and in accordance with the requirements under Section 30 of Bylaw 340-94.

5.0 General Requirements

i) The siting and general appearance of the building, landscaping, fencing and surface treatment of the site shall be to the satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amenities of adjacent buildings. The building shall be designed to achieve a pleasing architectural character through use of such elements as balconies, earthtone colors and finishes and/or gables of other roofing variations.

ii) A private outdoor amenity area shall be maintained in the rear yard between the parking stalls and the dwelling of at least 3.35 m (11.0 ft.).

iii) No parking, loading, storage or trash storage and collection shall be permitted within a required yard, except as indicated on the site plan attached as Schedule "A". Trash storage and collection areas shall be screened and located in the rear yard adjacent to the north/south lane.

iv) Parking stalls shall be located in surface locations as indicated on the site plan illustrated on Schedule "A" and to the satisfaction of the Development Officer. The required number of stalls shall be as specified in Section 58(2) of Land Use Bylaw 340-94.

v) A site drainage plan shall be submitted with the Development Permit Application. The plan shall indicate the location of down spouts from the roof of the building and design elevations and directional arrows for surface drainage. The drainage shall not have a negative impact on adjacent parcels.

vi) Any exterior lighting of the site shall be provided and designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.

vii) In order to ensure that a high standard of appearance and sensitivity transition to the surrounding land users are achieved, a landscaping plan showing planting specifications and details shall be submitted with the initial development permit application for approval by the Development Officer, which in the opinion of the Development Officer shall comply with the objectives of this District.

viii) Development in this District shall be evaluated with respect to the R-3 Residential – Limited High Density where not specifically overridden by the regulations defined in this DC-2 Direct Control District and the site plan illustrated as Schedule "A".

ix) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in

keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighboring properties.

6.0 Specific Development Plans

Attached hereto as Schedule "A" and forming part of this Bylaw.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 11 DAY OF DECEMBER, AD 2000.

READ A SECOND TIME IN COUNCIL AS AMENDED THIS 8 DAY OF JANUARY, AD 2000.

READ A THIRD TIME IN COUNCIL AS AMENDED AND FINALLY PASSED THIS 8 DAY OF JANUARY, AD 2000.

George Rogers
MAYOR

Coral Callioux
CITY CLERK

JANUARY 09, 2001
Date Signed

Legal Description
Lot - 9
Block - 14
PLAN - 14
Leduc, Alberta

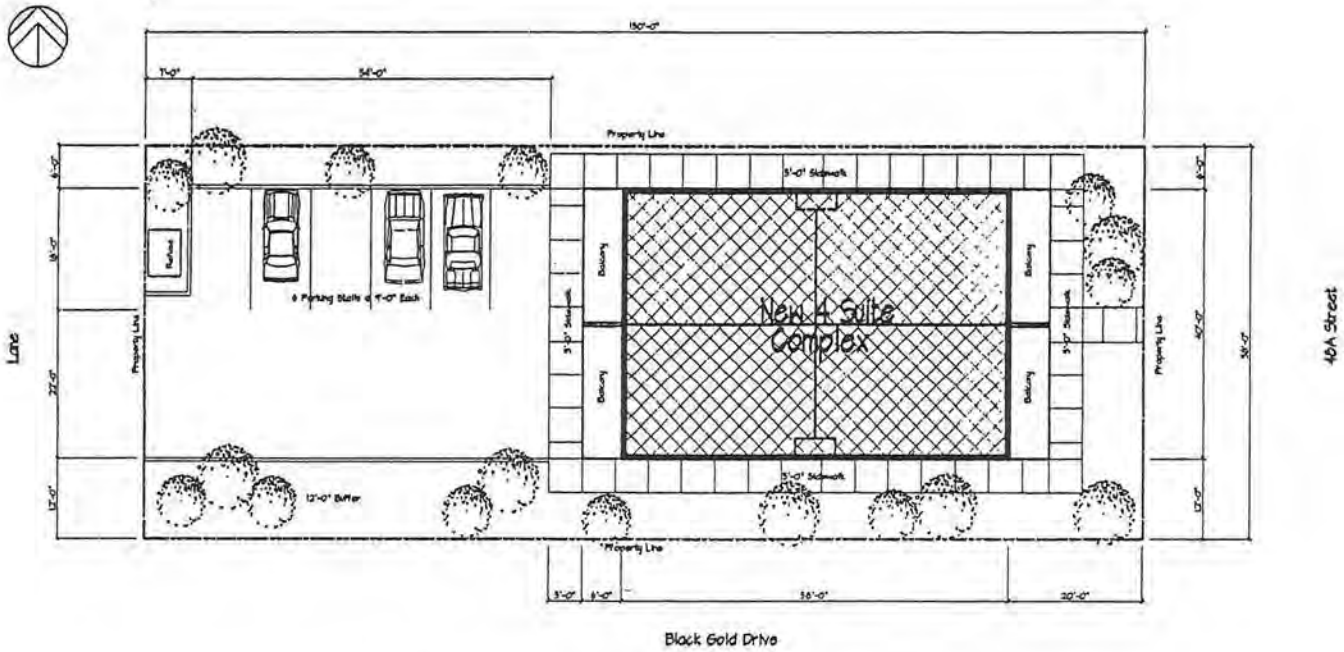
Municipal Address
4402 - 48A Street
Leduc, Alberta

PCA ARCHITECTS LTD.
Wetaskiwin, Alberta

SEALS

BYLAW 491-2000

SCHEDULE "A"



Site Plan
SCALE 1/8"=1'-0"

Revisions

No.	Description	Date
1	Preliminary	Nov 24-00

Notes
THE IMPERIAL SCALE INDICATED ON THE REFERENCE SYMBOLS APPLY TO DRAWINGS PRINTED FULL SIZE ON 24" X 36" (ARCH D) SHEET SIZE. THE GIVEN SCALE DOES NOT APPLY TO REDUCTIONS OR ENLARGEMENTS OF THE DRAWING SHEETS.

Project
Proposed Residential Developement
for D-CORP Inc.

Leduc, Alberta

Sheet Title
Site Plan

Scale	AS SHOWN
Date	Dec. 1-00
Drawn	G.M.F.
Checked	C. Laing

Sheet
A1.1
of

Bylaw No. 471-2000

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 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 340-94. 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:

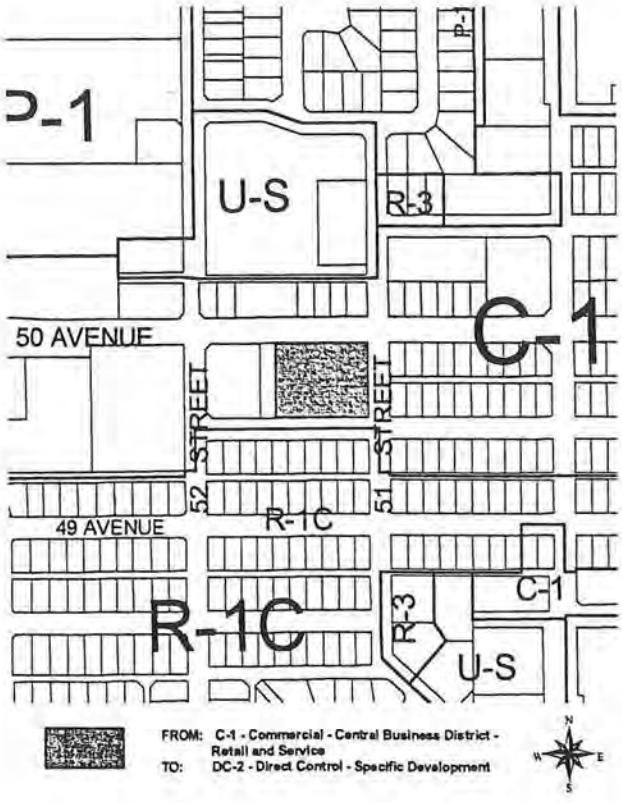
I. THAT, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

LOT E, BLOCK 31,PLAN 8722145
City of Leduc

FROM: C-1 – COMMERCIAL – Central Business District – Retail and Service

TO: DC-2 – DIRECT CONTROL – Specific Development

as shown:



II Development Regulations
DC- 2 Direct Control – Specific Development

1.0 General Purpose of this District

To establish a site specific development control district in which commercial and residential uses are permitted subject to regulations and design control to ensure a high quality of development and compatibility with adjacent land uses and roadways.

2.0 Area of Application

This bylaw applies to Lot E, Block 31, Plan 8722145 within the City of Leduc to be subdivided as shown on Schedule "A" to this Bylaw.

3.0 Uses

i) Lots 1 and 2:

Permitted Uses

(a) Accessory Buildings
(b) Business Support Services
(c) Clinics
(d) Drive in Food Services
(e) Eating Establishments, Minor
(f) Professional, Financial and Office Services
(g) Rapid Drive Through Vehicle Services, Car Wash Only
(h) Retail Stores

ii) Lots 3 and 4

Permitted Uses	Discretionary Uses
(a) Accessory Buildings	(a) Home Occupations
(b) Multi Dwellings	(b) Show Homes
(c) Stalls For Small Cars	

4.0 Development Criteria

i) Setbacks will be as set out in Schedule "A", Proposed Property Boundaries and Required Yards, to this Bylaw.

ii) The four sites shall be developed generally in accordance with Schedule "B", Proposed Site Plan for Development, to this Bylaw.

iii) No portion of any building may project into the yards as set out on Schedule "A" Proposed Property Boundaries and Required Yards.

iv) The elevation of the front and street side of the car wash building shall be developed generally in accordance with Schedule "C", Proposed Front Elevations, to this Bylaw.

v) The elevation of the front of the residential buildings shall be developed generally in accordance with Schedule "D", Proposed Front elevation for the Residential Building, to this Bylaw.

vi) The maximum height for commercial uses on Lots 1 and 2 will be 10 meters.

vii) The maximum height for the uses on residential Lots 3 and 4 will be 20 meters and shall be no more than four stories above grade.

viii) The maximum density for the uses on residential Lots 3 and 4 will be 24 units per lot and a minimum of 40% of the units shall be two bedroom dwellings.

ix) Landscaping will be provided and maintained according to a Landscape Plan that meets the requirements of Section 30 of Bylaw 340-94 and that has been submitted to, and approved by the Development Officer.

5.0 General Requirements

i) The siting and general appearance, landscaping, fencing and surface treatment of the site shall be undertaken in accordance with the provisions set out on the Schedules "A" to "D" to the sole satisfaction of the Development Officer.

ii) The exterior finish of all commercial buildings shall be similar in texture, material, and have complementary colours.

iii) A private outdoor amenity area with a minimum dimension of 2.0 m and a minimum area of 7.0 m^2 shall be provided for each dwelling unit in the form of a patio, sunroom or balcony.

iv) Garbage storage facilities will be provided and must meet the standards set out in section 32(1) of Bylaw 340-94.

v) Parking must meet the minimum standards of Part 7 of Bylaw 340-94. For each residential unit there will be one underground parking space. In addition there will be 1 above ground parking space for each two dwelling units.

vi) Vehicular access to each lot will generally be as shown on the attached Schedule "B", Proposed Site Plan for Development. Access from 50th Avenue to Lots 1 and 2 shall be coordinated to achieve minimal impact on 50th Avenue utilizing a single access point as shown on Schedule B. An easement shall be prepared to ensure access from 50th Avenue to Lots 1 and 2 and common parking on Lots 1 and 2 following subdivision of the area to which this Bylaw applies. Access from Lot 1 onto 51st Street shall be an Exit Only.

vii) Outdoor lighting is permitted in this district providing it meets the standard set out in Section 41 of Bylaw 340-94.

viii) All signs will meet the standards set out in Part 9 of Bylaw 340-94.

ix) The applicant shall apply for subdivision of Lot E, Block 31, Plan 8722145 and obtain approval prior to the issuance of a development permit.

x) Development on Lots 1 and 2 in this District shall be evaluated with respect to compliance with C-1 – Commercial – Central Business District – Retail and Service where not specifically overridden by this DC-2 zoning.

xi) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighboring properties.

6.0 Specific Development Plans

Attached hereto as Schedules "A", "B", "C" and "D", and forming part of this Bylaw.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 27 DAY OF MARCH, AD 2000.

READ A SECOND TIME IN COUNCIL AS AMENDED THIS 25 DAY OF APRIL, AD 2000.

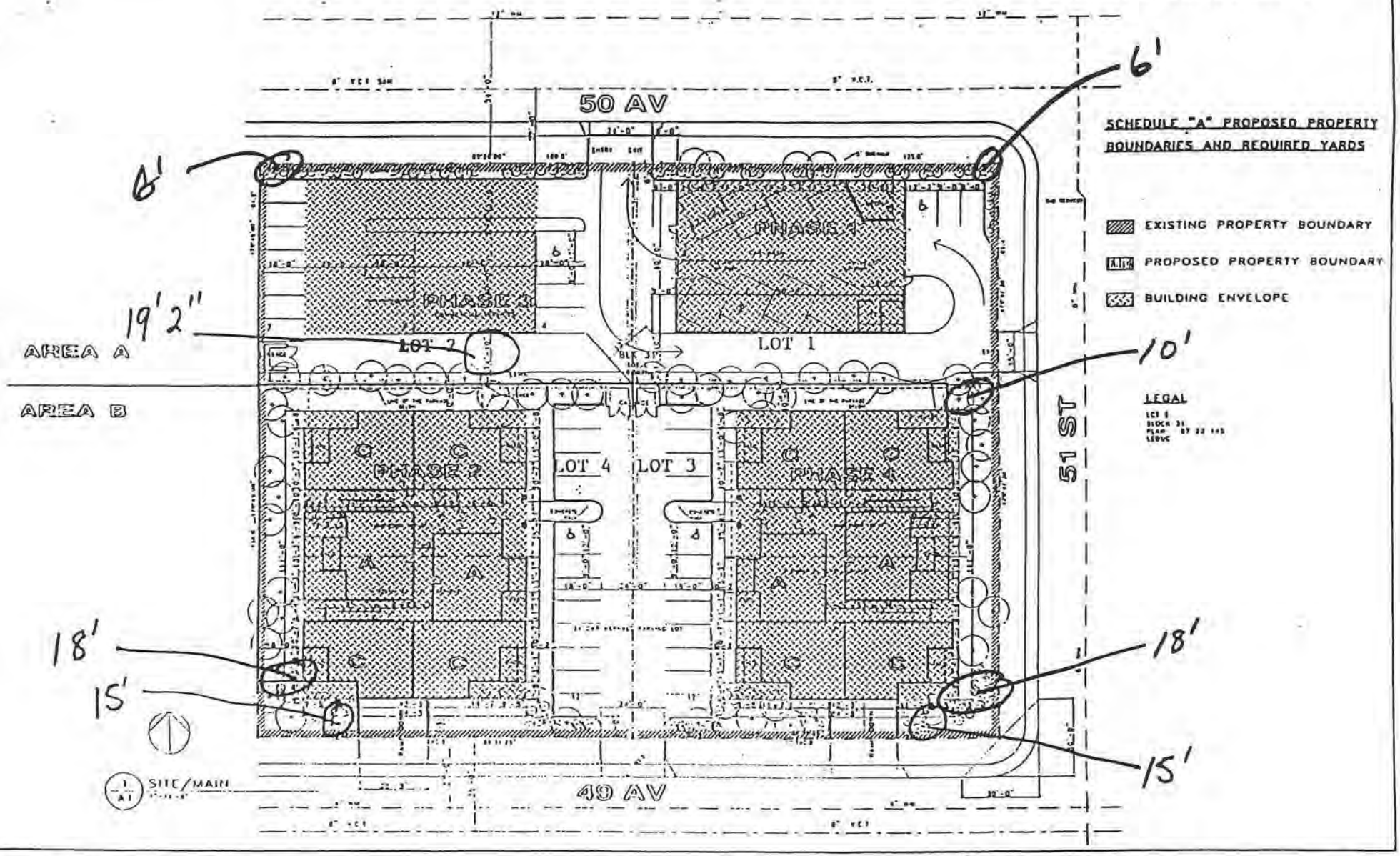
READ A THIRD TIME IN COUNCIL AS AMENDED AND FINALLY PASSED THIS 8 DAY OF MAY, AD 2000.

George Rogers
MAYOR

Coral Callioux
CITY CLERK

May 11, 2000
Date Signed

AMENDED SCHEDULE A



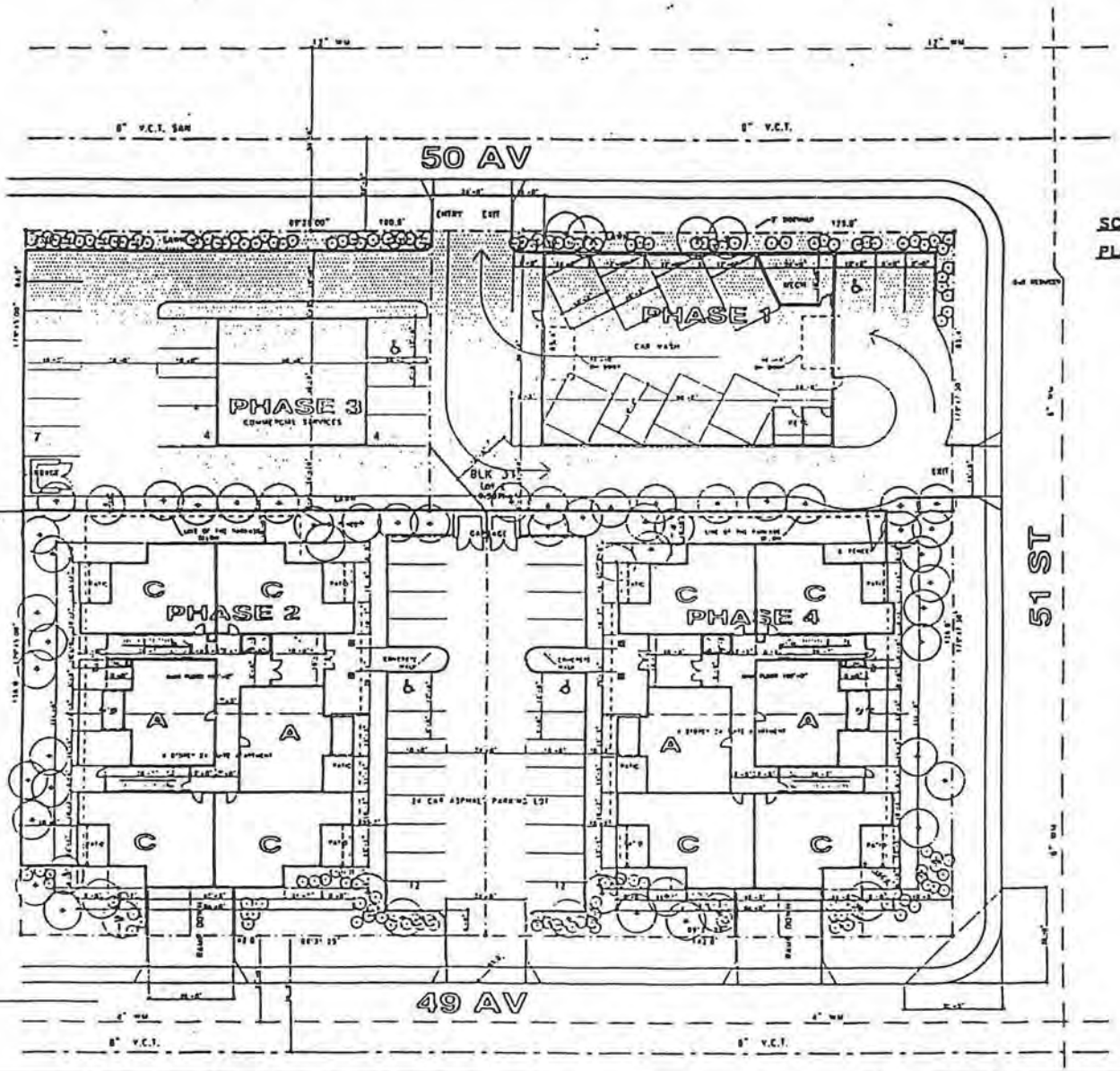
LEDUC DEVELOPMENT

gmfi architects

1094-03-16-00

SITE/MAIN

A1



AREA A

AREA B

1 / A1 SITE/MAIN

SCHEDULE "B" PROPOSED PROPERTY PLAN FOR DEVELOPMENT

LEGAL

LOT E
BLOCK 31
PLAN 87 22 145
LEDUC

SITE

AREA: 1.49 ACRES (0.587 ha)

AREA A

CARWASH
5400 SF 502 m2
PARKING 3 STACKING 8

COMMERCIAL SERVICES
3220 SF 300 m2
PARKING 13 (5/100 m2)

LANDSCAPING 340 m2 = 15%
12 DECIDUOUS 50 CALIPER
8 CONIFERS 2m HEIGHT
80 SHRUBS 400 SPREAD

AREA B

APARTMENTS 2 x 24 SUITES 648 TWO BEDROOM
2 x 7100 SF = 14100 SF 1400 m2 SITE COVERAGE

PARKING 48 UNDERGROUND 24 SURFACE
INCLUDES 10 VISITOR

LANDSCAPING 1270 m2 = 34%
30 DECIDUOUS 50 CALIPER
18 CONIFERS 2m HEIGHT
80 SHRUBS 400 SPREAD

AMENITY AREA PER UNIT 7.5 m2

LEDUC DEVELOPMENT

gmh architects

1094-03-10-00

SITE/MAIN

A1

AMENDED SCHEDULE C

Proposed Front Elevation

for the Commercial Building (Lot 1)

Schedule D" Proposed Front [illegible]

Bylaw No. 469-2000

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW AND TO AMEND BYLAW 424-98

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 to regulate and control the use and development of land and buildings in the City of Leduc,

AND, whereas the Council deemed it necessary to pass Bylaw 424-98 on July 13, 1998.

AND, the Council has deemed it expedient and necessary to amend Bylaw 340-94 and Bylaw 424-98. 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:

I. THAT, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the NW ¼ Sec. 24-49-25-W4th (Consisting of 6.8 ha. More or Less)

FROM: R-CD - Residential – Comprehensive
And
U-R – Urban Reserve – Holding District

TO: DC-1 - Direct Control – Comprehensive Development
And
P-1 – Recreational – General Recreation

as shown:

II. Bylaw 424-98 be amended as follows:

A. Clause II, Development Regulations
DC-1 - Direct Control – Comprehensive Development

i. That Item 1.0 General Purpose of District be deleted and replaced with the following:

To establish a comprehensive development control district to provide for 140 small lots and accommodate single detached dwellings. The regulations as applied to these lands are similar to those of the R-CD – Residential Comprehensive Land Use District.

ii. That Item 2.0 Area of Application be deleted and replaced with the following:

The Bylaw applies to Tribute Stage 2, 3 and 4 Phases A, B, C and D
Part of the NW Section 24-49-25-W4th as shown on Schedule A of this Bylaw.

iii. That the following be added as Item 4.11(g):

Notwithstanding Clause 11(d) above, front attached garages shall be permitted on lots greater than 11.25 m in width in a laned system. The front attached garage shall be constructed at the time the dwelling is constructed.

B. That Schedule A be amended as attached hereto.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 27 DAY OF MARCH, AD 2000.

READ A SECOND TIME AS AMENDED IN COUNCIL THIS 23 DAY OF MAY, AD 2000.

READ A THIRD TIME AS AMENDED IN COUNCIL AND FINALLY PASSED THIS 28 DAY OF AUGUST, AD 2000.

George Rogers
MAYOR

Coral Callioux
CITY CLERK

AUG. 31, 2000
Date Signed

BYLAW 469-2000

SCHEDULE A

AS AMENDED

Tribute Stage 3

Bylaw No. 440-99

Code 06/01

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW AND TO AMEND BYLAW 424-98

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 to regulate and control the use and development of land and buildings in the City of Leduc,

AND, whereas the Council deemed it necessary to pass Bylaw 424-98 on July 13, 1998.

AND, the Council has deemed it expedient and necessary to amend Bylaw 340-94 and Bylaw 424-98. 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:

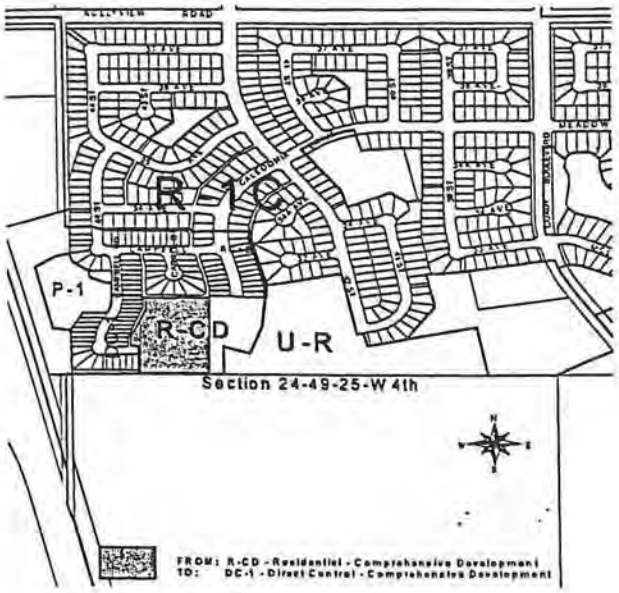
I. **THAT,** the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the NW ¼ Sec. 24-49-25-W4th
(Consisting of 1.8 ha. (4.45 acres) More or Less)

FROM: R-CD - Residential – Comprehensive

TO: DC-1 - Direct Control – Comprehensive Development

as shown:



II. Bylaw 424-98 be amended as follows:

A. Clause II, Development Regulations
DC-1 - Direct Control – Comprehensive Development

i. That Item 1.0 General Purpose of District be deleted and replaced with the following:

To establish a comprehensive development control district to provide for 57 small lots and accommodate single detached dwellings. The regulations as applied to these lands are similar to those of the R-CD – Residential Comprehensive Land Use District.

ii. That Item 2.0 Area of Application be deleted and replaced with the following:

The Bylaw applies to Tribute Stage 2 and 3
Part of the NW Section 24-49-25-W4th as shown on Schedule A of this Bylaw.

B. That Schedule A be amended as attached hereto.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 12 DAY OF APRIL, AD 1999.

READ A SECOND TIME AS AMENDED IN COUNCIL THIS 25 DAY OF MAY, AD 1999.

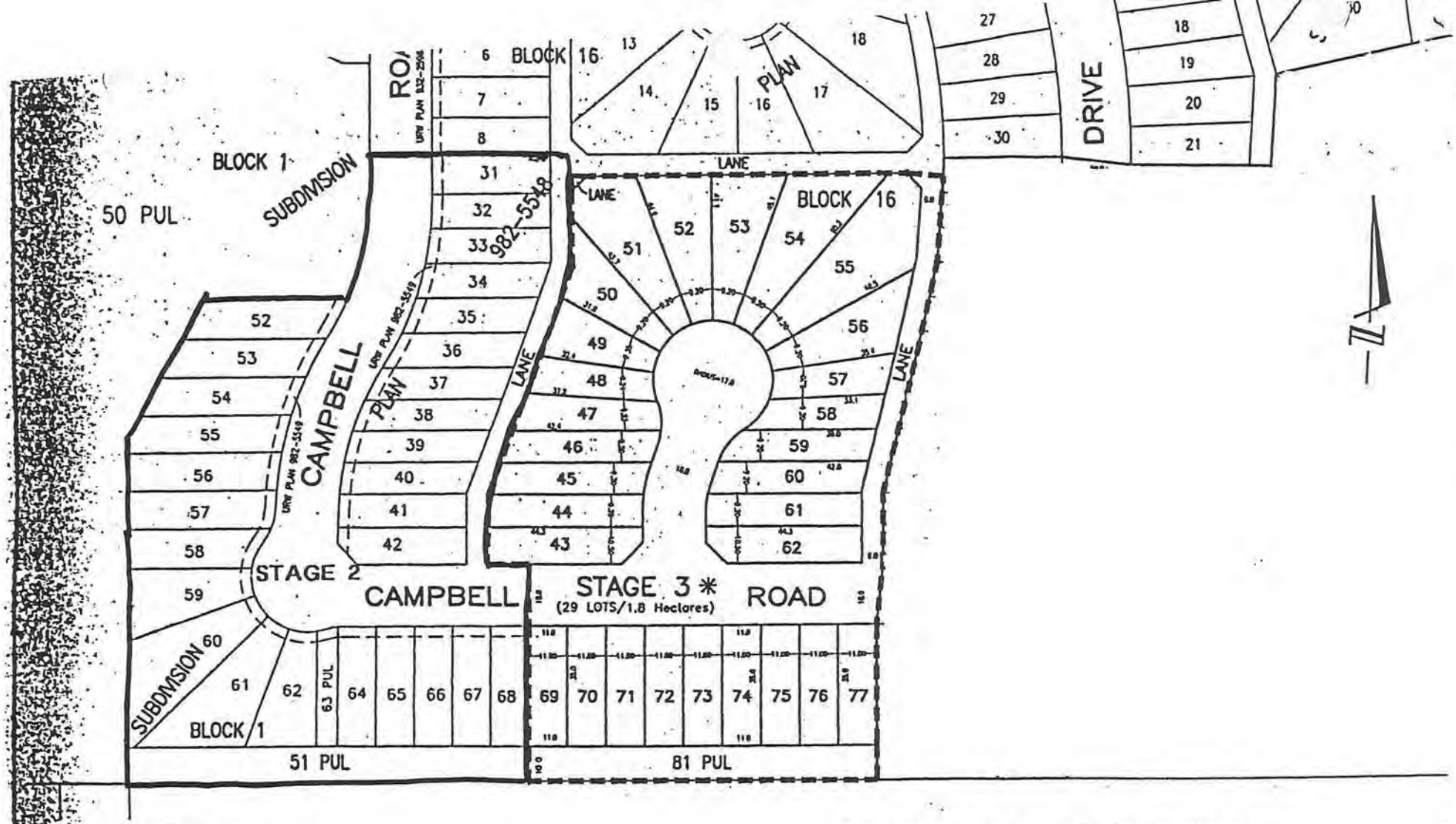
READ A THIRD TIME AS AMENDED IN COUNCIL AND FINALLY PASSED THIS 25 DAY OF MAY, AD 1999.

Deputy Mayor

George Rogers
MAYOR

Coral Callioux
CITY CLERK

June 8/99
Date Signed



TRIBUTE

S.W. 1/4 SEC.24 TWP. 49 RGE. 25 W4th MER.

PREPARED FOR:

SCHEDULE A

BYLAW 440-99

Bylaw No. 428-98

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 260-92.

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended grants a municipality the authority to pass a Land Use Bylaw;

AND, whereas the Council deemed it necessary to pass Bylaw 260-92 on July 13, 1992,

AND, in accordance with the Act, the City of Leduc passed Land Use Bylaw 340-94 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 260-92. 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:

I Clause II – Development Regulations
DC-2 Direct Control – Specific Development

A. That Item 1.0 General Purpose of District be amended as follows:

To establish a site specific development control district to accommodate a 26-unit residential condominium townhouse project.

B. That Item 4.2 Development Criteria be amended as follows:

The maximum site coverage shall not exceed 2,416 sq.m (26,000 sq.ft.)

C. That Item 4.3 Development Criteria be amended as follows:

The minimum yard setbacks shall be 6.1 m (20 ft.) abutting South Park Drive.

D. That Item 4.5 Development Criteria be amended as follows:

The minimum yard setback shall be 6.1 m (20 ft.) abutting the north property line, except adjacent to Black Gold Drive where the setback shall be a minimum of 1.52 m (5 ft.).

E. That Item 5.2 General Requirements be amended as follows:

No parking, loading, storage, or trash storage and collection shall be permitted within a required yard, except as indicated on the site plan attached as Schedule A.

F. That Item 5.3 General Requirements be amended as follows:

Parking stalls shall be provided in an enclosed heated parking structure situated within the principal structure and in surface locations generally indicated on the site plan illustrated on Schedule A and to the satisfaction of the Development Officer.

G. That Item 5.8 General Requirements be deleted in its entirety.

H. That Item 5.9 General Requirements be deleted in its entirety.

I. That Item 5.10 General Requirements be deleted in its entirety.

II Clause III Specific Development Plan

A. That Schedule A be amended as attached hereto and reflect one joint access onto Black Gold Drive between Lots C and D.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 10 DAY OF AUGUST, AD 1998.

READ A SECOND TIME IN COUNCIL THIS 14 DAY OF SEPTEMBER, AD 1998.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 14 DAY OF SEPTEMBER, AD 1998.

John W. Jackie
MAYOR

Coral Callioux
CITY CLERK

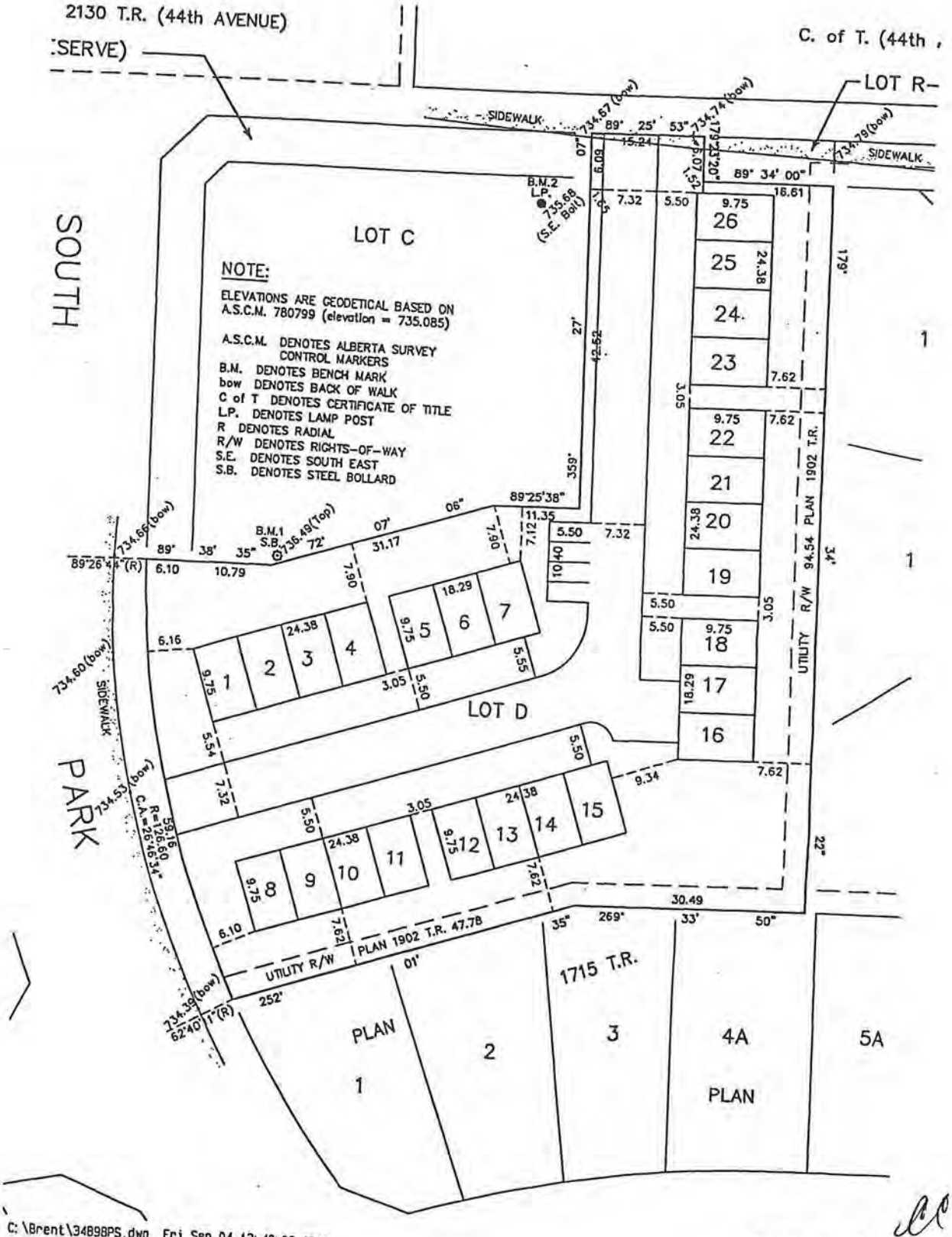
September 17th, 1998
Date Signed

Pals Surveys Ltd.
10704 - 176 ST.
EDMONTON, AB T5S 1G7

PRELIMINARY

Scale 1:500

SCHEDULE A

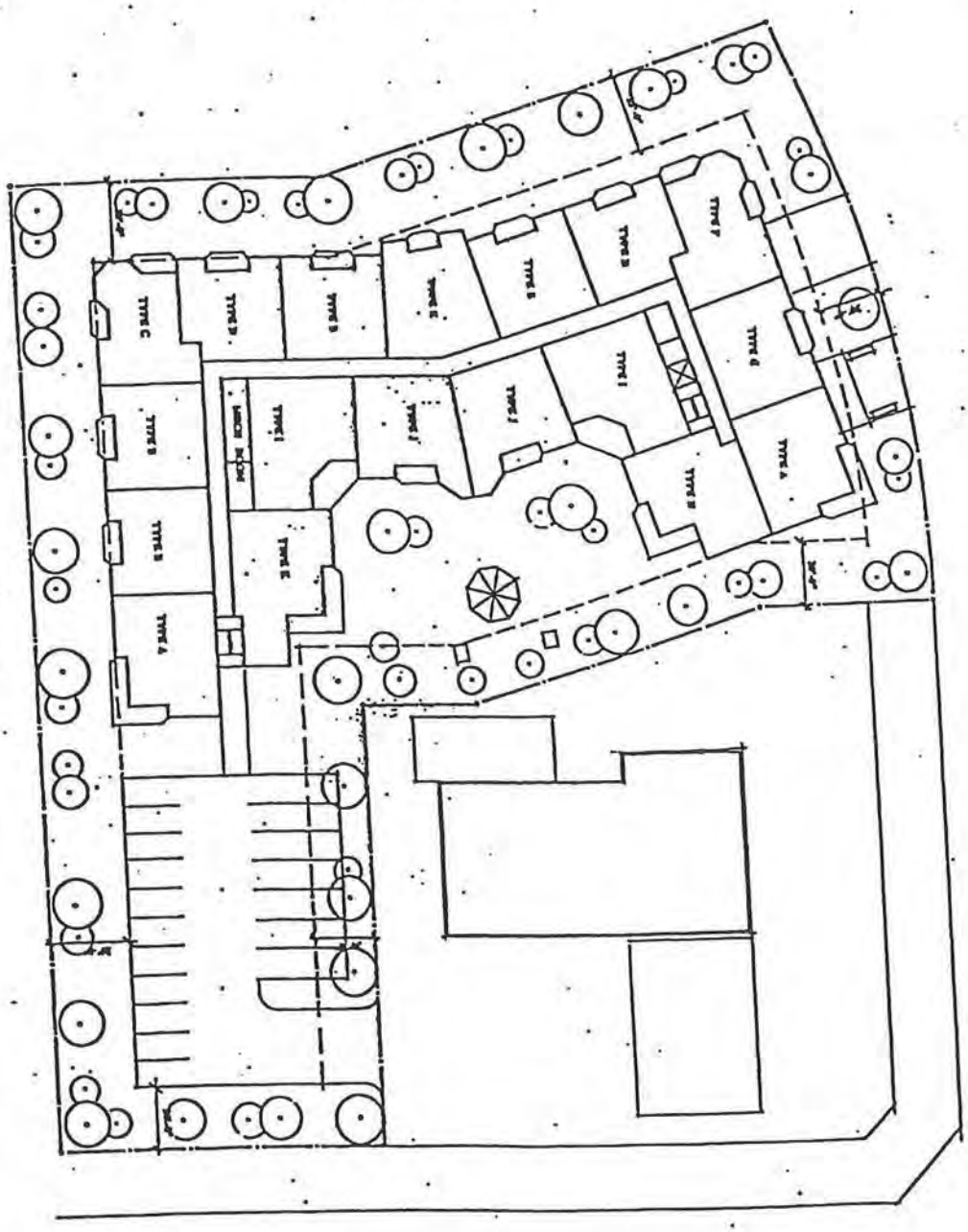


C:\Brent\34898PS.dwg Fri Sep 04 13:40:02 1998

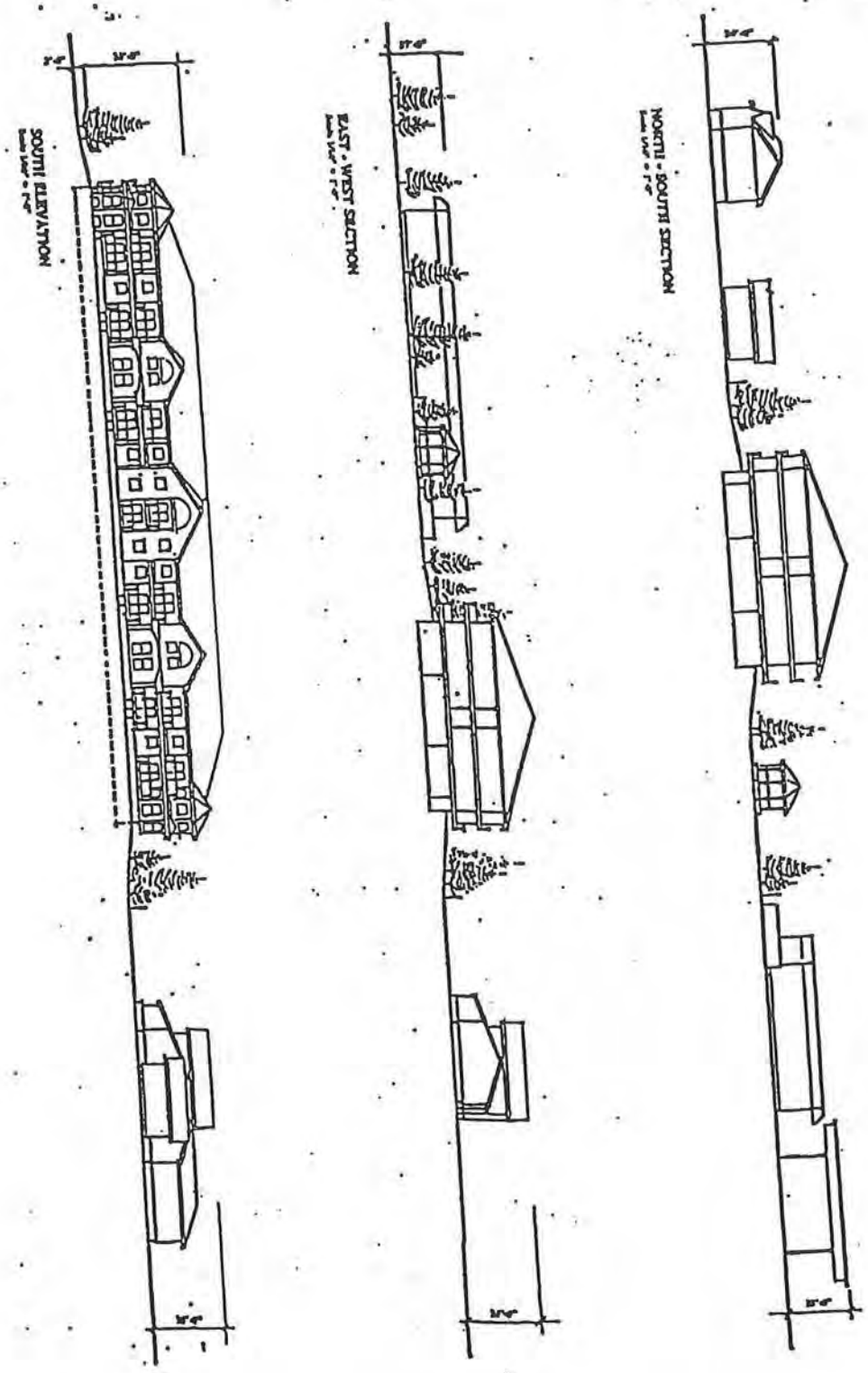
BYLAW NO. 260-92

OF THE

CITY OF LEDUC



SCHEDULE A



SCHEDULE A

Bylaw No. 424-98

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW.

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 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 340-94. Notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act.

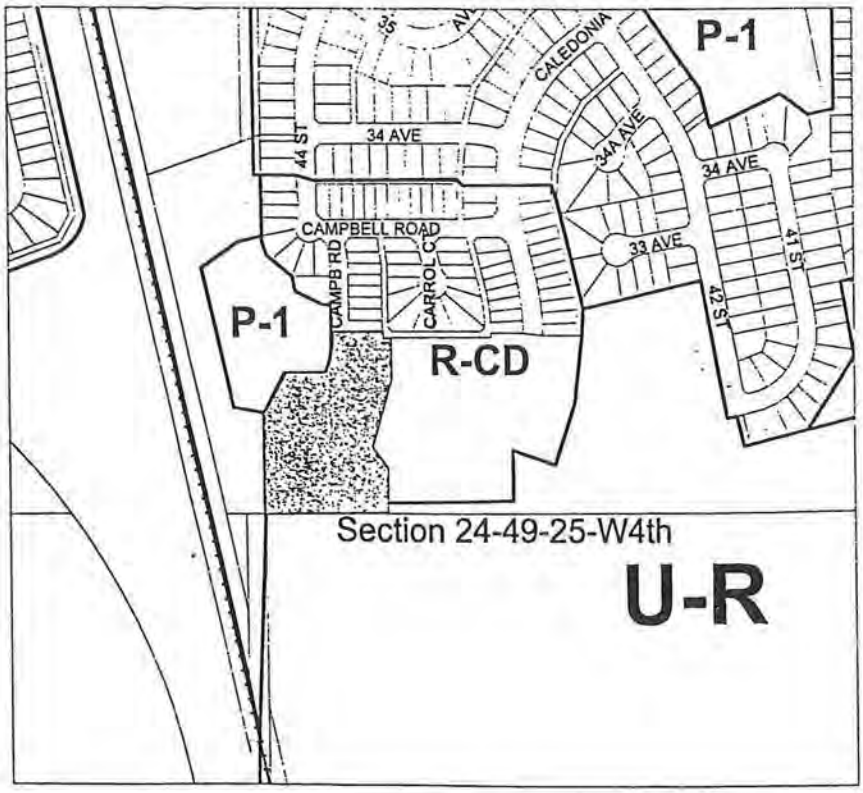
THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

I. THAT, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the NW ¼ Sec. 24-49-25-W4th
(Consisting of 1.72 ha (4.25 acres) More or Less)

FROM: R-CD - Residential - Comprehensive
TO: DC-1 - Direct Control – Comprehensive Development

as shown:



R-CD - Residential - Comprehensive Development
TO:
DC1 - Direct Control - Comprehensive Development

II Development Regulations
DC-1 - Direct Control – Comprehensive Development

1.0 General Purpose of District

To establish a comprehensive development control district to provide for 28 small lots and accommodate single detached dwellings. The regulations as applied to these lands are similar to those of the R-CD – Residential Comprehensive Land Use District.

2.0 Area of Application

The Bylaw applies to Tribute, Stage 2
Part of the NW Section 24-49-25-W4th as shown on Schedule A of this Bylaw.

3.0 Permitted Uses

1) Accessory Buildings
2) One Single Detached Dwelling Per Parcel
3) Show Homes

Discretionary Uses

1) Accessory Use - Home Occupations
2) Private Swimming Pools

4.0 Development Criteria

1) Site Coverage

Maximum total site coverage shall be 45% of a maximum of 35% for the principal building and a maximum of 15% for accessory buildings. Where a garage is attached to or part of a dwelling, the maximum shall not exceed 40% of the total site area.

2) Minimum Floor Area (not including garage)

	Minimum	Maximum
1 Storey	90 m^2	114.48 m^2
Bi-level – main floor	80 m^2	114.48 m^2
1 ½ and 2 Storey – main floors combined	110 m^2	162.57 m^2
Split Level – main floors combined	85 m^2	114.48 m^2

3) Minimum Site Depth

Shall be no less than 34 m (111.5 ft.)

4) Minimum Site Width

(a) Minimum site width for lots not served by lanes shall be:

- 11 m (36.1 ft.).for internal lots

(b) Minimum site width for lots served by lanes shall be:

- 9.2 m (30.2 ft.) for internal lots
- 10.35 m (33.96 ft.) for corner and flanking lots.

(c) Minimum site width for standard pie lots shall be:

- 9.2 m (30.2 ft.) to be measured 9 m (29.5 ft.) from the front property line.

(d) Minimum site width for reversed pie lots shall be:

- 8.1 m (26.6 ft.) to be measured at 8 m (26.2 ft.) from the rear property line.

5) Minimum House Width

(a) For lots served by lanes the minimum house width, measured from any point on the dwelling, shall be:

- 6.71 m (22.01 ft.)
- no unit shall be built with a front access garage

(b) For lots not served by lanes the minimum house width, measured from any point on the dwelling, shall be:

- 6.71 m (22.01 ft.) for units with a detached garage
- 7.92 m (26.0 ft.) for units with a front attached garage

6) Minimum Site Area

Shall be the product of the minimum site depth and the minimum site width.

7) Minimum Front Yard Setback

a) Shall be 4.5 m (14.8 ft.). for a unit with no attached garage

b) Shall be 6 m (19.68 ft.) to a front attached garage.

8) Minimum Side Yard Setback

Side yard setbacks to the principal building and all projections shall be:

(a) For lots served by lanes: 1.2 m (3.9 ft.);

(b) For lots not served by lanes:

(i) 1.2 m (3.9 ft.) on one side and 3.1 m (9.8 ft.) on the other side where parking areas are provided to the side of the dwelling;

(ii) 1.2 m (3.9 ft.) where an attached front garage is provided;

(c) For corner lots – 2.4 m (7.9 ft.) on flanking lot to public roadway;

Projections shall have a maximum wall opening of 3.0 m (9.8 ft.) and all projections shall total less than ½ of the total building length.

Notwithstanding the above, eaves may project a maximum of 0.6 m (1.97 ft.) into the required side yard.

(d) No building or object more than 1 m (3.3. ft.) in height shall exist within the triangular area formed by intersecting rights-of-way and a straight line joining the points on a line 9.0 m (29.5 ft.) from the intersection.

9) Minimum Rear Yard Setback

Shall be 8 m (26.2 ft.) to the principal building.

10) Parking

(a) A graveled parking area shall be provided for each lot. In the case of:

(i) a laned system – a parking area shall be provided to the rear of the dwelling and shall be a minimum of 5.48 m (18 ft.) by 5.48 m (18 ft.) in size,

(ii) a laneless system – a parking area shall be provided to the side or front of the dwelling. When parking areas are provided to the side of the dwelling, the parking area shall be a minimum of 2.7 m (9 ft.) by 10.9 m (36 ft.) in size.

(iii) Where a parking area is provided to the front of the dwelling, it shall not be provided within the front yard setback of this district.

(iv) Parking areas shall be so provided that a garage may be built in the future to conform with the minimum requirements of the Land Use Bylaw.

11) Garages and Accessory Buildings

(a) Garages and accessory buildings shall be as regulated under Section 46 of the Land Use Bylaw.

(b) The lot shall be designed to permit a detached garage with a minimum dimension of 6.1 m (20.0 ft.) in width x 6.7 m (22.0 ft.) in length.

(c) A parking pad for a detached garage shall be constructed on the parcel at the time of development prior to occupancy.

(d) In a laned system, one garage, or site for one garage, shall be located to the rear of each lot and shall be shown on the plan accompanying any application for a development permit for the dwelling.

(e) Notwithstanding Clause 11(c) above, separation space between a detached garage and the dwelling unit on a flanking site shall be a minimum of 2 m (6.6 ft.).

(f) Where the detached garage has overhead doors facing the lane, a minimum setback of 1 m (3.3 ft.) shall be maintained from the rear property line. Distance from the dwelling unit to a detached garage shall be a minimum of 4.9 m (16.0 ft.).

5.0 Design Criteria

1) A private outdoor amenity area of at least 30 m^2 (322.9 ft.2) shall be provided for each dwelling. This yard area shall be located immediately adjacent to, and with direct access from, the dwelling serving the spaces. Either the width or the length of such a yard shall be a minimum of 4.9 m (16.0 ft.).

2) Separation space shall be as required under Section 73 of the Land Use Bylaw.

3) Landscaping shall be as required under Section 30 of the Land Use Bylaw.

4) No single detached dwellings of identical roof or front elevations and fronting onto either side of a street shall be located within six sites from each other.

5) The exterior finish on all buildings shall be of a permanent material and shall be of a character satisfactory to the Development Officer.

6) Bungalows shall have a minimum 6/12 roof pitch and shall be a minimum of five (5) step risers to the finished main floor.

6.0 Development Regulations for Discretionary Uses

Development regulations for discretionary uses shall be as follows:

(a) Accessory Use – Home Occupations – Section 47 of the Land Use Bylaw
(b) Show Homes – as per Section 48 of the Land Use Bylaw
(c) Swimming Pools – as per Section 45 of the Land Use Bylaw

7.0 Development Agreement

A development agreement is required to ensure compliance with all criteria and conditions of this district.

8.0 General Regulations

No variance to the minimum requirements of this Bylaw will be permitted.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

LCC

READ A FIRST TIME IN COUNCIL THIS 25 DAY OF MAY, AD 1998.

READ A SECOND TIME IN COUNCIL THIS 22 DAY OF JUNE, AD 1998.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 13TH DAY OF JULY, AD 1998.

John W. Jackie
MAYOR

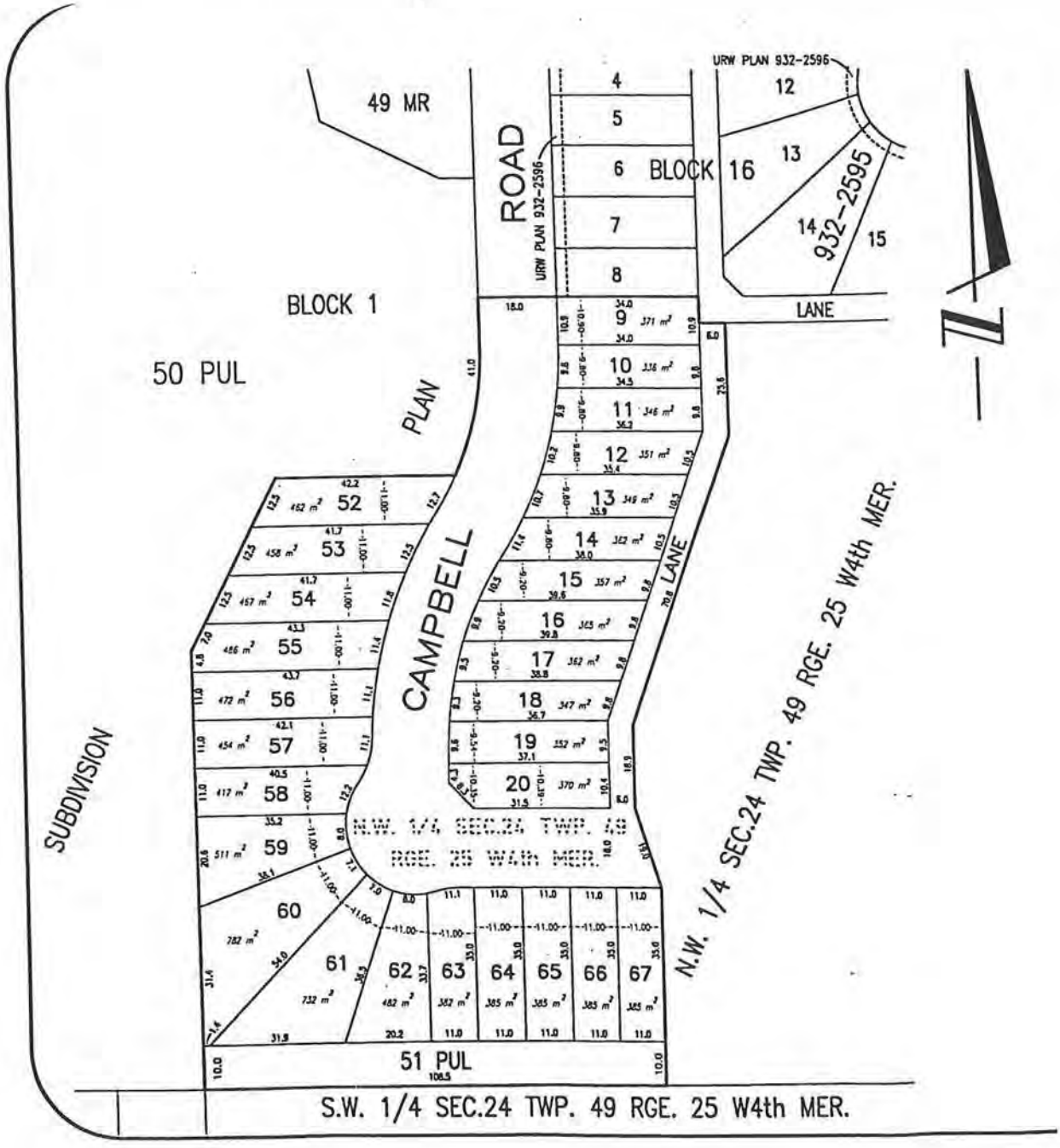
Coral Callioux
CITY CLERK

July 15th, 1998
Date Signed

424-98

BYLAW 428-98

SCHEDULE A



CITY OF LEDUC
1/11/97

Code 06/01

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 340-94, THE LAND USE BYLAW.

The Municipal Government Act, R.S.A. 1994, Chapter M-26.1, as amended 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 340-94 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 340-94. Notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act.

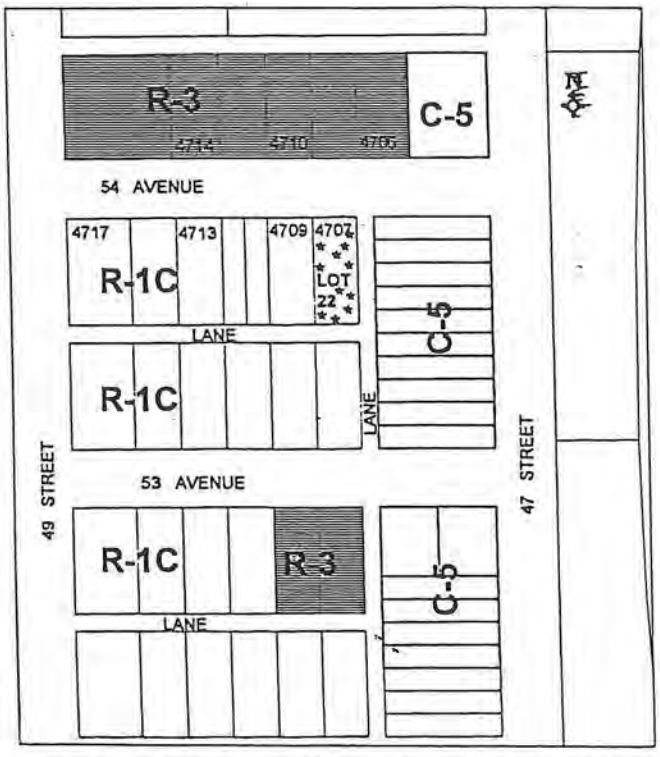
THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

I. **THAT**, the Land Use District Map attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Lot 22, Block 12, Plan T3

FROM: R-1C - Residential - Single Detached (Class C)
TO: DC-2 - Direct Control - Specific Development

as shown:



R-1C - RESIDENTIAL - SINGLE DETACHED (CLASS C)
TO
DC-2 - DIRECT CONTROL - SPECIFIC DEVELOPMENT

II Development Regulations
DC-2 - Direct Control - Specific Development

1.0 General Purpose of District

To establish a site specific development control district to accommodate a four-plex dwelling with site development regulations intended to ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

The Bylaw applies to Lot 22, Block 12, Plan T3, consisting of 557.4 m2 (6000 sq.ft.), as shown on the site plan illustrated on Schedule 'A' to this Bylaw.

3.0 Uses

1) Mult-dwellings
2) Accessory buildings

4.0 Development Criteria

i) Site coverage shall be generally in accordance with the site plan illustrated in Schedule "A".

ii) The maximum gross floor area shall not exceed 222.96 m2 (2400 sq.ft.).

iii) The maximum gross floor area per unit shall not exceed 55.74 m2 (600 sq.ft.).

iv) The maximum height shall be 7.5 m (24.6 ft.).

v) The minimum side yard setbacks shall be 1.52 m (5 ft.).

vi) The minimum front yard setback shall be 6.0 m (20 ft.).

vii) The minimum rear yard setback shall be 12.2 m (40 ft.).

viii) Verandas and balconies shall not project beyond any setback requirement more than 1.22 m (4.0 ft.).

ix) Landscaping and surface treatment of the site shall be undertaken in accordance with the requirements under Section 30 of Land Use Bylaw 340-94.

5.0 General Requirements

i) The siting and appearance of the building or improvements and landscaping of the site, shall be to the satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amenities of adjacent buildings. The building shall be designed to achieve a pleasing architectural character through use of such elements as balconies, earthtone colors and finishes and/or gables or other roofing variations.

ii) A private outdoor amenity area shall be maintained in the rear yard between the parking stalls and the dwelling of at least 59 m (18 ft.).

iii) No parking, loading, storage or trash storage and collection shall be permitted within a required yard, except as indicated on the site plan attached as Schedule "A". Trash storage and collection areas shall be screened and located in the rear yard adjacent to the north/south laneway.

iv) Parking stalls shall be located in surface locations as indicated on the site plan illustrated on Schedule 'A' and to the satisfaction of the Development Officer. The required number of stalls shall be as specified in Section 58(2) of Land Use Bylaw 340-94.

v) A site drainage plan shall be submitted with the Development Permit Application. The plan shall indicate the location of downspouts from the roof of the building and design elevations and directional arrows for surface drainage. The drainage design shall not have a negative impact on adjacent parcels.

vi) Any exterior lighting of the site shall be provided and designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.

vii) In order to ensure that a high standard of appearance and sensitivity transition to the surrounding land users are achieved, a landscaping plan showing planting specifications and details shall be submitted with the initial development permit application for approval by the Development Officer which, in the opinion of the Development Officer, shall comply with the objectives of this District.

viii) Development in this District shall be evaluated with respect to the R-3 - Residential - Limited High Density where not specifically overridden by the regulations defined in this DC-2 Direct Control District and the site plan illustrated as Schedule 'A'.

ix) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this district and would not affect the amenities , use and enjoyment of neighboring properties.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 14 DAY OF JULY, AD 1997.

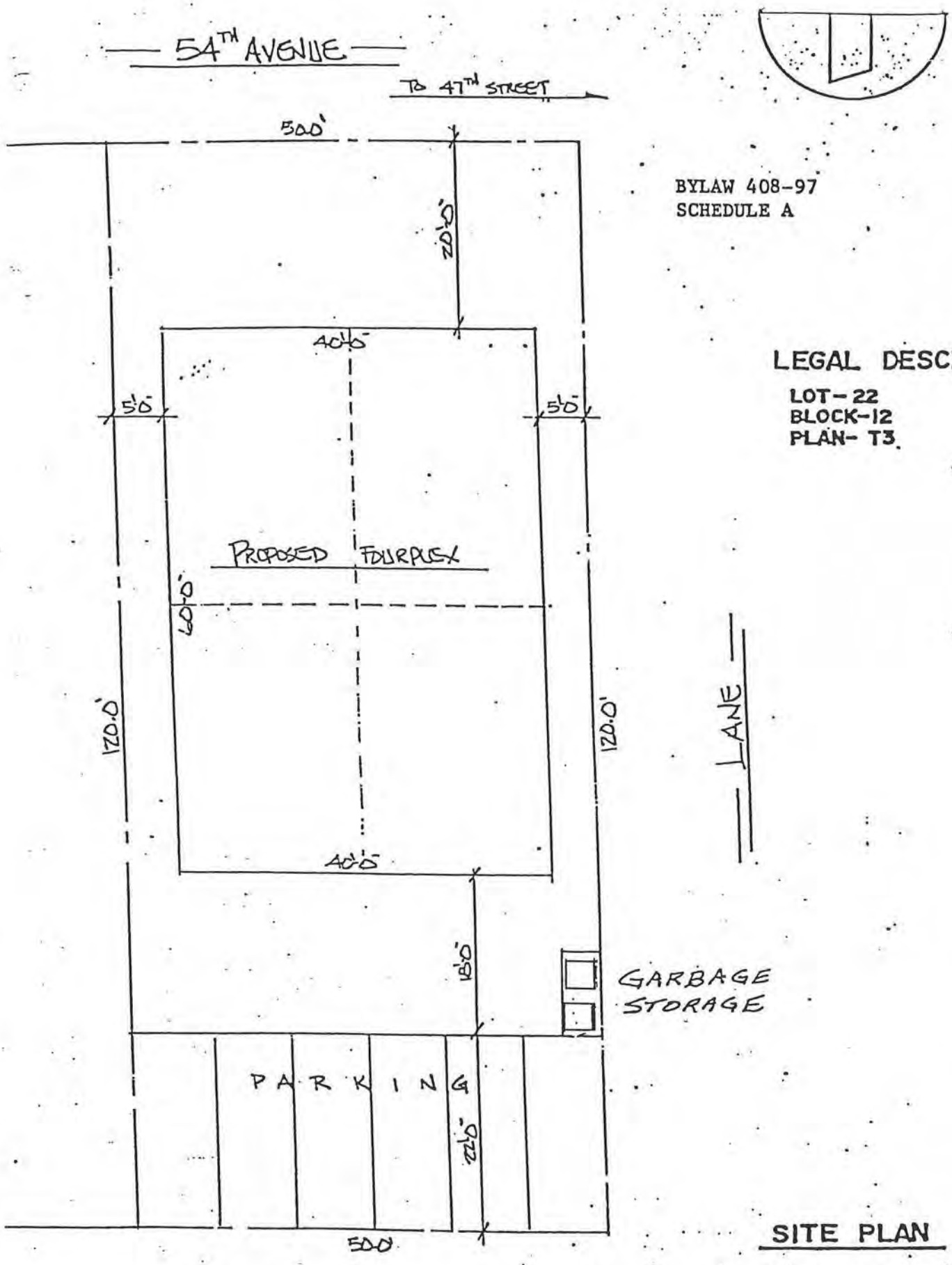
READ A SECOND TIME IN COUNCIL THIS 11 DAY OF AUGUST, AD 1997.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 10 DAY OF NOVEMBER, AD 1997.

John W. Jackie
MAYOR

Coral Callioux
CITY CLERK

November 12th /97
Date Signed



BYLAW 408-97
SCHEDULE A

LEGAL DESCRIPTIO

LOT-22
BLOCK-12
PLAN- T3

SITE PLAN

BYLAW NO. 331-94

OF THE

CITY OF LEDUC

CERTIFIED A TRUE COPY
CITY CLERK
CITY OF LEDUC

A BYLAW OF THE CITY OF LEDUC TO AMEND BYLAW 340-94, THE LAND USE BYLAW.

WHEREAS, the Council of the City of Leduc passed Land Use Bylaw 340-94 April 24, 1995, in accordance with the provisions of the Municipal Government Act, S.A. 1994, C. M-26-1, as amended, to regulate and control the use and development of land and buildings in the City of Leduc, and

WHEREAS, the Council has deemed it expedient and necessary to amend Bylaw No. 340-94 in accordance with the provisions of the said Act;

WHEREAS, notice of intention to pass this bylaw has been given and a public hearing held in accordance with the provisions of the Municipal Government Act S.A. 1994, C. M-26-1, as amended;

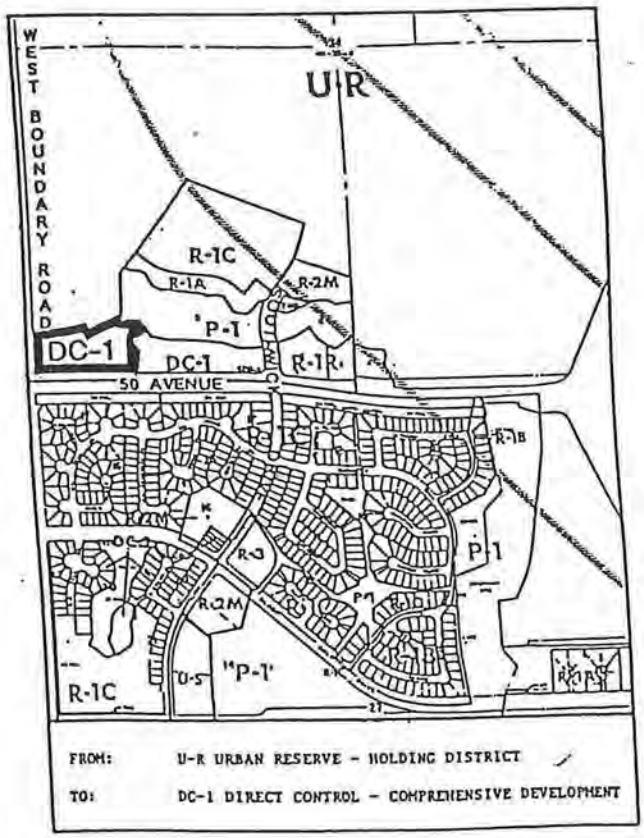
NOW THEREFORE, be it resolved that the Council of the City of Leduc in the Province of Alberta, duly assembled, hereby enact as follows:

I. THAT, the Land Use District Map attached to and being a part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

PORTION OF THE S.W. 1/4 34-49-25-W4TH
CONSISTING OF 3.26 HECTARES (8.06 ACRES)
MORE OR LESS

From: U-R - Urban Reserve - Holding District
To: DC-1 - Direct Control - Comprehensive Development

as shown below:



II. Development Regulations
DC-1 - Direct Control Comprehensive Development

1.0 General Purpose of District

To establish a site specific development control district to accommodate low to medium density adult housing with site development regulations intended to ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

This bylaw applies to a predominately rectangular shaped parcel of land which lies adjacent to the West Boundary Road and Highway 39 in the South West Quarter of Section 34, Township 24, West of the 4th Meridian. The parcel is described as outlined on Schedule A to this bylaw.

3.0

Permitted Uses	Discretionary Uses
1) Multi-Family Dwellings	1) Community Centre
2) Accessory Buildings	2) Parking Stalls
	3) R.V. Parking

4.0 Development Criteria

1. Maximum total site coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for accessory buildings. Where a garage is attached to the principal building, the maximum site coverage shall be 40%.

2. Maximum height shall not exceed 10 m (32.8 ft.) and two and one-half storeys provided that noise attenuation meets CMHC Standards.

3. Minimum private outdoor amenity areas, at grade, of 30 m^2 (322.9 sq.ft.) per dwelling unit shall be provided.

4. Maximum density shall be 10 units per gross acre.

5. Side yard setbacks shall be 2 m (6.5 ft.), except where the side yard abuts a flanking internal roadway other than a lane the setback shall be not less than 4.5 m (14.8 ft.). The Development Officer may reduce the side yard setback if a minimum of 3.2 m (10.5 ft.) is maintained between the two buildings.

6. Side yard setback to West Boundary Road shall be 6 m (19.6 ft.).

7. Front yard setback shall be a minimum of 6.0 m (19.6 ft.).

8. Rear yard setback from the property line adjacent to 50th Avenue shall be a minimum of 7.6 m (24.9 ft.).

9. Rear Yard setback to West Boundary Road shall be 6 m (19.6 ft.).

10. Rear yard setback from the property line (6 m above top-of-bank) shall be 6.5 m (21.32 ft.). Cantilevers shall not be permitted to encroach into this setback.

11. Building and deck setback from rights-of-way shall be 1 m (3.3 ft.). Cantilevers setback from rights-of-way shall be 0.3 m (1.0 ft.).

12. Minimum separation space between the rear of two dwelling units shall be 16 m (52.5 ft.) unless the dwelling units are screened from each other with a fence or other device; in which case the separation space shall be a minimum of 12.2 m (40 ft.).

5.0 Development Agreement

A development agreement is required to ensure that all criteria on conditions of this district are complied with.

6.0 General Regulations

1. The site and appearance of all buildings or improvements and the landscaping of the site, shall be to the satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amenities of adjacent buildings. Buildings shall be designed to achieve a pleasing architectural character.

2. Signage on the site shall be regulated by the City of Leduc Land Use Bylaw 340-94.

3. No on-street parking will be allowed. This shall be posted "No Parking" and enforced by the owner.

4. Fencing of the site shall be to the satisfaction of the Development Officer and as regulated in the Development Agreement. Construction fencing shall be provided along the ravine prior to construction. This shall be replaced by chain link fencing prior to completion of the project.

5. A noise attenuation berm and fence shall be provided in accordance with standards accepted for Ravine Villas Phase I. The noise attenuation fence shall be provided along 50th Avenue as indicated in the Development Agreement.

6. Development in the district shall be evaluated with respect to compliance with R-2M - Residential Medium Density where not specifically overridden by the regulations referred in this DC-1 - Direct Control District.

7. The Development Officer may grant relaxation to regulations defined in this bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this district and would not affect the amenities, use and enjoyment of neighbouring properties.

III. **THIS** Bylaw shall come into force and effect upon the date of the passing of the third and final reading and signing thereof.

READ A FIRST TIME IN COUNCIL THIS 11TH DAY OF JULY, AD 1994.

READ A SECOND TIME IN COUNCIL THIS 8TH DAY OF AUGUST, AD 1994.

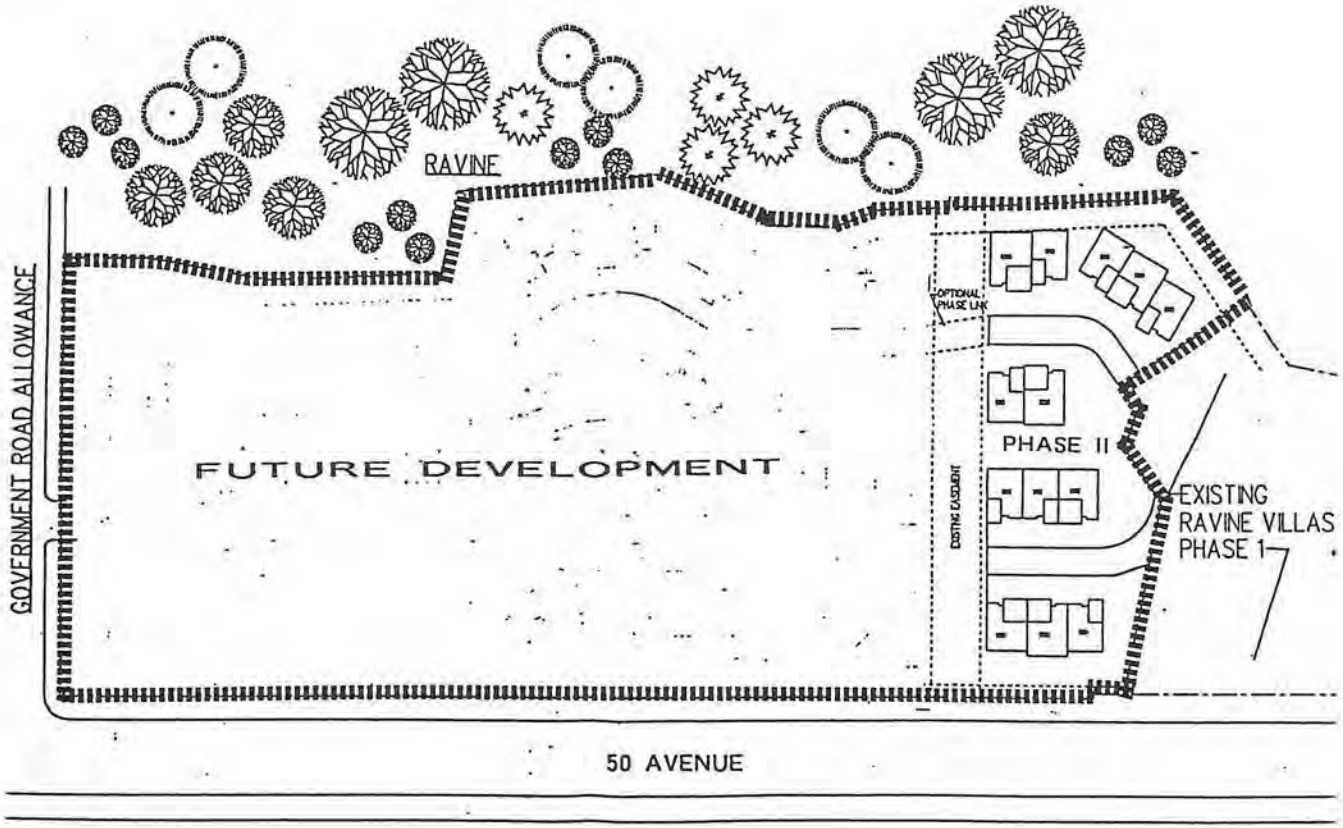
READ A THIRD TIME, AS AMENDED, AND FINALLY PASSED IN COUNCIL THIS 10th DAY OF JUNE, AD 1996.

L. MacDonald Deputy Mayor for
MAYOR

Date Signed:
June 19/96

CITY CLERK

SCHEMATIC GUIDE - SCHEDULE A BYLAW NO. 331-94



BYLAW NO. 308-93

OF THE

CITY OF LEDUC

BEING A BYLAW OF THE CITY OF LEDUC TO AMEND BYLAW 1390, THE LAND USE BYLAW.

WHEREAS the Council of the City of Leduc passed a Land Use Bylaw in accordance with the provisions of the Planning Act, Statutes of Alberta, 1977, Chapter 89, to regulate the use and development of land and buildings; and

WHEREAS the Land Use Bylaw No. 1390 has been amended from time to time as deemed necessary by the Council in accordance with the provisions of the Planning Act, R.S.A. 1980, Chapter p-9; and

WHEREAS it is deemed expedient and necessary to further amend Bylaw No. 1390 by this bylaw; and

WHEREAS notice of intention to pass this bylaw has been given and a public hearing held in accordance with the provisions of Sections 139 and 140 of the Planning Act, R.S.A. 1980, Chapter P-9;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACT AS FOLLOWS:

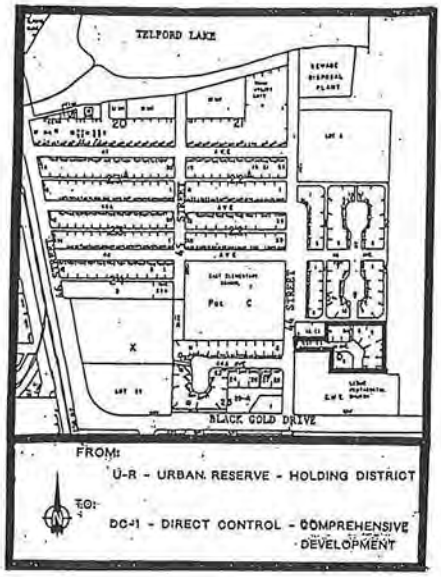
I. THAT, the Land Use District Map attached to and being a part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

LOTS 4A, 5A, 6A, 7U, 8 TO 12, BLOCK 3, PLAN 2741 R.S.
AND
LOTS 5 AND 6, BLOCK 5, PLAN 2741 R.S.
AND
PLAN 1654 R.S.
ALL OF 45TH AVENUE AND CORNER CUT-OFF
(N.W. 25-49-24-W4TH)
EXCEPTING THEREOUT ALL MINES AND MINERALS

FROM: U-R - URBAN RESERVE - HOLDING DISTRICT

TO: DC-1 - DIRECT CONTROL - COMPREHENSIVE DEVELOPMENT

as shown below:



II. Development Regulations
DC-1 - Direct Control - Comprehensive Development

1.0 General Purpose of District

To establish a site specific development control district to accommodate low density duplex and tri-plex adult housing project with site development regulations intended to ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

This Bylaw applies to a 1.06 ha. predominantly square shaped parcel of land consisting of Lots 4A, 5A, 6A, 7U, 8 to 12, Block 3, Plan 2741 R.S. and Lots 5 and 6, Block 5, Plan 2741 R.S; including Plan 1654 R.S. all of 46th Avenue and corner cut-off. The parcel is described as outlined on Schedule A to this bylaw.

3.0 Uses

1) Duplex and Tri-plex dwellings.
2) Accessory buildings.

4.0 Development Criteria

1) Maximum total site coverage shall be as shown on attached Schedule A.

2) Maximum height shall not exceed 10 m (32.8 ft.) nor one and one-half storeys.

3) Minimum private outdoor amenity areas, at grade, of 30 m^2 (322.9 $ft.^2$) per dwelling unit, shall be provided.

4) Maximum density shall be 9.3 units per gross acre.

5) Side yard setbacks shall be 4.29 m (14.10 ft.) adjacent to residential development, roadways or lanes. A minimum side yard of 3.04 m (10.0 ft.) shall be maintained on the southern property line.

A minimum of 3.2 m (10.5 ft.) shall be maintained between two internal buildings.

6) Front yard setbacks shall be a minimum of 6.0 m (19.6 ft.).

7) Rear yard setback from the property line shall be a minimum of 8 m (26.24 ft.).

8) Minimum separation space between the rear of two dwelling units shall be 16 m (52.5 ft.), unless the dwelling units are screened from each other with a fence, or other device, in which case the separation space shall be a minimum of 12.2 m (45 ft.). No uncovered decks shall be built within 3.65 m (12 ft.) of property line or separation fencing.

5.0 General Requirements

1) A development agreement is required to ensure that all criteria on conditions of this district are complied with.

6.0 General Regulations

1) The siting and appearance of all buildings or improvements and the landscaping of the site, shall be to the satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amenities of adjacent buildings. Buildings shall be designed to achieve a pleasing architectural character through the use of elements as shutters, earthtone colors, finishes and roofing variances.

2) Signage on the site shall be regulated by the City of Leduc Land Use Bylaw #1390.

3) Fencing of the site shall be to the satisfaction of the Development Officer.

4) A minimum of four visitor parking stalls shall be provided. Dimensions to conform to the City of Leduc Land Use Bylaw.

5) Development in the district shall be evaluated with respect to compliance with R-2M - Residential Medium Density, where not specifically overridden by the regulations referred to in this DC-1 - Direct Control District.

6) The Development Officer may grant relaxation to regulations defined in this bylaw, if in his or her opinion such a variance would be in keeping with the general purpose of this district, and would not affect the amenities, use and enjoyment of neighbouring properties.

6) The layout of the site shall be in conformance with attached Schedule A.

III. THIS Bylaw shall come into force and effect upon the date of the passing of third and final reading thereof.

READ A FIRST TIME IN COUNCIL THIS 27TH DAY OF SEPTEMBER, A.D. 1993.

MAYOR

CITY CLERK

READ A SECOND TIME IN COUNCIL THIS 25TH DAY OF OCTOBER, A.D., 1993.

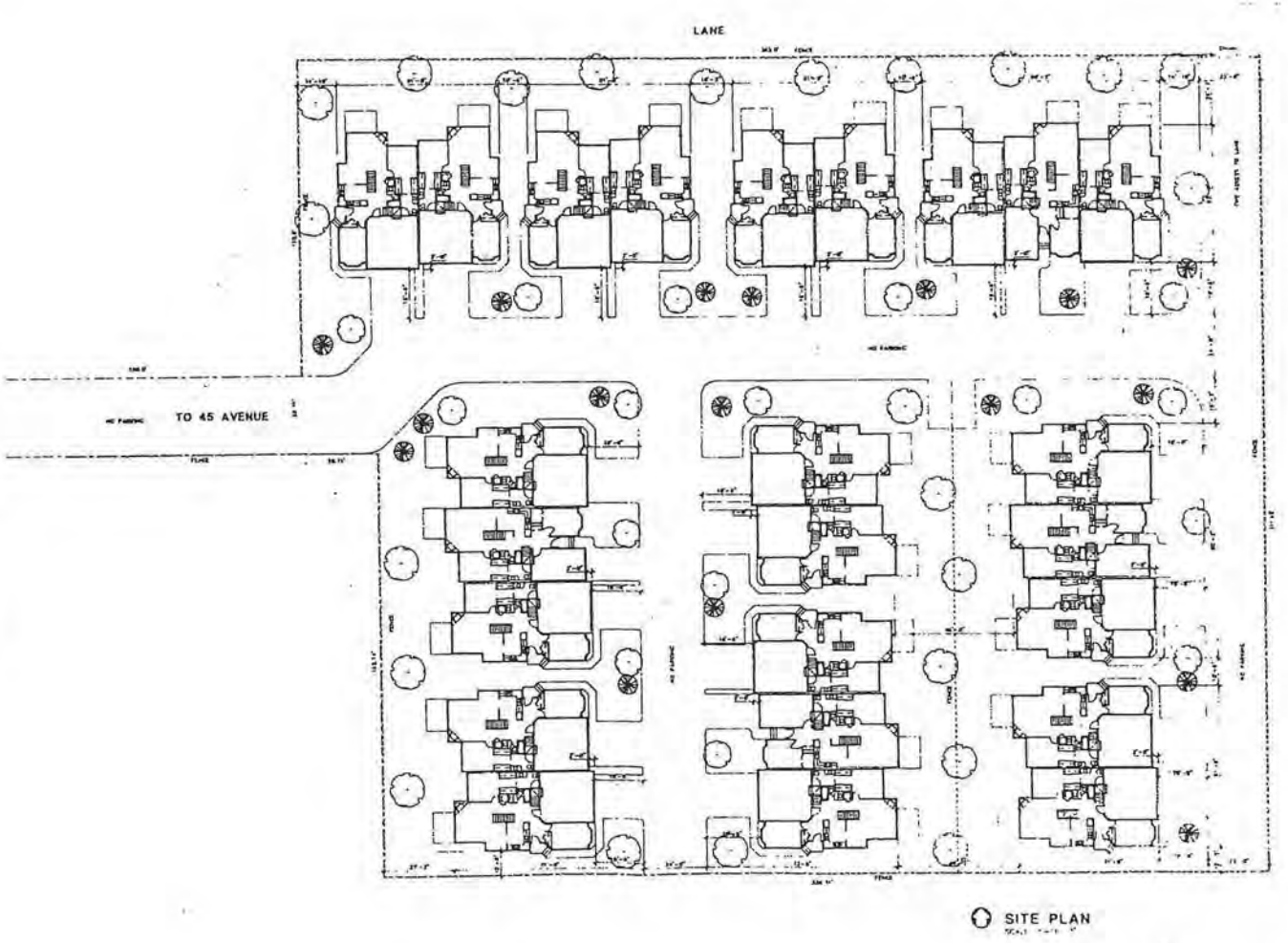
READ A THIRD TIME IN COUNCIL THIS 25TH DAY OF OCTOBER, A.D., 1993.

MAYOR

CITY CLERK

CERTIFIED A TRUE COPY

BYLAW NO. 303-93
SCHEDULE "A"



SITE PLAN

JOHN H.

BYLAW NO. 260-92

OF THE

CITY OF LEDUC

BEING A BYLAW OF THE CITY OF LEDUC TO AMEND BYLAW 1390, THE LAND USE BYLAW.

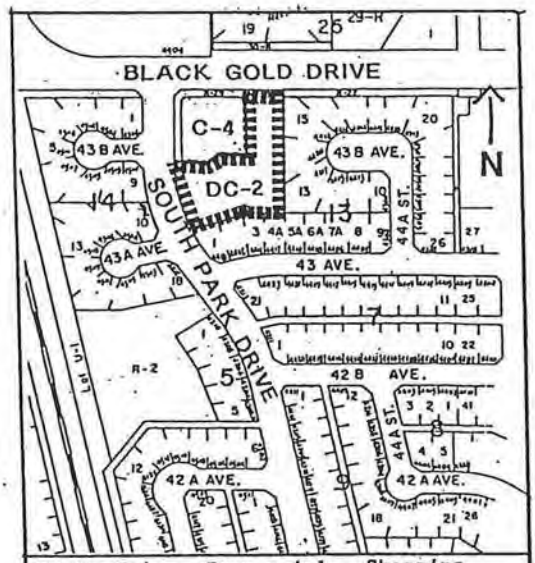
PURSUANT to the Planning Act, R.S.A. 1980, the Council of the City of Leduc, in the Province of Alberta, duly assembled enacts as follows:

I. THAT, the Land Use District Map attached to and being a part of the Land Use Bylaw of the City of Leduc, is amended by reclassifying:

PORTION OF LOT B, BLOCK 13, PLAN 1715 T.R.
As shown on the plan below in the southeast corner
to be subdivided (Corner of Black Gold Drive and South Park Drive).
Proposed Subdivision 92-LC-06

FROM: C-4 - COMMERCIAL - SHOPPING CENTRE

TO: DC-2 - DIRECT CONTROL - SPECIFIC DEVELOPMENT



FROM: C-4 - Commercial - Shopping Centre
TO: DC-2 - Direct Control - Specific Development

II. Development Regulations
DC - 2 Direct Control - Specific Development

1.0 General Purpose of District

To establish a site specific development control district to accommodate 37 dwelling units in a structure designed for multi-family adult and seniors, with site development regulations intended to ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

This Bylaw applies to an L-shaped parcel of land which will be subdivided from Lot B, Block 13, Plan 1715 T.R. which is located at the SE corner of South Park Drive and Black Gold Drive. The L-shaped parcel thus described is outlined on the site plan illustrated on Schedule A to this Bylaw.

3.0 Uses

1) Multi-family dwellings
2) Accessory buildings

4.0 Development Criteria

1) Site coverage shall be generally in accordance with the site plan illustrated on Schedule A.

2) The maximum gross floor area shall not exceed 2,416 sq. m (26,000 sq. feet).

3) The minimum yard setbacks shall be 6.1 m (20 ft.) abutting South Park Drive except for the modifications as indicated on the Site Plan illustrated on Schedule A with respect to the entrance canopy and the northwestern corner of the proposed building area.

4) The minimum yard setbacks shall be 7.62 m (25 ft.) abutting the south and east property lines.

5) The minimum yard setback shall be 6.1 m (20 ft.) abutting the north property line, except for the surface parking use which shall be permitted in accordance with the Site Plan illustrated on Schedule A.

6) The maximum height shall be 11 m (36.1 ft.).

7) Landscaping and surface treatment of the site shall be undertaken in accordance with the provisions illustrated on the site plan attached as Schedule A and to the satisfaction of the Development Officer.

5.0 General Requirements

1) The siting and appearance of all buildings or improvements, and the landscaping of the site, shall be to the satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amenities of adjacent buildings. Buildings shall be designed to achieve a pleasing architectural character through use of such elements as shutters, earthtone colours and finishes, and/or gables or other roofing variations.

2) No parking, loading, storage, or trash storage and collection shall be permitted within a required yard, except as indicated on the site plan attached as Schedule A. Storage, trash storage and collection areas shall be located in the underground parking area. Loading shall be on site on the access ramp to or in the parking lot. Rear or sides of a site, when used for parking, outdoor service or display or both, and abutting a residential district shall be appropriately screened.

3) Parking stalls shall be provided in an enclosed heated parking structure situated within the principal structure and in surface locations generally indicated on the site plan illustrated on Schedule A and to the satisfaction of the Development Officer. The floor of the level incorporating the enclosed parking structure shall be constructed below the natural grade of the site and shall not be counted as a storey provided that the first level is not higher than 1.8 m above natural grade; with the exception of the west facing component of the building north of the parking access may exceed this requirement by no more than 1 m.

4) Any exterior lighting of the site shall be provided and designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.

5) In order to ensure that a high standard of appearance and sensitivity transition to the surrounding land users are achieved, a landscaping plan showing planting specifications and details shall be submitted with the initial development permit application for approval by the Development Officer which, in the opinion of the Development Officer, shall comply with the objectives of this District.

6) Development in this District shall be evaluated with respect to compliance with R-2M Residential - Medium Density where not specifically overridden by the regulations defined in this DC-2 Direct Control district and the site plan illustrated on Schedule A.

7) The Development Officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this district and would not affect the amenities, use and enjoyment of neighboring properties.

8) Access from Lot B, Block 13, Plan 1715 T.R. to Black Gold Drive shall be coordinated to achieve minimal impact on the operation of Black Gold Drive utilizing a single access point as shown on the site plan illustrated on Schedule A, and an easement shall be prepared to ensure the on-going availability of access to the development from Black Gold Drive following subdivision of the area of application to which this Bylaw applies.

9) All residents of this development will be aged 45 years and older.

10) The residential building developed on the site shall include amenities for the use of building residents; including hobby or craft room, recreation rooms, office space for use in conjunction with the management of the building, and outdoor recreational amenities.

III. Specific Development Plan

Attached hereto as Schedule "A".

IV. Date of Commencement

This Bylaw commences upon the date of its finally being passed.

READ A FIRST TIME IN COUNCIL THIS 25TH DAY OF MAY, A.D. 1992.

MAYOR

CITY CLERK

READ A SECOND TIME IN COUNCIL THIS 13TH DAY OF JULY, A.D., 1992.

MAYOR

CITY CLERK

CERTIFIED A TRUE COPY

M. D. (MARVIN) LITTMANN
CITY CLERK

READ A THIRD TIME IN COUNCIL THIS 13TH DAY, OF JULY, A.D., 1992.

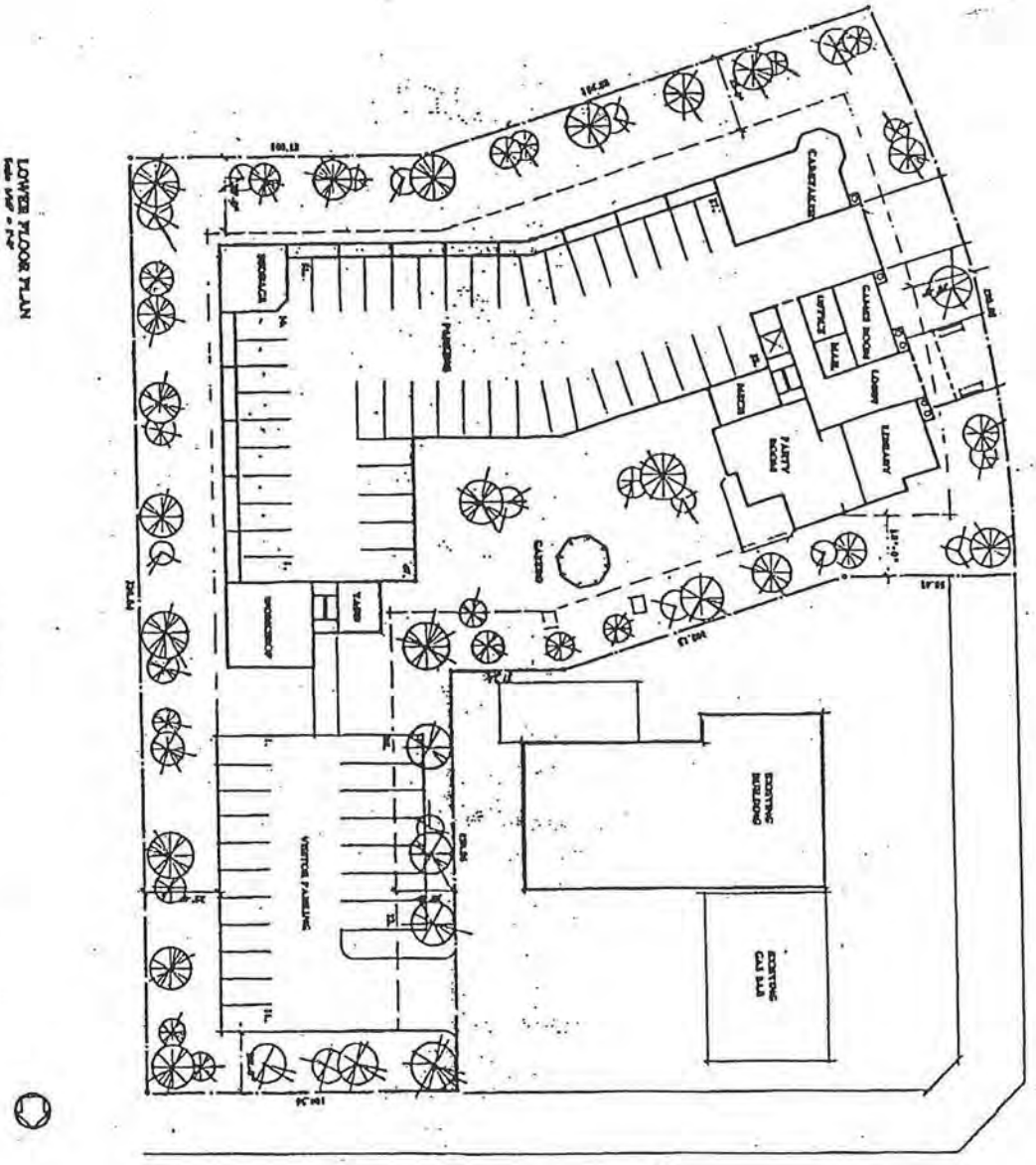
MAYOR

CITY CLERK

BYLAW NO. 260-92

OF THE

CITY OF LEDUC



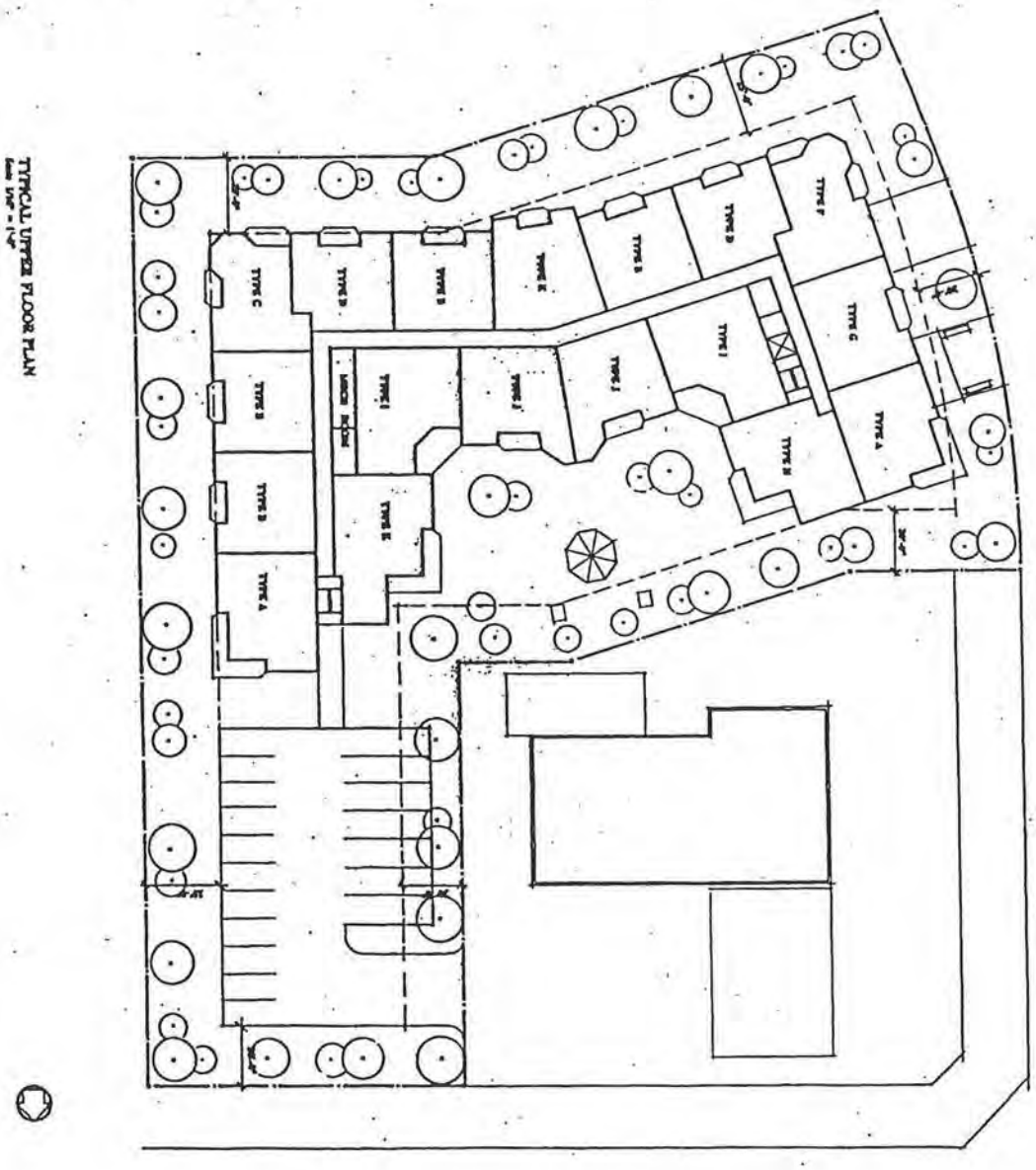
SCHEDULE A

PAGE 1 OF 3

BYLAW NO. 260-92

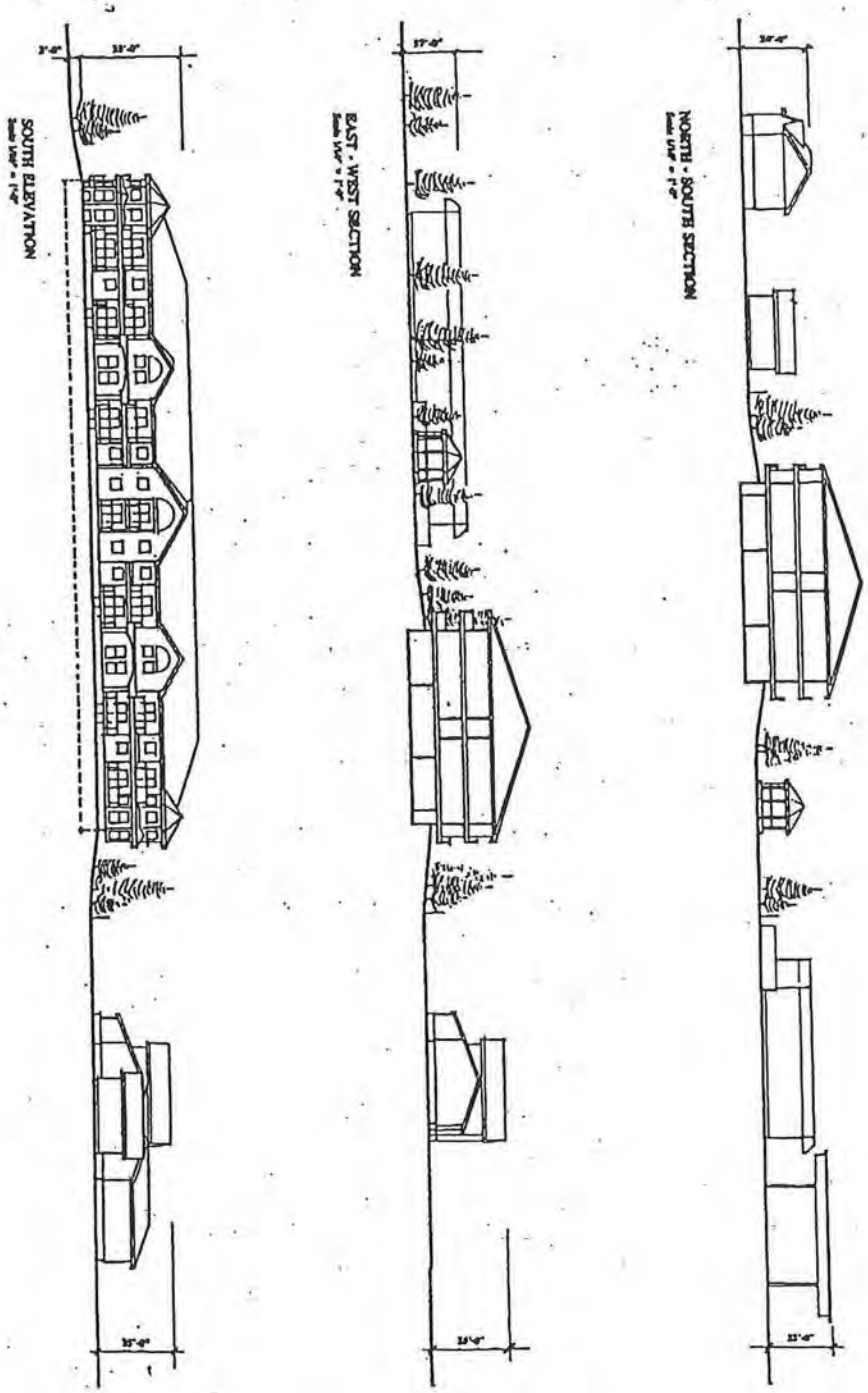
OF THE

CITY OF LEDUC



TYPICAL UPPER FLOOR PLAN

SCHEDULE A



SCHEDULE A

BYLAW NO. 283-92

OF THE

CITY OF LEDUC

BEING A BYLAW OF THE CITY OF LEDUC TO AMEND BYLAW 1390, THE LAND USE BYLAW.

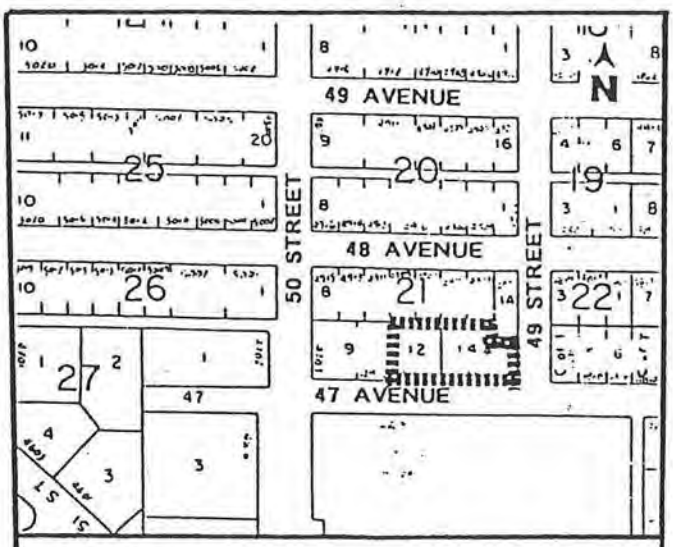
PURSUANT to the Planning Act, R.S.A. 1980, the Council of the City of Leduc, in the Province of Alberta, duly assembled enacts as follows:

I. THAT, the Land Use District Map attached to and being a part of the Land Use Bylaw of the City of Leduc, is amended by reclassifying:

LOT 14A, BLOCK 21, PLAN 535 T.R.
AND
LOT 12, BLOCK 21, PLAN 6295 K.S.

FROM: R-3 - RESIDENTIAL - LIMITED HIGH DENSITY
U-S - URBAN SERVICE - SEMI PUBLIC

TO: DC-2 - DIRECT CONTROL - SPECIFIC DEVELOPMENT



FROM: R-3 - RESIDENTIAL - LIMITED HIGH DENSITY
AND
U-S - URBAN SERVICES - SEMI PUBLIC

TO: DC-2
R-3 - RESIDENTIAL - LIMITED HIGH DENSITY

II. Development Regulations
DC-2 - Direct Control - Specific Development

1.0 General Purpose of District

To establish a site specific development control district to accommodate 36 dwelling units in a structure designed for multi-family, adult and seniors, with site development regulations intended to ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

This Bylaw applies to two predominantly rectangular shaped parcels which will be consolidated as one lot. The parcels are Lot 14A, Block 21, Plan 535 T.R. and Lot 12, Block 21, Plan 6295 K.S. The parcels are shown on the site plan illustrated on Schedule 'A' to this Bylaw.

3.0 Uses

1) Multi-family dwellings.
2) Accessory buildings.

4.0 Development Criteria

1) Site coverage shall be generally in accordance with the site plan illustrated in Schedule 'A".

2) The maximum gross floor area shall not exceed 1,150 sq. meters (3,773 sq. feet).

3) The maximum density of units per acre shall not exceed 63.

4) The maximum height shall not exceed 15.9 meters (52.6 ft.).

5) The minimum front yard setbacks shall be 3.6 meters (11.8 ft.) from 47th Avenue.

6) The minimum side yard setbacks shall be 6 meters (19.7 ft).

7) The minimum rear yard setbacks shall be 6 meters (19.7 ft.). except in the northeast corner of the building where the minimum setback shall be 3 meters (9.8 ft.), as shown on the attached plan.

8) Landscaping and surface treatment of the site shall be undertaken in accordance with the provisions illustrated on the site plan attached as Schedule 'A' and to the satisfaction of the Development Officer. All property lines adjacent to private land shall be fenced by the developer.

5.0 General Requirements

1) The siting and appearance of all buildings or improvements, and the landscaping of the site, shall be to the satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amenities of adjacent buildings. Buildings shall be designed to achieve a pleasing architectural character through use of such elements as balconies, earthtone colours and finishes, and/or gables or other roofing variations.

2) No parking, loading, storage, or trash storage and collection shall be permitted within a required yard, except as indicated on the site plan attached as Schedule 'A'. Storage, trash storage and collection areas shall be located in the underground parking area. Loading shall be on site at the front of the building or in the parking lot. Rear or sides of a site, when used for parking, outdoor service or display or both, and abutting a residential district shall be appropriately screened.

3) Parking stalls shall be provided in an enclosed heated parking structure situated within the principal structure and in surface locations generally indicated on the site plan illustrated on Schedule 'A' and to the satisfaction of the Development Officer. The floor of the level incorporating the enclosed parking structure shall be constructed at the natural grade of the site and shall be counted as a storey. Visitor, handicapped and small car parking stalls shall be clearly marked and signed. 'No Parking' sign(s), consistent with Canadian Uniform Traffic Sign Guidelines, shall be erected in the Loading Zone.

4) Any exterior lighting of the site shall be provided and designated so that the lighting is directed away from adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.

5) In order to ensure a high standard of appearance and sensitivity, a landscaping plan showing planting specifications and details shall be submitted as part of development permit application for approval by the Development Officer.

6) Development in this District shall be evaluated to comply with the R-4 Residential - High Density District where not specifically overridden by the regulations defined in this DC-2 Direct Control district and the site plan (Schedule 'A').

7) The Development Officer may grant variance to the regulations of this Bylaw if in his opinion such variance would be minor in nature, in keeping with the general purpose of this district and would not affect the amenities, use and enjoyment of neighboring properties.

8) Vehicle access to the site shall only be from 47th Avenue as shown on the site plan (Schedule 'A').

9) Plans indicating the Servicing of the site, off-site improvements and lot grading (showing existing and proposed elevations) shall be provided prior to the issuance of a development permit and to the satisfaction of the Development Officer.

10) Servicing to the site shall be provided by the City at its descretion. Servicing of the site from property line to the building will be the sole responsibility of the developer.

11) The two existing parcels being Lot 14A, Block 21, Plan 535 T.R. and Lot 12, Block 21, Plan 6295 K.S. shall be consolidated by the applicant prior to the issuance of a development permit.

12) Park benches shall be provided in the approximate locations shown on Schedule A.

13) The paving stone entry patio, as shown on Schedule A, shall be designed to the satisfaction of the Development Officer.

14) A sidewalk constructed at the applicant's expense and to City standards (minimum width 1.5 m) shall be located along the front of the property at the location shown on Schedule A. The sidewalk is located on private property, an easement allowing public and private access to the walkway shall be granted in favour of the City, but repair and maintenance of the walkway will remain the responsibility of the owner. Curb letdowns shall be provided as required.

14) The owner shall provide, in the name of the City of Leduc, a drainage easement (3 meters in width) at the location necessary to protect existing drainage flows from adjacent parcels though the parcel and east onto 49th Street.

III. THIS Bylaw shall come into force and effect upon the date of the passing of third and final reading thereof.

READ A FIRST TIME IN COUNCIL THIS 14TH DAY OF DECEMBER, A.D. 1992.

MAYOR

CITY CLERK

READ A SECOND TIME IN COUNCIL THIS 11TH DAY OF JANUARY, A.D., 1993.

READ A THIRD TIME IN COUNCIL THIS 11TH DAY OF JANUARY, A.D., 1993.

MAYOR

CITY CLERK

Canal

BYLAW NO. 259-92

OF THE

CITY OF LEDUC

BEING A BYLAW OF THE CITY OF LEDUC TO AMEND BYLAW 1390, THE LAND USE BYLAW.

PURSUANT to the Planning Act, R.S.A. 1980, the Council of the City of Leduc, in the Province of Alberta, duly assembled enacts as follows:

I. THAT, the Land Use District Map attached to and being a part of the Land Use Bylaw of the City of Leduc, is amended by reclassifying:

PT. OF S.W. 1/4 SECTION 34-49-25-W4TH

FROM: U-R - URBAN RESERVE - HOLDING DISTRICT

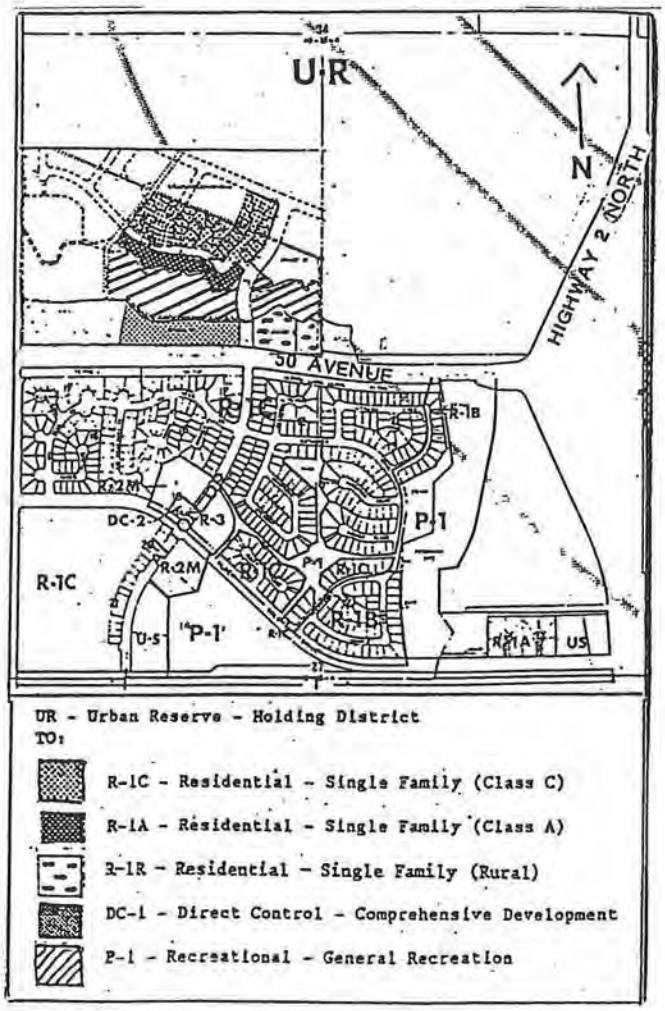
TO: R-1C - RESIDENTIAL - SINGLE FAMILY (CLASS C)

R-1A - RESIDENTIAL - SINGLE FAMILY (CLASS A)

R-1R - RESIDENTIAL - SINGLE FAMILY (RURAL)

DC-1 - DIRECT CONTROL - COMPREHENSIVE DEVELOPMENT

P-1 - RECREATIONAL - GENERAL RECREATIONAL



II. That if developer has not entered into a development agreement(s) with the City within one year of third reading of the bylaw, then those lands that require a development agreement on them revert back to their previous district (UR - Urban Reserve in this case).

III. That council approve the DC-1 district subject to the conditions outlined in Schedule "A".

IV. This Bylaw commences upon the date of its finally being passed.

READ A FIRST TIME IN COUNCIL THIS 25TH DAY OF MAY, A.D. 1992.

MAYOR

CITY CLERK

READ A SECOND TIME IN COUNCIL THIS 22ND DAY OF JUNE, A.D., 1992.

MAYOR

CITY CLERK

READ A THIRD TIME IN COUNCIL THIS 4TH DAY OF AUGUST, A.D., 1992.

MAYOR

CITY CLERK

CERTIFIED A TRUE COPY

M. D. (MARVIN) LITTMANN
CITY CLERK

Form No. 228M - 149P Franchise & Co.

SCHEDULE "A"

The DC-1 district is approved subject to the following conditions:

1) A revised site plan giving all the dimensions including sideyards, setbacks, distances between buildings (etc.) and shall include the following:

   a) Show all common fencing and standard of construction on all boundaries. Fence adjacent to Highway 39 shall be at least 6" (inches) inside property line.
   b) Show location of an all weather emergency access.
   c) Show all natural tree stands on the site and the type and size of trees provided.
   d) Show easement in the City's name providing City and Utility companies access to all utilities and service trunks.
   e) Show location and type of signage for the subdivision.

2) Submit lot grading and site drainage plan. No run off will be permitted to occur from back of lots to the ravine.

3) Water service line crossing Highway #39 must be augered. Prior approval is required from Alberta Transportation.

4) Valving of water line and hydrants shall be done in accordance with the City's Municipal Engineering Standards. A separate service line complete with curb stop is required to each units.

5) The tie-in to the West Trunk Sewer shall be made by matching the Crown of the pipes. A new manhole will be required at the connection point. A perched manhole base will also be required.

6) North Alton Drive to line up with South Alton Drive.

7) Submit profile of fence and berm as it relates to Highway 39.

8) Submit details for drainage of the new roadway extending North of Highway 39.

9) Submit details of internal collection system with 'Q' Provisions for "major" flow system required.

10) Submit details of Alton Drive and Highway 39 intersection. Plan to include required lanes and ramps for proper vehicular traffic movements. Plan to indicate if there is a median, if so show break location for access to subdivision and indicate if intersection will be controlled by traffic lights and provide details for all road sections, including geotechnical designs.

11) The berm and fence should be extended to provide noise attenuation to all units shown on the plan in conformance with CMHC standards. Please verify.

12) Also subject to conditions of signed development agreement.

13) When issuing a development permit, the development officer should apply the normal conditions of the city.

BY-LAW NO. 253-92

OF THE

CITY OF LEDUC

BEING A BY-LAW OF THE CITY OF LEDUC TO AMEND BY-LAW 1390, THE LAND USE BY-LAW.

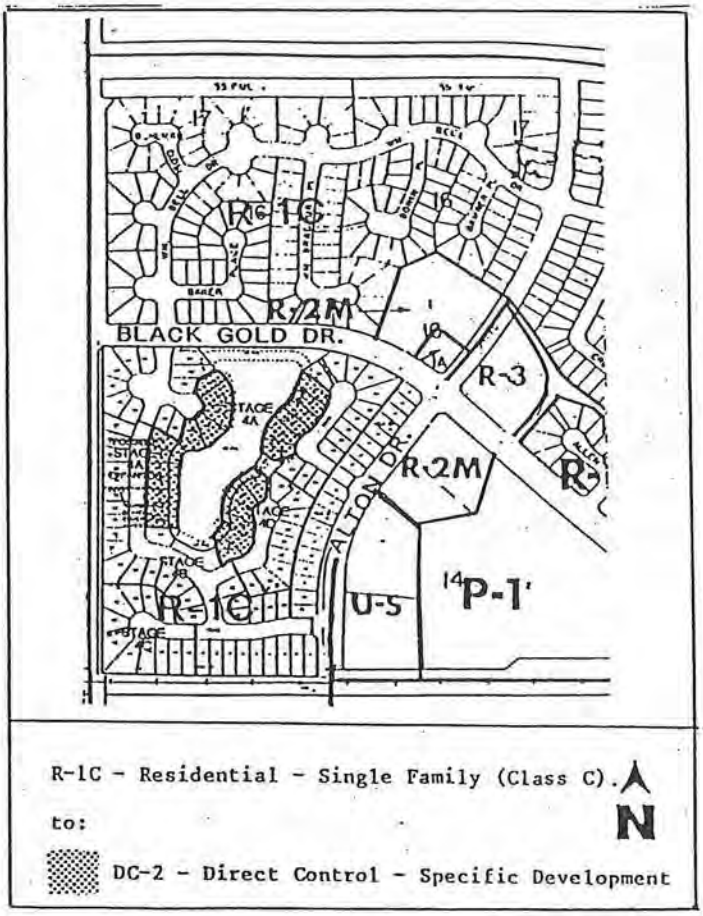
PURSUANT to the Planning Act, R.S.A. 1980, the Council of the City of Leduc, in the Province of Alberta, duly assembled enacts as follows;

I. THAT the Land Use District Map attached to and being a part of the Land Use By-law of the City of Leduc, is amended by reclassifying;

PROPOSED LOT 30-35, 37-42, 45-51, 54-58
BLOCK 20
STAGE 4A (LAKESIDE ESTATES)
AS SHOWN ON THE TENTATIVE PLAN

FROM: R-1C - RESIDENTIAL - SINGLE FAMILY (CLASS C)

TO: DC-2 - DIRECT CONTROL - SPECIFIC DEVELOPMENT



R-1C - Residential - Single Family (Class C).

to:

DC-2 - Direct Control - Specific Development

II. THAT the regulations as applied upon these lands are those of the R-1C - Residential - Single Family (Class C) district except that 3.8 (2) as follows is deleted:

(2) Notwithstanding the above, where a site has vehicular access from the front only, one side yard setback must be a minimum of at least 3.2 m (10.5 ft.). This sideyard shall be at the same side as an attached garage except where, in the opinion of the Development Officer, it has been demonstrated that it would be more appropriate to accommodate recreation vehicle storage, access to the rear of the property or acceptable separation between dwellings at the other side of the dwelling.

III. This By-law commences upon the date of its finally being passed.

READ A FIRST TIME IN COUNCIL THIS 13TH DAY OF APRIL, A.D. 1992.

MAYOR

CITY CLERK

READ A SECOND TIME IN COUNCIL THIS 11TH DAY OF MAY, A.D. 1992.

MAYOR

CITY CLERK

READ A THIRD TIME IN COUNCIL THIS 11TH DAY OF MAY, A.D. 1992.

MAYOR

CITY CLERK

JOHN

BY-LAW NO. 202-90

OF THE

CITY OF LEDUC

IN THE PROVINCE OF ALBERTA

BEING A BY-LAW OF THE CITY OF LEDUC TO AMEND BY-LAW 1390, THE LAND USE BY-LAW.

PURSUANT to the Planning Act, R.S.A. 1980, the Council of the City of Leduc, in the Province of Alberta, duly assembled enacts as follows:

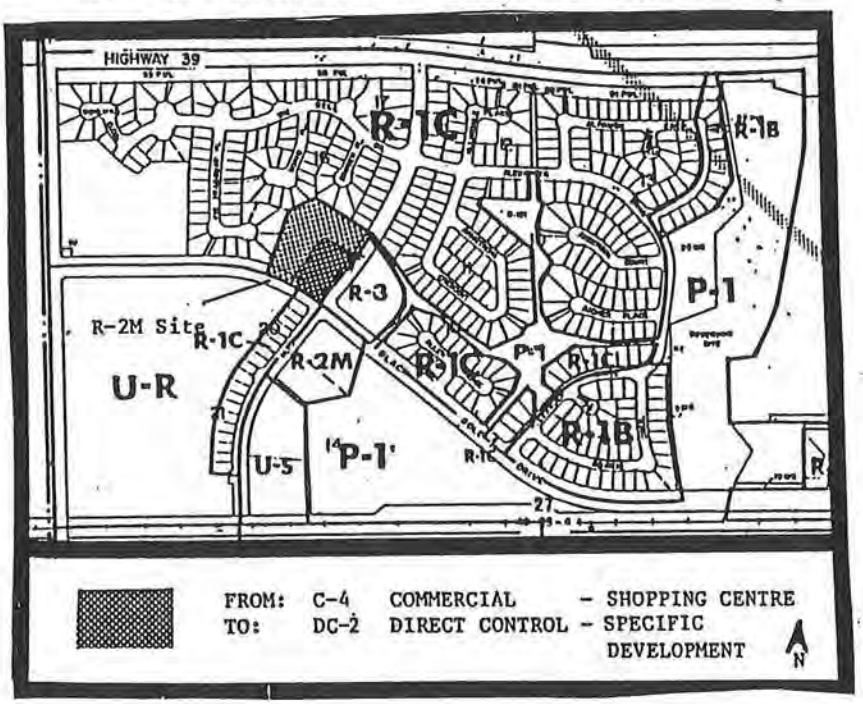
I. Land Use District Map

THAT, the Land Use District Map attached to and being a part of the Land Use By-law of the City of Leduc, is amended by reclassifying:

PORTION OF LOT 1, BLOCK 16, PLAN 782-2117
Approximately 24,900 square feet in the southeast corner to be subdivided (Corner of Alton Drive and Black Gold Drive).
Proposed Subdivision 09-LC-8

FROM: C-4 COMMERCIAL - SHOPPING CENTRE

TO: DC-2 DIRECT CONTROL - SPECIFIC DEVELOPMENT



II. Development Regulations
DC - 2 Direct Control - Specific Development

1.0 General Purpose of District

To establish a site specific development control district to accommodate convenience, commercial and personal service uses with site development regulation that will ensure compatibility with adjacent land use and roadways.

2.0 Area of Application

Block 16, Lot 1A, Plot 902- (to be subdivided) NW corner of Alton Drive and Blackgold Drive.

3.0 Uses

(1) Retail stores
(2) Health services
(3) Indoor and Outdoor eating establishments
(4) Personal service shops
(5) Professional, financial and office support services
(6) Carwash
(7) Apartment housing
(8) Commercial schools
(9) Daytime child care services
(10) Service stations
(11) Religious assemblies
(12) Accessory buildings
(13) Those uses which in the opinion of the development officer are similar to the above uses.

4.0 Development Criteria

(1) The maximum gross floor area shall not exceed 808.44 sq. M (8715 sq. feet).
(2) The minimum front yard setback shall be 7.6 M (25 ft.) abutting Alton Drive.
(3) The minimum side yard setback will be 2.5 M (8.2 feet) or 1/2 of the height of the buildings whichever is greater (abutting Blackgold Drive and the N.E. property line).
(4) The minimum rear yard setback will be 7.5 M (24.6') abutting the N.W. property line.
(5) The maximum height shall be 11 M (36.1 ft.).
(6) Parking and loading shall be provided in accordance with part VIII of land use bylaw 1390.
(7) Signs shall be in accordance with part IX of and use bylaw 1390.
(8) Landscaping, fencing and surface treatment of the site shall be undertaken in accordance with the provisions illustrated on the site plan and to the satisfaction of the development officer.

5.0 General Requirements

(1) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Officer in order that there shall be general conformity in such matters with adequate protection afforded to the amendities of adjacent buildings.

(2) No parking, loading, storage, trash storage and collection outdoor service or display area shall be permitted within a required yard except in the case of a service station or carwash use where the staff parking, trash storage and collection area and outdoor service area may be sited within a required yard to conform with the specific development plan as provided.

Loading storage and trash storage and collection areas shall be located to the rear or sides of the principal building and shall be screened from view form any adjacent sites or public roadways in the appropriate manner. Rear or sides of a site, when used for parking, outdoor service or display or both, and abut a residential district shall be appropriately screened.

(3) Development in this District shall comply with the following architectural guidelines:

a) all exposed business faces shall be finished in a consistent manner, with exterior finishes limited to muted earth tones, with strong colour limited to use as accents only; and

b) any mechanical on the roof of the building(s) shall be completely incorporated in the building.

(4) Exterior lighting of the entire site shall be provided and designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.

(5) To ensure that a high standard of appearance and sensitive transition to the surrounding land uses are achieved, landscaping details shall be submitted with the initial development permit application for approval by the Development Officer which in the opinion of the Development Officer comply with the provisions illustrated on the site plan.

(6) Development in this district shall be evaluated with respect to compliance with C-2 Commercial neighborhood retail and service where not specifically overridden by this DC-2 zoning.

(7) The Development Officer may grant relaxation to this bylaw DC-2 if in his or her opinion such a variance would be in keeping with the general purpose of this district and would not affect the amenities, use, and enjoyment of neighboring properties.

6.0 Additional Development Criteria for Specific Uses

(1) Section 35 of land use bylaw 1390 shall apply to the development of a car wash, on this site, however the car wash shall be limited to a building with no more than two (2) vehicle doors and as well the storage space requirement is for space for five (5) vehicles.

(2) In the case of service stations the total number of service bays shall not exceed three (3).

III. Specific Development Plan

Attached hereto as Schedule "A".

IV. Date of Commencement

This By-law commences upon the date of its finally being passed.

BY-LAW NO. 201-90

JOHN

OF THE

CITY OF LEDUC

IN THE PROVINCE OF ALBERTA

BEING A BY-LAW OF THE CITY OF LEDUC TO AMEND BY-LAW 1390, THE LAND USE BY-LAW.

WHEREAS By-law No. 1390 of the City of Leduc is the City Land Use By-law; and

WHEREAS By-law No. 1390 has been amended as deemed necessary by the City Council; and

WHEREAS it is deemed necessary to further amend By-law No. 1390 by By-law No. 201-90.

NOW THEREFORE the Municipal Council of the City of Leduc, in the Province of Alberta in Council Duly assembled ENACTS AS FOLLOWS:

I. That SECTION 62 entitled DISTRICT REGULATIONS of the main body of the Text be amended by adding Subsection DC-2 - Direct Control Specific Development as follows:

SECTION 62 - DISTRICT REGULATIONS

DC-2 - DIRECT CONTROL - Specific Development

25.0 General Purpose of District

This district is generally intended to accommodate developments that are considered by the City to be desirable on particular sites taking into consideration the public generally and existing and future surrounding developments specifically.

The district will be applied where conforming to the regulations of this District and where other Land Use Districts of this by-law are inappropriate or inadequate to facilitate a proposed development.

25.1 Permitted Uses and Conditions

The Development Officer shall issue a permit for those uses and on the conditions as identified in this District applying to a particular site. Such development regulations as have been considered and approved by Council and those other regulations as provided for in the Land Use By-Law and the Planning Act apply.

25.2 Development Regulations

Development regulations shall be established by Council and prescribed in the by-law applying this District to a site. Such regulations shall be limited to those matters provided for in the Land Use By-Law and development conditions and provisions of the Planning Act.

25.3 Information Required

In addition to the requirements of Section 17(6) for amendment to this by-law, an applicant shall submit the following information:

(1) a written explanation of why this district is desirable for the site;

(2) an explanation of the methods used to obtain public input and written documentation of the opinions and concerns of surrounding property owners and residents and how the proposed development responds to those concerns; and

(3) at the option of Council other information including, but not limited to, conceptual plans, building elevations and written explanation that would help substantiate the need for this district and establish the site regulations which would apply to the site amendment.

25.4 Application of District

This District shall only be applied where all of the following conditions are met:

(1) the proposed development is, in the opinion of Council, considered appropriate for the site having regard for

(a) the policies and objectives of the General Municipal Plan,

(b) the policies and objectives of any statutory plan applying to the area,

(c) the scale and character of surrounding developments,

(d) the circumstances of which Council has been made aware concerning the proposed by-law and including the information requirements of the applicant under Section 62 (25.4);

(2) that the use of any other Land Use District on this site would, in the opinion of Council, result in possible or potential conflicts with existing or future surrounding developments or be inappropriate for any other reasons.

II. DATE OF COMMENCEMENT

This by-law commences upon the date of its finally being passed.

READ A FIRST TIME IN COUNCIL THIS 10TH DAY OF DECEMBER, A.D. 1990.

MAYOR

CITY CLERK

READ A SECOND TIME IN COUNCIL THIS 14TH DAY OF JANUARY, A.D., 1991.

CERTIFIED A TRUE COPY
M. D. (MARVIN) LITTLJANN
CITY CLERK

MAYOR

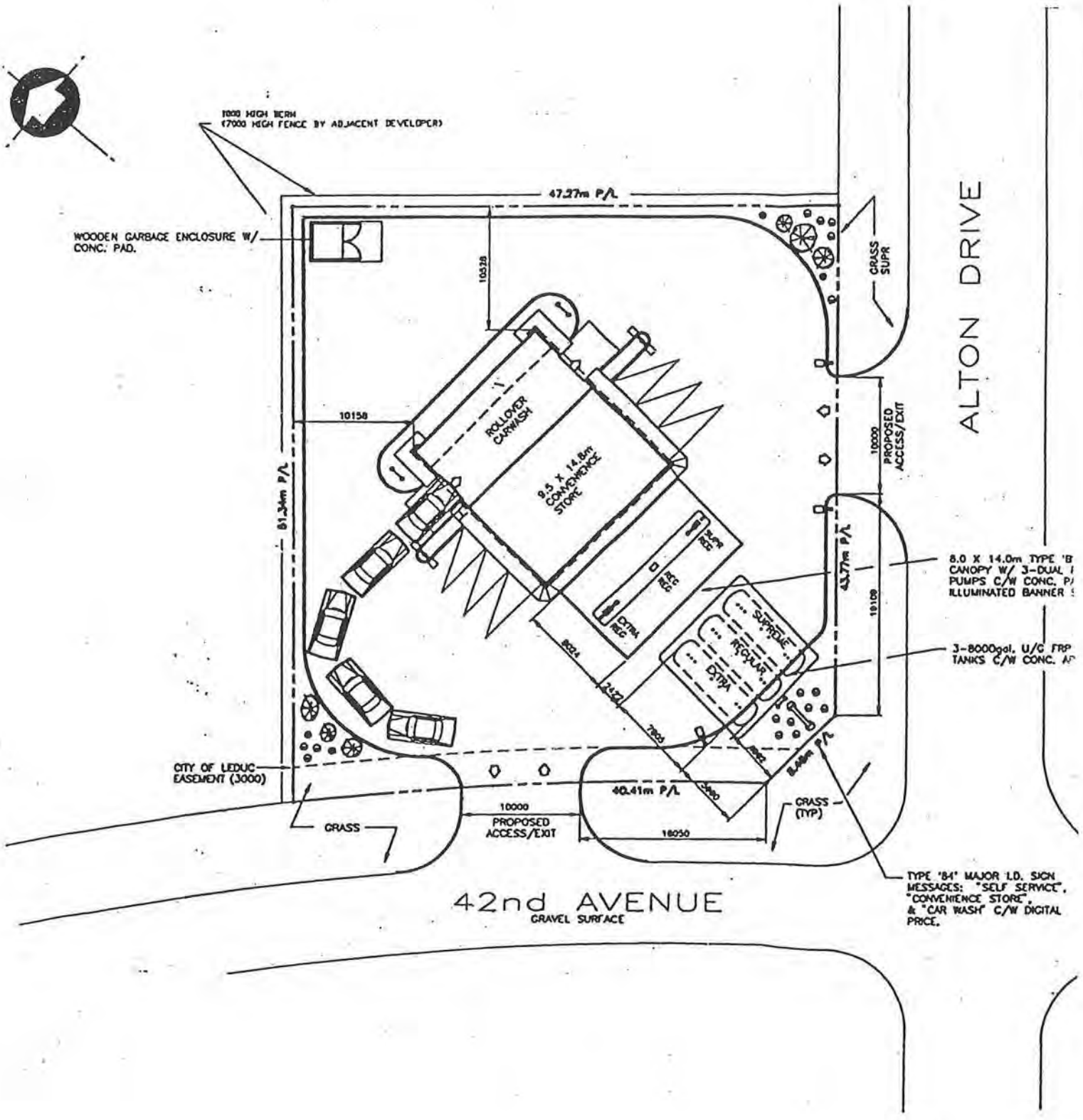
CITY CLERK

READ A THIRD TIME IN COUNCIL THIS 14TH DAY OF JANUARY , A.D. 1991.

MAYOR

CITY CLERK

SCHEDULE "A"



1000 HIGH BERM
(7000 HIGH FENCE BY ADJACENT DEVELOPER)
47.27m P/L
WOODEN GARBAGE ENCLOSURE W/ CONC. PAD.
10528
GRASS SUPR
ALTON DRIVE
10158
ROLLOVER CARWASH
9.5 X 14.8m CONVENIENCE STORE
10000
PROPOSED ACCESS/EXIT
81.34m P/L
SUPR REG
REG REG
EXTRA REG
43.77m P/L
8.0 X 14.0m TYPE 'B
CANOPY W/ 3-DUAL
PUMPS C/W CONC. P
ILLUMINATED BANNER
SUPREME
REGULAR
EXTRA
3-8000gal. U/G FRP
TANKS C/W CONC. A
8024
2422
7905
CITY OF LEDUC EASEMENT (3000)
40.41m P/L
10000
PROPOSED ACCESS/EXIT
GRASS
GRASS (TYP)
16050
TYPE '84' MAJOR I.D. SIGN MESSAGES: "SELF SERVICE", "CONVENIENCE STORE", & "CAR WASH" C/W DIGITAL PRICE.
42nd AVENUE
GRAVEL SURFACE

READ A FIRST TIME IN COUNCIL THIS 10TH DAY OF DECEMBER, A.D. 1990.

MAYOR

CITY CLERK

READ A SECOND TIME IN COUNCIL THIS 14TH DAY OF JANUARY, A.D., 1991.

MAYOR

CITY CLERK

READ A THIRD TIME IN COUNCIL THIS 14TH DAY OF JANUARY , A.D. 1991.

CERTIFIED A TRUE COPY
M. D. (MARVIN) LITTHIANN
CITY CLERK

MAYOR

CITY CLERK

Bylaw No. 1047-2020

AMENDMENT # 99 - 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:

Lot 9, Block 1, Plan MK
(consisting of 0.0556 ha more or less)

From: RSD – Residential Standard

To: DC (25) – 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:

1047-2020		Alexandra Park Neighborhood	Dwelling Fourplex	DC(25)

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC (25) Development Regulations:

DC (25) Development Regulations

1.0 General Purpose of District

To establish a site specific development control district to accommodate a Dwelling Fourplex on a parcel 0.0556 ha (557 m^2) in size with site development regulations intended to ensure compatibility with adjacent land uses and roadways.

2.0 Area of Application

The DC District shall apply to part of Lot 9, Block 1, Plan MK, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Uses

Permitted Uses:
Dwelling, Fourplex
Accessory Developments

Discretionary Uses
Home Occupations

4.0 Development Criteria

a) The Site Area Maximum shall be 557 m^2.
b) The minimum site width shall be 15.24m

5.0 General Regulations

a) The siting and general appearance of the building, shall be undertaken in accordance with Schedules B, C, & D to the satisfaction of the Development Authority.
b) The exterior finish details of the proposed development, including texture, material and color scheme shall be submitted with the Development Permit application.
c) A landscape plan identifying planting specifications and details including all surface treatments and fencing shall be submitted with the initial development permit application for approval by the Development Authority.
d) A site grading and servicing plan shall be submitted with the Development Permit application. This plan will be reviewed, and must be found satisfactory to the City's Engineering Services Department. A final as built plan will be required to be submitted upon completion of this development.
e) In addition to the surface private outdoor amenity area identified on the site plan, private outdoor amenity area shall also be provided for each unit in the form of a balcony with a maximum area 7.4 m^2 in accordance with Schedules "B" & "D"
f) Trash/Recycling receptacle placement area shall be provided on site in the location as noted on Schedule "B"
g) A minimum of eight (8) surface parking stalls shall be provided on this site, and four (4) of the required parking stalls shall be in tandem. Parking stalls shall be of the size, location and configuration identified on Schedule "B". Parking area shall be paved or hard surfaced.
h) Development in this District shall be evaluated with respect to compliance with the MUR – Mixed-Use Residential land use district and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this Direct Control zoning.
i) The Development Authority may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

6.0 Development Regulations for Discretionary Uses

Development regulations for discretionary uses shall be as follows:

a) Home Occupation as defined in Section 26 of Land Use Bylaw 809-2013 as amended
b) Home Occupations Section 21.6 of Land Use Bylaw 809-2013 as amended.

7.0 Specific Development Plans

Attached hereto as Schedule A, B, C & D

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 23RD DAY OF MARCH, 2020.

READ A SECOND TIME IN COUNCIL THIS 27TH DAY OF APRIL, 2020.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 22ND DAY OF JUNE, 2020.

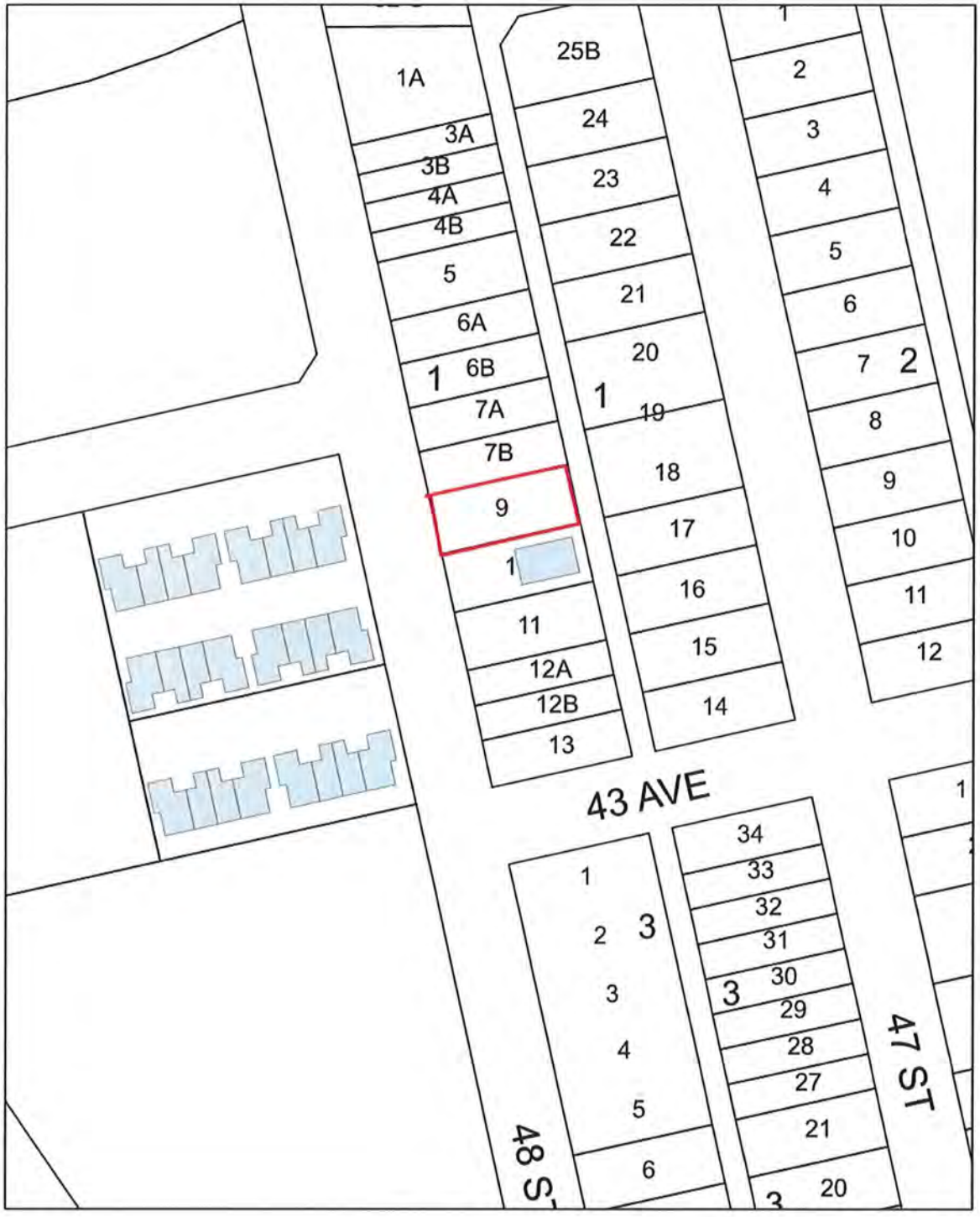
Glen Finstad
DEPUTY MAYOR

June 22, 2020

Date Signed

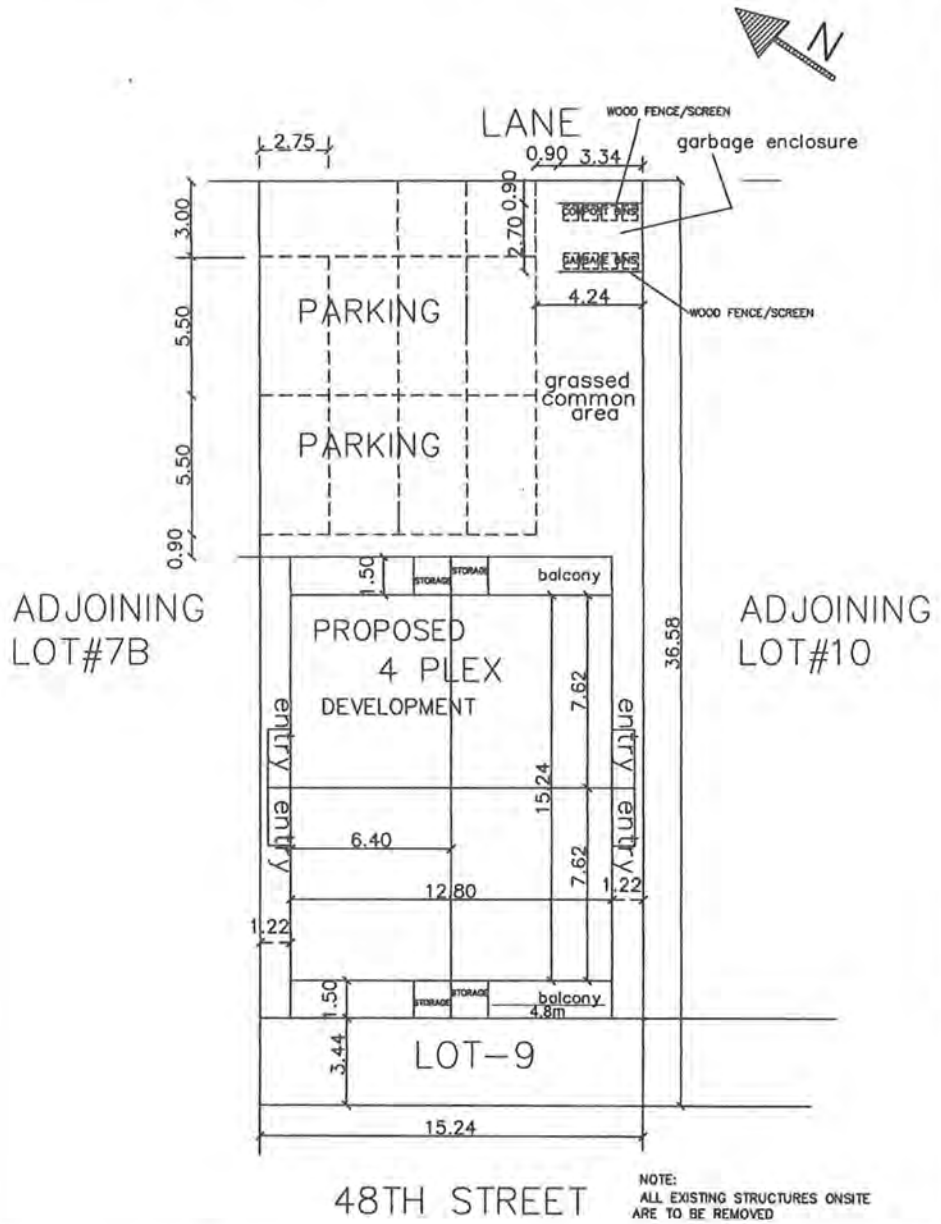
Sandra Davis
CITY CLERK

SCHEDULE "A" - LOT 9, BLOCK 1, PLAN MK



SCHEDULE "B" - SITE PLAN

All dimensions and site configuration shown to be confirmed with surveyor.

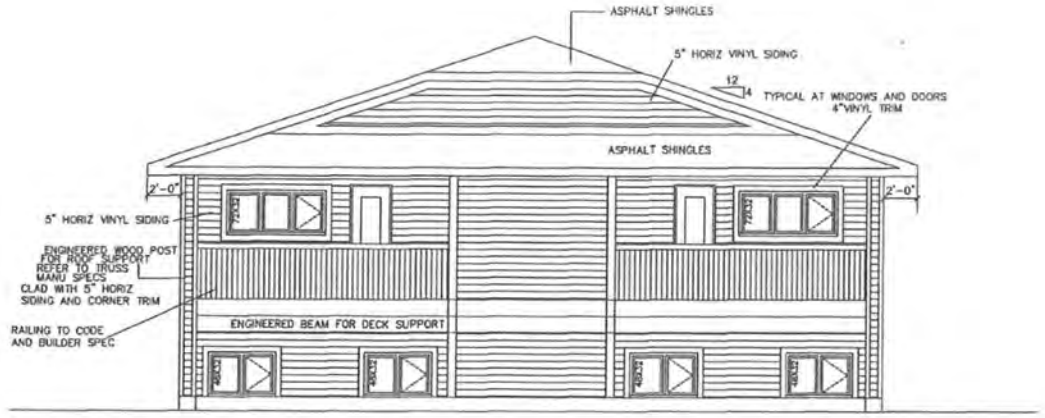


NOTE:
ALL EXISTING STRUCTURES ONSITE ARE TO BE REMOVED

LEGAL LOT-9 BLOCK-1 PLAN- MK CIVIC ADDRESS 4309-48TH STREET LEDUC ALBERTA	NOTE: the contractor is responsible for checking the drawings before construction has begun and for advising the designer (edgewater) of any necessary revisions.	NOTE: THIS DOCUMENT TO BE PRINTED @ SCALE ON LEGAL SIZE PAPER	
		LOT AREA= 557.5 METRES SQ. BUILDING AREA IS 196 METRES SQ. BUILDING LOT COVERAGE IS 35%	
EDGEWATER HOME DESIGN SERVICES LTD. BOB JOHNSON CALGARY, ALBERTA PH: (403) 279-3116	SHEET # 1 OF 1 PLAN # J4PLEX-2019	SCALE: METRIC 1:200 DATE: OCT-2019 FEB-2020	NOTE: THIS SITE PLAN WAS DRAWN FROM INFORMATION PROVIDED BY THE PROPERTY OWNER FOR JAN HARDER

All dimensions and site configuration shown to be confirmed with surveyor.

SCHEDULE "C" ELEVATION PLANS

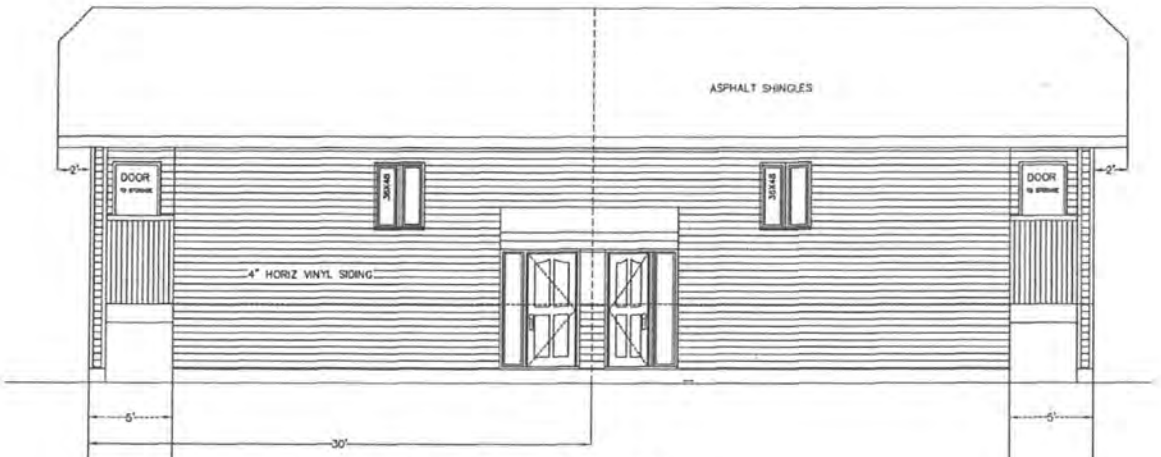


FRONT & REAR ELEVATION

note:
the contractor is responsible for checking the drawings before construction has begun and for advising the designer (edgewater) of any necessary revisions!

EDGEWATER HOME DESIGN SERVICES LTD. BOB JOHNSON PH: (403) 279-3116	SHEET #:	SCALE: 3/16" = 1'-0"	NOTES: 1. DRAWN TO SUIT 9.1 NBC RESIDENTIAL CODING. 2. ALL CONSTRUCTION TO CONFORM TO NBC 2015 AND ALL APPLICABLE BYLAWS AND NATIONAL CONSTRUCTION STANDARDS.
	PLAN #:	DATE: FEB-2020	E-MAIL: bjmaddyedgewater@gmail.com WEB ADDRESS: http://www.liberpresses.com/homeplans

* PRINTED 2-20-2020



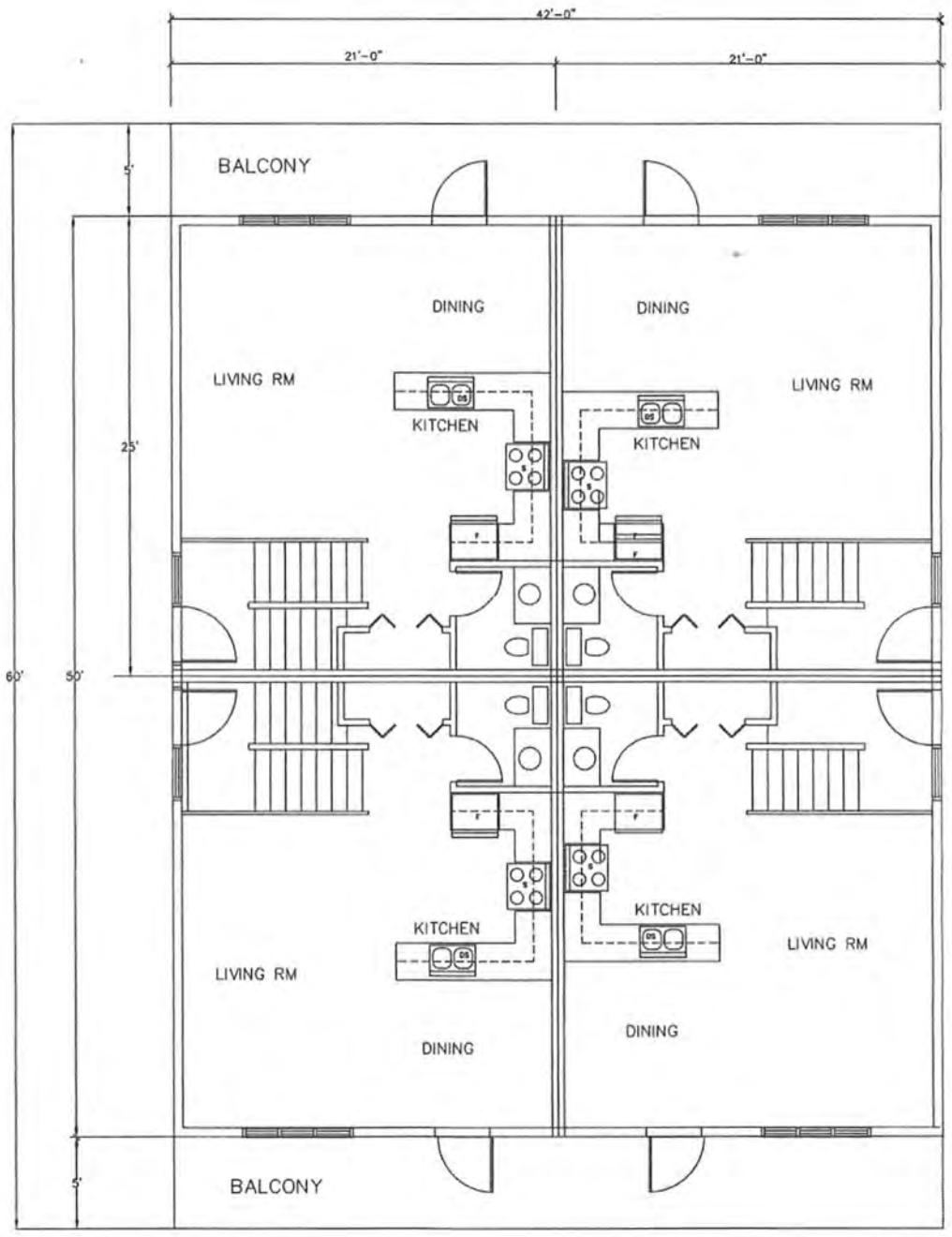
SIDE ELEVATION

80'

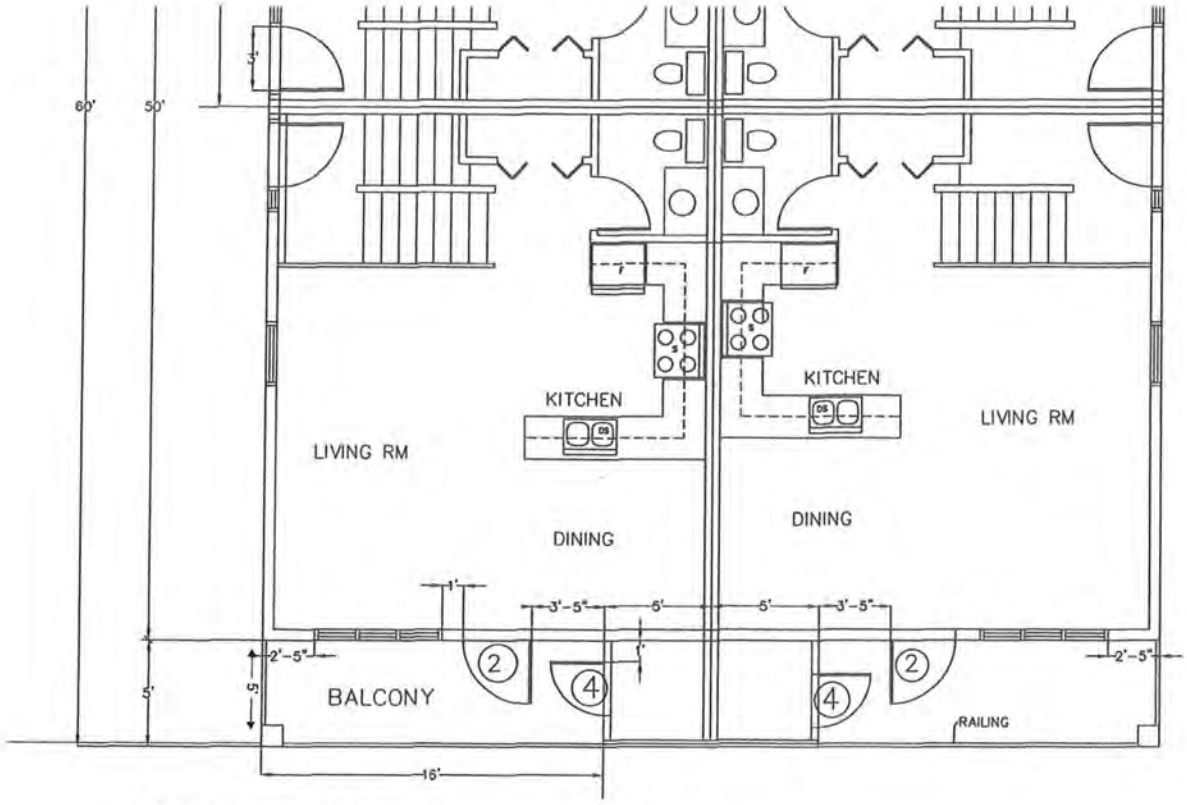
note:
the contractor is responsible for checking the drawings before construction has begun and for advising the designer (edgewater) of any necessary revisions!

EDGEWATER HOME DESIGN SERVICES LTD. BOB JOHNSON PH: (403) 279-3116	SHEET #:	SCALE: 3/16" = 1'-0"	NOTES: 1. DRAWN TO SUIT 9.1 NBC RESIDENTIAL CODING. 2. ALL CONSTRUCTION TO CONFORM TO NBC 2015 AND ALL APPLICABLE BYLAWS AND NATIONAL CONSTRUCTION STANDARDS.
	PLAN #:	DATE: FEB-2020	E-MAIL: bjmaddyedgewater@gmail.com WEB ADDRESS: http://www.liberpresses.com/homeplans

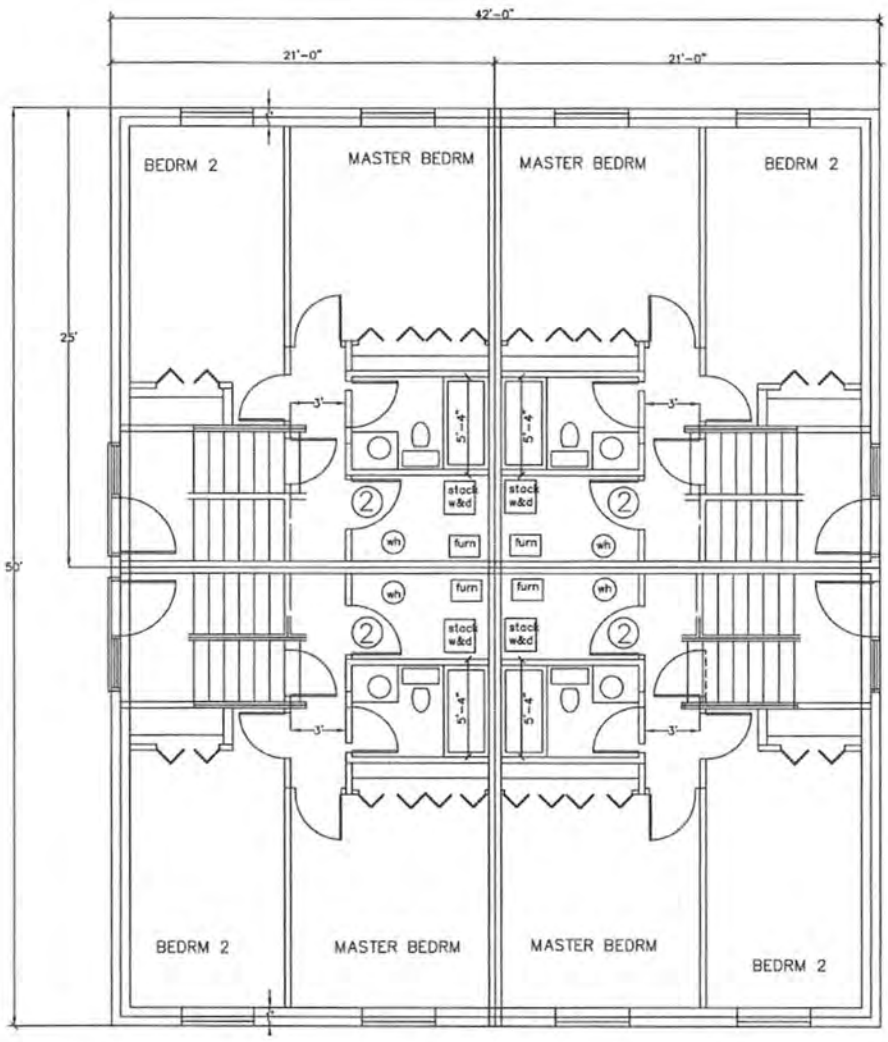
SCHEDULE "D" FLOOR PLANS



PRELIMINARY
PLAN OF MAIN FLOOR



PRELIMINARY
PLAN OF MAIN FLOOR **PARTIAL**



PRELIMINARY

BASEMENT DEV. AND

FOUNDATION PLAN