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City of

Leduc

Land Use

Bylaw

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1.0

Introduction

1.1 Understanding What's Possible on Your Lot

Simple guidance on how to navigate the Land Use Bylaw. These are not regulations, but simply a tool to understand what to look for in order to understand what is possible on your lot

1.2 Bylaw Amendments

Amendments made to update or change the Bylaw after its initial adoptions.

1.1 Understanding What's Possible on Your Lot

Step 1: Determine your property's Land Use District

The City of Leduc is divided into Land Use Districts. Locate your property on the Land Use Map to determine its Land Use District.

Step 2: Review the District Intentions

Each district includes a General Intent and Design Intent statement, and many also include a "How Uses Are Mixed" statement. These give a high-level picture of what kind of place the district is meant to create, and help guide how building use, placement, and design are interpreted.

Step 3: Review what Uses are allowed on your lot

Uses are categorized as:

Permitted (P) – Allowed if regulations are met.

Discretionary (D) – May be approved with conditions.

Uses defined by this Bylaw but not shown in the Use Types table are not allowed.

Note: Additional use-specific regulations may apply, which are elaborated on within each District.

Step 4: Review Form and Development Standards

Each district sets out standards for lot size, building siting and form, landscaping, parking, and access and loading. These standards regulate the details of development, covering both building and landscaping form as well as additional regulations for specific uses.

Note that this page is for informational purposes only and does not form part of the Bylaw and that other plans, policies, and guidelines, such as Outline Plans, Area Structure Plan, or the Urban Centre Redevelopment Plan, may apply to some properties.

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2.0 Land Use Map

2.1 Establishment of Districts

Identifies the Land Use Districts within this Bylaw.

2.2 Land Use Map

A map that demonstrates the boundaries of each Land Use District, as well as other relevant boundaries, overlays, natural features, and noise forecast contours associated with the Edmonton International Airport

2.1 Establishment of Districts

2.1.1 Land Use Districts

2.1.1.1 General Establishment of Districts

Land Use Districts and the associated district provisions are established for the City in accordance with this Bylaw.

2.1.1.2 Land Use Mapping

The Land Use District Map is constructed within Section 2.2 of this Bylaw. The Land Use District Map divides the City into districts and specifies the district provision applying to particular lands.

2.1.1.3 Land Use Districts

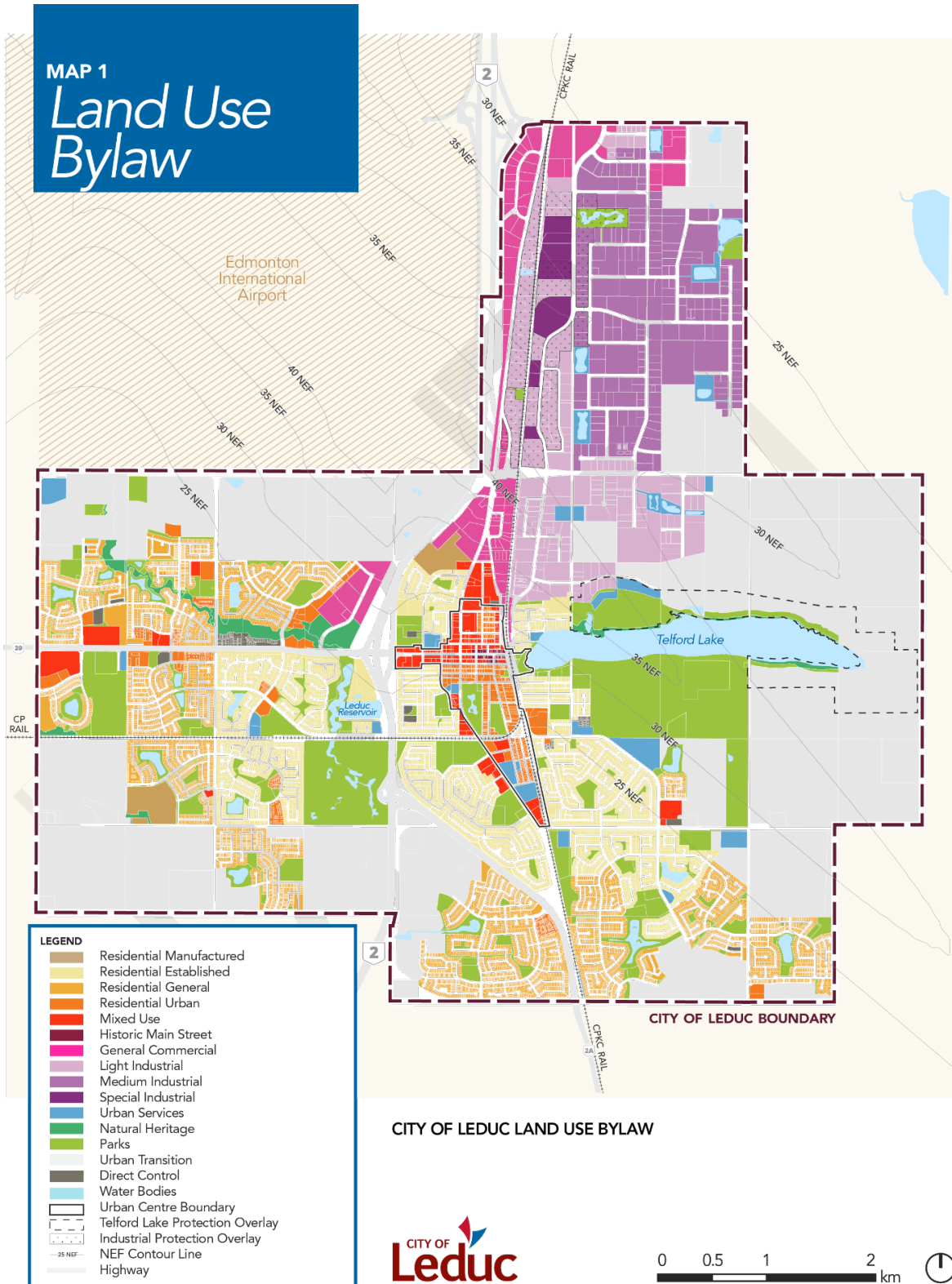
For the purpose of this Bylaw, the City is divided into the following Land Use Districts:

Residential Established	(R-E)
Residential General	(R-G)
Residential Urban	(R-U)
Residential Manufactured Home	(R-MH)
Mixed Use	(C-MU)
Historic Main Street	(C-HM)
General Commercial	(C-G)
Light Industrial	(I-L)
Medium Industrial	(I-M)
Special Industrial	(I-S)
Urban Services	(US)
Parks	(P)
Natural Heritage	(NH)
Urban Transition	(UT)
Direct Control	(DC)

2.1.1.4 Direct Control Districts

Direct Control (DC) districts created by this Bylaw shall also be affixed a numeral to further specify which specific direct control district applies when a specific direct control district needs to be identified.

2.2 Land Use Map



3.0 Residential Districts

3.1 General Regulations for Residential Districts

These regulations apply to all Residential Districts. This section establishes baseline standards that apply equally to the Residential Established, Residential General, and Residential Urban Districts, in addition to each District's own specific regulations.

3.2 Residential Established (R-E)

Specific regulations for older communities that are closest to the Urban Centre of Leduc. This District enables a range of low-rise housing options and some small scale commercial and community serving uses that respects the scale and character of the established communities

3.3 Residential General (R-G)

Specific regulations for newer and developing neighbourhoods throughout Leduc. This District enables a broader mix of low-rise housing options on a range of lot sizes, along with small-scale community commercial uses that create and complete, vibrant neighbourhoods.

3.4 Residential Urban (R-U)

Specific regulations for parts of the Urban Centre and select locations around the city that are residential in character and enable higher density housing. This District enables the widest range of housing options, as well as small-scale commercial and service uses to support a walkable, diverse neighbourhoods.

3.1 General Regulations for Residential Districts

3.1.1 Additional Regulations for Specific Uses

3.1.1.1 Attached Structures

Where a **Building** or **Structure** on a **Site** is directly attached to a Primary **Building** or connected by a floor or **Foundation** greater than 1.0 m above **Grade**, it is considered part of the Primary **Building** and not an **Accessory Development**.

3.1.1.2 Any Accessory Development

Accessory Developments, including Secondary **Building** and Structures such as sheds, workshops and studios, Shipping Container / Sea Cans, detached Garages, pool houses, **Backyard Housing**, or similar structures:

- a) shall be considered accessory to the Primary **Building**;
- b) shall have an exterior finish that matches or compliments the exterior finish of the Primary **Building**;
- c) shall not be located in the Front **Yard**;
- d) may be located in a Secondary Front **Yard** provided the **Structure** is less than 10 square metres in area and less than 2.4 m in **Height**;
- e) Where a Secondary Building is greater than 4.5m in Height and on a lot that abuts other lots on three sides, the Development Authority may assess the permitted Height of the Building on a case-by-case basis; and
- f) permanent structures that are fixed to the ground, including Secondary Buildings, shall comply with applicable **Building** codes and provide an engineering report.

3.1.1.3 Accessory Development - Air Supported and Fabric Covered Structures

Air Supported and Fabric Covered Structures shall not be developed within Residential Districts.

3.1.1.4 Accessory Development - Shipping Containers and Sea Cans

Shipping Containers and Sea Cans:

- a) shall be considered an **Accessory Development** to the Primary **Building** and comply with Secondary **Building** size, **Setback** and design regulations within each District;
- b) shall not be stacked;
- c) shall be used for **Storage** purposes only, excluding any dangerous or hazardous materials or containers;

- d) shall have a painted and finished exterior that complements the Primary **Building**;
- e) have Screening, to the satisfaction of the **Development Authority**; and
- f) shall be required to comply with the applicable **Building** code and provide a certified engineering report.

3.1.1.5

**Accessory Development -
Detached Garage**

Accessory Development used as **Garage** or Carport:

- a) shall comply with Secondary **Building** size, **Setback** and design regulations within each District;
- b) all driveway and pedestrian access shall be Hard Surfaced from a **Street** or **Lane** to the **Accessory Development**;
- c) shall not face sideways, unless demonstrated to allow for a minimum 7.0 m turning radius to the satisfaction of the **Development Authority**;
- d) where a **Garage** or Carport is proposed on a **Lot** served by a rear road and fronting onto a municipal reserve it shall have a minimum rear **Yard Setback** of 5.5 m;
- e) may be within the same Secondary **Building** as Accessory **Dwelling Unit(s)**; and
- f) shall be required to comply with the applicable **Building** code and provide a certified engineering report.

3.1.1.6

Accessory Dwelling Units

Accessory Dwelling Units, whether within a Primary **Building**, such as a basement Suite or similar, or within a Secondary **Building**, such as **Backyard Housing**:

- a) minimum **Floor Area** of 30 m²;
- b) shall not be subject to separation through a Condominium conversion or **Subdivision**;
- c) shall not have balconies that face a private **Yard** located on an **Abutting** property.
- d) shall place windows to minimize overlook into Yards and windows of **Abutting** properties, to the satisfaction of the **Development Authority**. This may include:
 - i. using **Landscaping** or other **Accessory Developments** as screening;
 - ii. limiting windows on the side closest to the side property line;
 - iii. placing windows high on the interior wall near ceilings; or
 - iv. using opaque windows such as frosted or stained-glass windows.

**3.1.1.7
Backyard Housing**

Accessory **Dwelling Unit(s)** developed as **Backyard Housing**, including gardens suites, **Garage** suites and laneway suites:

- a) shall comply with Secondary **Building** size, **Setback** and design regulations within each District;
- b) may contain more than one Dwelling Unit;
- c) may have Side **Yard Setback** of 0.0m on one side of the **Building**, provided the **Building** complies with **Zero Lot Line Development**;
- d) shall provide a main entrance to the **Dwelling Unit(s)** separate from an overhead **Garage** door, where applicable;
- e) may be within the same **Building** as a **Garage** or Carport, provided the **Garage** or Carport is separate; and
- f) shall be required to comply with the applicable **Building** code and provide a certified engineering report.

**3.1.1.8
Child Care Facilities -
Appropriate Location**

Any **Child Care Facility**:

- a) shall not be located on **Site Adjacent** to an Industrial-Medium or Industrial-Special District;
- b) shall not be located a **Site** containing a Utility Service - Major Use; and
- c) shall be located in an appropriate location that creates, among other factors, an acceptable level of traffic, noise, proximity to hazardous uses, to the satisfaction of the **Development Authority**.

**3.1.1.9
Child Care Facilities -
Drop-off**

All Child Care Facilities shall provide one marked on-**Site** drop-off area equal to or greater than the size of a standard **Parking** stall for every 20 patrons.

**3.1.1.10
Child Care Facility -
Outdoor Play Spaces**

Any on-**Site** Outdoor Play Space provided for a **Child Care Facility**, pursuant to the applicable Provincial licensing requirements:

- a) shall be designed, located, landscaped, fenced or screened to maintain a physically safe play environment and mitigate Nuisances from other on-**Site** or **Adjacent** uses, waste collection areas, **Parking** facilities, **Outdoor Storage** areas, queuing spaces, loading spaces, rail lines, Streets and alleys, mechanical equipment and exhaust systems;
- b) shall be located a minimum of 2.0 m away from any mechanical equipment, ventilation intake, exhaust systems or similar, to the satisfaction of the **Development Authority**;
- c) shall maintain a minimum of 1.2 m wide access to the operation and maintenance of an outdoor gas meter;

- d) have secure perimeter fencing on all sides and all gates must be self-latching when located on the ground level;
- e) have secure perimeter railings or walls with a minimum **Height** of 1.8 m when located above ground level;
- f) ensure there is a connected pathway or direct access to the **Child Care Facility** without crossing a **Parking Lot**;
- g) the Outdoor Play Space shall not be located in any **Yard** that Abuts a **Street** unless the design, size, and other characteristics of the proposed play space mitigate the potential impact from the **Street** traffic upon children using the play space. This includes providing bollards or concrete barriers on all sides of the Outdoor Play Area that Abuts a **Street**; and
- h) providing a portion of the play area as soft **Landscaping**, rubber play surface, or wood chips at a depth of 0.228 m (9 inches), or similar non-Hard Surfaced materials, to the satisfaction of the **Development Authority**.

3.1.1.11
Child Care Facility -
Residential Outdoor Play
Space

Notwithstanding 3.1.1.10, **Child Care Facility** Outdoor Play Space may be allowed in any **Yard**, provided it is designed and located to minimize any impacts on **Adjacent** properties. Minimization measures may include fencing, landscape buffering, and the strategic placement of play equipment, to the satisfaction of the **Development Authority**.

3.1.1.12
Any Home Based Business

Any Home Based Business

- a) shall be operated by a resident of the Dwelling.
- b) may have a Sign that does not require a **Development Permit** or a Fascia Sign, provided it complies with specific regulations for Home Based Businesses.
- c) may be located within a Primary or Secondary **Building** on a **Site**.
- d) shall not use any outside **Yard** for **Storage** or any type of business activity.
- e) shall not allow a utility trailer including hitch associated with the business that is parked on **Site** to exceed 6.0 m in length.

3.1.1.13
Home Based Business -
Minor

In Addition to 3.1.1.12, all Home Based Business Minor uses:

- a) shall not have any client or customer visits.
- b) may have **Storage** related to the business located inside the **Garage**, and/or an **Accessory Development**.
- c) may have deliveries of products or materials to the business a maximum of ten (10) times per week.

3.1.1.14
Home Based Business -
Major

In addition to 3.1.1.12, all Home Based Business Major Uses:

- a) shall have a maximum of one (1) client or customer at any one time.

- b) may have deliveries of products or materials to the business a maximum of fifteen (15) times per week.
- c) Shall have one (1) visitor **Parking** space located on **Site** that is available to client or customers during business hours.

3.1.1.15

Residential Sales Centre

Residential Sales Centres Use:

- a) shall include a **Site Plan** of the Residential Sale Centre, **Parking** provided, any exterior lighting, and any proposed Signs as part of any **Development Permit** applications; and
- b) shall not be operated for more than twelve (12) months without the renewal of the **Development Permit**.

3.1.2 Building and Frontage Design

3.1.2.1

Privacy

Siting, **Height**, and massing of new **Development** shall comply with **Building** Standards in each District and not adversely affect privacy of **Adjacent** properties to the satisfaction of the **Development Authority**.

3.1.2.2

Attached Building

All portions of **Attached Buildings** facing a **Street**, including townhouses and side-by-side Duplexes, shall incorporate at least two **Façade** design techniques to distinguish individual Dwellings or portions of the **Attached Buildings** to add variety, interest and a human scale dimension.

Design techniques or features may include vertical **Building** wall **Projection** or recessions; material or colour changes; individual entrance features such as stoops or porches; or other similar techniques or features.

3.1.2.3

Building Walls Exceeding 20 m in Length

Any **Building** wall exceeding 20 m in length shall incorporate at least two **Façade** design techniques such as roofline variation; wall projections or recessions; **Façade** breaks; windows; balconies; porches; or varied finishing materials to reduce the perception of massing and accentuate **Street**-facing entrances.

3.1.2.4

Ground Floor Commercial

Commercial Uses shall be located on the ground floor of buildings and have an entrance oriented towards the Primary **Frontage** of the **Building**.

3.1.2.5

Front Setbacks

Setbacks on the Primary **Frontage** shall be used for any combination of:

- a) stoops;
- b) split level entries;

- c) patios;
- d) **Street** furniture and planters;
- e) bicycle **Parking**;
- f) driveways for front facing **Garage**, where permitted, and
- g) **Spill Out Activity** associated with commercial uses; or
- h) other similar uses.

**3.1.2.6
Spill Out Activity**

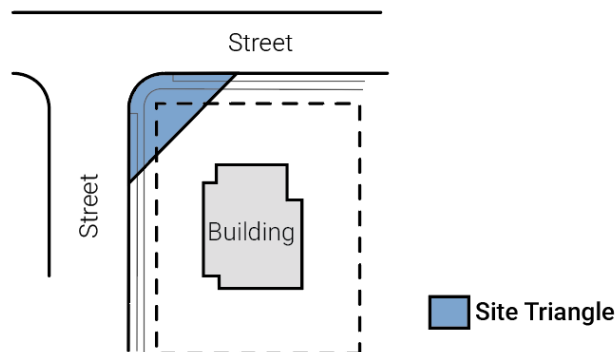
At the discretion of the **Development Authority** and in accordance with the City's patio policy, restaurants may be allowed to operate outdoor cafes on Sidewalks, including areas within the public right-of-way and in courtyards, provided that safety, pedestrian circulation, and access to entrances shall not be impaired.

**3.1.2.7
Corner Lot Building Treatment**

On corner lots, both facades of **Building(s)** facing the corner shall be treated with the same materials and architectural detail.

**3.1.2.8
Sight Triangle**

No **Building, Structure, Fence**, or soft **Landscaping** that will obstruct vision above 0.6 m in **Height** shall be located within the **Sight Triangle**.



**3.1.2.9
Side Yard Abutting a Public Park**

Any **Lot** that abuts a Park or Trail shall be considered a **Corner Lot** and any Side **Yard** that abuts the Park shall be considered an additional Secondary **Frontage**.

**3.1.2.10
Projections**

Eaves may project a maximum of 0.6 m into the required Side **Yard** Setbacks as identified in each Residential **Land Use** District.

**3.1.2.11
Zero Lot Line Development
- Side Yard Requirements**

One Side **Yard Setback** for the Primary **Building** may be reduced to 0.0 m where:

- a) the other Side **Setback** is a minimum of 1.5 m
- b) all roof leaders from **Accessory Developments** are directed to drain directly to an **Adjacent Lane**;
- c) no roof leader discharge shall be directed to the maintenance **Easement**; and

- d) A 1.5 m private maintenance and encroachment **Easement** is registered by the **Owner** on the **Adjacent Site** at the time of **Subdivision**. The **Easement** shall provide for:
 - i. a 0.30 m **Eave** encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves on the **Adjacent Building**;
 - ii. a 0.60 m footing encroachment;
 - iii. a **Drainage Swale**, constructed as per the City of Leduc Minimum Engineering Standards; and
 - iv. permission to access the **Easement** area for maintenance of both properties.

**3.1.2.12
Zero Lot Line Development
– Front Driveway
Requirements**

Any Zero **Lot Line Development** that has driveway access from the front **Street** shall only be permitted across the **Street** from:

- a) blocks where all lots have vehicular access from a **Lane**; or
- b) lots with a minimum **Site Width** of 11.0 m and primary access from the front **Street**.

3.1.3 Landscaping

**3.1.3.1
Lot Landscaping**

Any portion of a **Site** not occupied by Buildings, Structures, **Parking**, **Walkway** and access **Stairs**, **Patio**, or **Storage** shall be landscaped.

**3.1.3.2
Health and Viability of
Planting**

All required **Landscaping** shall meet the standards to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants

**3.1.3.3
Landscaping for New
Developments**

Landscaping, in the opinion of the **Development Authority**, shall be in keeping with character of the area and all **Landscaping** and planting required, including land between the property line and the edge of the **Street** must be completed within twenty-four (24) months from the date the **Development Permit** was issued.

**3.1.3.4
Front Yard Trees**

Trees shall be incorporated in **Frontage** areas that are not hardscaped. Every effort should be made to accommodate trees; however, where space is too limited, soft **Landscaping** shall be provided to the satisfaction of the **Development Authority**.

3.1.3.5

Applicants must demonstrate where compliance with District regulations would necessitate the removal of a mature tree or

Mature Tree Preservation

measurably compromise an area within a Mature Tree's trees **Drip Line**. In such cases, the **Development Authority** may approve an alternative plan that varies those requirements, provided the proposal preserves mature tree canopy. Mature Tree's are those that have a trunk circumference of 80 cm or greater, when measured 1.3 m above **Grade**.

3.1.3.6 Minimum Tree Requirement

All new **Development** and redevelopment shall provide tree plantings at the following rate:

- a) for all lots equal to or greater than 1,000 m² in area, a minimum of 1 tree for every 45 m² of the minimum required soft **Landscaping** area.
- b) for all lots less than 1,000 m² in area:
 - i. a minimum of 1 tree for every 30 m², based on 9% of the **Lot** area; and
 - ii. Corner lots must provide 1 additional tree
- c) three (3) shrubs may be substituted for one tree at the discretion of the **Development Authority**.

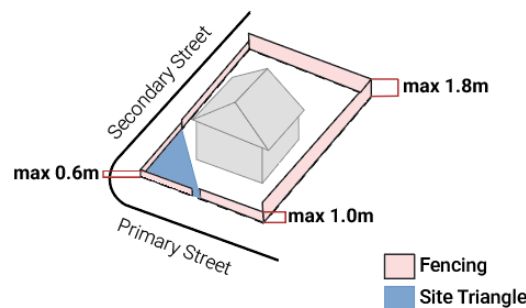
3.1.3.7 Minimum Planting Size

The minimum size specifications for plantings required at the time of planting shall be:

- a) 60.0 mm minimum caliper for deciduous trees;
- b) 2.5 m minimum **Height** for coniferous trees; and
- c) 600 mm **Height** and 400 mm spread for shrubs.

3.1.3.8 Fencing along Frontages

A **Fence**, wall, or screen shall not exceed 1.0 m within a Primary or Secondary **Frontage**, or 1.8 m on any other portion of a **Lot**.



3.1.3.9 Utility or Railway Screening

When screening a utility use or when a **Lot** directly abuts a railway, the **Development Authority** may approve a **Fence** higher than 1.8 m.

3.1.3.10 Lighting

All permanently installed lighting, within landscaped areas, or attached to Buildings shall be:

- a) directed downward;
- b) be shielded in a manner to not be directed to **Adjacent** lots; and

- c) shall not, in the opinion of the **Development Authority**, adversely impact safety.

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3.1.4 Access, Loading, and Storage

3.1.4.1 Lot Access	All lots require a minimum of one (1) access to the Site from a legal road right-of-way or private Street .
3.1.4.2 Rear Lane Access	Vehicular and servicing access shall come from a Lane where one exists, unless otherwise authorized by the Development Authority .
3.1.4.3 Street Access	Where a Site is not Adjacent to a Lane , vehicular access to Sites shall: - be accessed from a local Street, wherever possible; - utilize existing curb cuts, wherever possible; and - be located to reduce conflicts with pedestrians to the greatest extent possible.
3.1.4.4 Curb Cuts	Shared access between two (2) or more Adjacent lots may be considered to reduce curb cuts and/or negative impact on public realm.
3.1.4.5 Hard Surfacing	All Parking and Loading Spaces shall be hard surfaced (e.g., asphalt, concrete, or paving stones).
3.1.4.6 Emergency Vehicle Standards	Sites shall be designed such that streets and access routes for firefighting equipment shall be provided to the satisfaction of the City.
3.1.4.7 Non-Residential Loading and Servicing Area	All non-residential uses shall provide sufficient space and access for loading and servicing vehicles to the satisfaction of the Development Authority .
3.1.4.8 Loading and Servicing Area Maneuvering	Loading and servicing areas shall be designed to provide adequate clearance and maneuvering space to accommodate standard service vehicles, including waste collection, deliveries, and moving vehicles.
3.1.4.9 Loading Area Access	Access to loading areas shall be from a Public Road , private road, Lane , or clearly defined drive aisle and shall not obstruct pedestrian or emergency vehicle circulation. Where possible, access shall not be from the Primary Frontage .
3.1.4.10 Loading Area Location	Loading areas for Sites with more than four (4) Dwellings shall be located to the side or rear of a Lot .
3.1.4.11 Non-Residential Use Solid Waste Storage	All non-residential uses shall provide a solid waste Storage area that: is suitable for 2- or 3-stream waste diversion (i.e., waste, recycling, and organics) for the intended use and

designed to the satisfaction of the **Development Authority**;

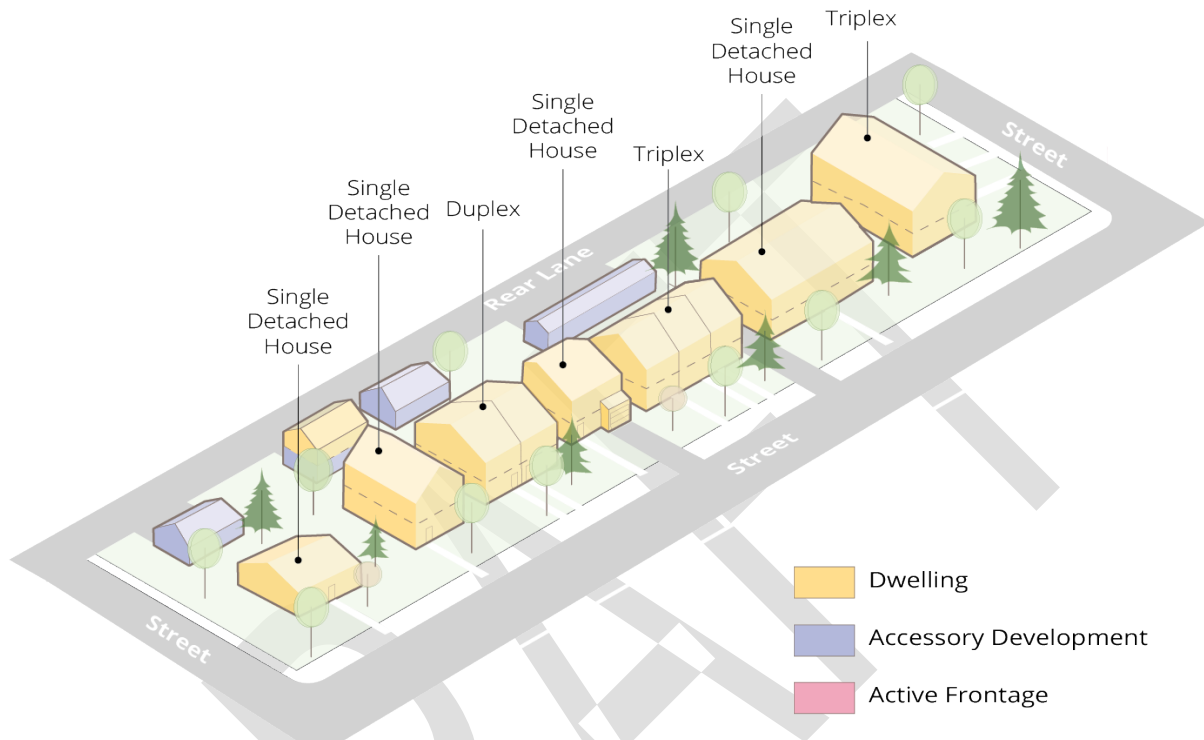
- b) is located at the side or rear of a **Lot**, or screened from view when in the Front **Yard**; and
- c) accessed from a public roadway or **Lane**.

3.1.4.12

Snow Storage Space

Snow Storage Space shall be required on all lots less than 10.0 m in width with **Development** that includes access to a **Garage** from a **Street**. Snow storage space shall be 1.2 m wide, for the entire length of a Driveway, unless otherwise permitted by the Development Authority.

3.2 Residential Established (R-E)



**Figure is for illustrative purposes only.*

General Intent

To allow a range of low-rise housing options like single detached houses, duplexes, triplexes, and backyard houses in established neighbourhoods, while ensuring new construction respects the character of the surrounding area.

Design Intent

The existing neighbourhoods largely contain single detached housing. New **Development** will be integrated with the existing **Development** in the form of single detached housing, duplexes, triplexes, and Accessory Dwelling Units, including **Backyard Housing**. Regardless of **Building** type or use, new **Development** will be expected to be compatible with the existing neighbourhood through the size and shape of buildings that respects nearby properties.

How Uses Are Mixed

Uses in this District will primarily be residential **Development**. New **Development** will largely be Additional Dwelling Units or residential infill **Development**. Neighbourhood commercial may be incorporated over time along Collector and Arterial Streets so long as they meet the daily needs of residents to create more walkable and vibrant communities. Where commercial uses are present, they should generally be integrated into the ground floor of houses or other residential buildings to create small-scale mixed-use buildings.

Lot Standards

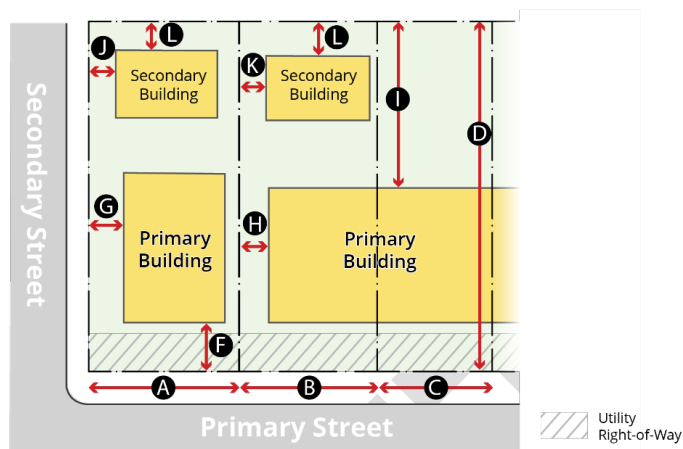


Table 3.2.1 Lot Standards for Residential Established

Maximum Dwelling Units/Lot		3
Lot Dimensions		
A	Minimum Lot Width for Detached Buildings	8.0 m or 9.0 m on corner lots
B	Minimum Lot Width for Semi-Attached Buildings or Zero-Lot Line Development	7.0 m or 8.0 m on corner lots
C	Minimum Lot Width for Double-Attached Buildings	5.49 m or 8.0 m on corner lots
D	Minimum Lot Depth	27 m
	Maximum Lot Coverage	45%
	Minimum Soft Landscaping	25%
Primary Building Setbacks		
E	Minimum Front Setback to a Garage	5.5 m
F	Minimum Front Setback to a Building	3.0 m or the width of a Utility Right-of-Way + 0.5m, whichever is larger.
G	Minimum Secondary Front Setback	2.4 m
H	Minimum Side Setback	1.2 m; and 0.0 m on one side for Semi-Attached, Double Attached Buildings ; and 0.0 m on one side and 1.5 m on the other side for Zero Lot Line Development (see 3.1.2.11)
I	Minimum Rear Setback	7.0 m or 4.5 m on a Corner Lot with access to a Lane .
Secondary Building Setbacks		
J	Minimum Secondary Front Setback	3.0 m
K	Minimum Side Yard Setback	1.2 m
L	Minimum Rear Setback	1.2m

Building Standards

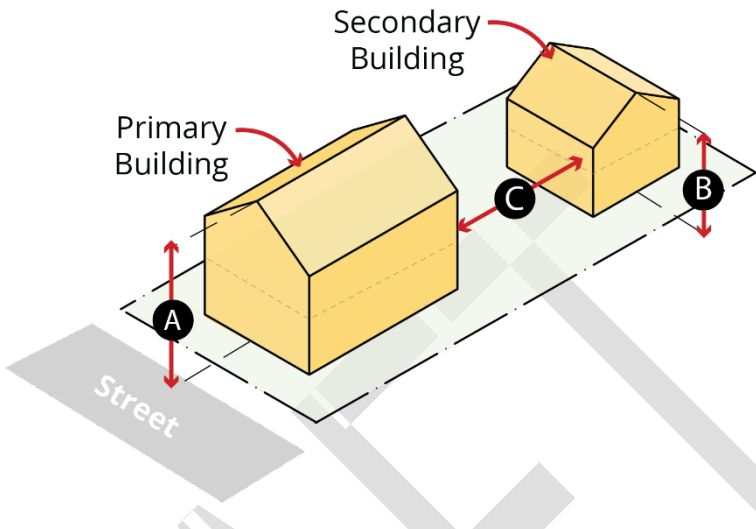


Table 3.2.2 Building Standards for Residential Established		
Primary Building		
A	Maximum Height	9.5 m (2 Storeys)
Secondary Building		
B	Maximum Height	7.0 m (2 Storeys) and no taller than the Primary Building.
Building Separation		
C	Minimum separation between 2 Buildings on the same Lot	2.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 3.2.3 Use Permission for Residential Established

Use	Permitted or Discretionary
Residential Uses	
Dwelling Units	P
Commercial Uses	
Child Care Facility	D
Food Services	D
Home Based Business - Major	D
Home Based Business - Minor	P
Professional, Financial and Office Service	D
Bed & Breakfast	D
Retail & Service – General	D
Residential Sales Centre	P
Agricultural Uses	
Urban Agriculture	P
Institutional Uses	
Community Service Facility	D
Government Service	D
Health Service	D
Human Services	P
Other Uses	
Accessory Developments	P
Utility Service – Minor	P

3.2.1 Additional Regulations for Specific Uses

3.2.1.1

General Regulations

Development shall comply with General Regulations for Residential Uses in section [3.1.1 Additional Regulations for Specific Uses](#), including for **Accessory Development**, Accessory Dwelling Units, Child Care Facilities, Home Based Business, and **Residential Sales Centre**.

3.2.1.2

Food Services, Retail and Service - General

Food Services, or **Retail and Service – General** shall:

- a) be on a **Lot** with a Primary **Frontage** onto a Collector or Arterial road in accordance with the City of Leduc Engineering Standards;
- b) have a maximum **Floor Area** of 150 m² per individual establishment;
- c) only operate between the hours of 7 a.m. and 10 p.m.;
- d) Be located on the ground floor of the **Building**;
- e) have one business identification sign with a maximum sign area of no more than 1 m² except that one additional sign to identify the business located at the rear of the **Site** at the discretion of the **Development Authority**.
- f) not generate a major amount of traffic or be inconsistent with the primarily residential character of the area, in the opinion of the **Development Authority**,

3.2.1.3

Conversion to Commercial Use

In addition to 3.2.1.2, the **Development Authority** shall have regard to the following in exercising their discretion to approve any conversion from Residential Use to Commercial Use:

- a) the level of activity resulting from the use should not be an intrusion into an area primarily residential in character, nor should it generate traffic or **Parking** in excess of the capacity of **Adjacent** Public Roadways.
- b) the level of pedestrian connectivity from to the **Site** to surrounding community, including a preference for **Corner Lot** locations.
- c) the use should not adversely affect pedestrian movement on **Adjacent** sidewalks.
- d) the use should maintain an external appearance that is generally in keeping with the external appearance of existing **Adjacent** residential dwelling units.

3.2.2 Building and Frontage Design

- 3.2.2.1 General Regulations** **Development** shall comply with General Regulations for Residential uses section [3.1.2 Building and Frontage Design](#).
- 3.2.2.2 Front Entrance** Any redevelopment shall have a **Building** entrance(s) on the Primary Frontages.
- 3.2.2.3 Roof Types** Any redevelopment shall demonstrate a roofline design that is contextual to other Primary Buildings on the same **Block** face.
- 3.2.2.4 Exterior Staircase Dwelling Unit Access** Where an exterior staircase provides direct access to a Dwelling Unit within a Primary **Building** on the second **Storey** or above, the staircase shall be located at the side or rear of the Primary **Building**.

3.2.3 Landscaping

- 3.2.3.1 General Regulations** **Development** shall comply with General Regulations for Residential Uses, section [3.1.3 Landscaping](#).

3.2.4 Access, Loading, and Storage

- 3.2.4.1 General Regulations** **Development** shall comply with General Regulations for Residential Uses, section [3.1.4 Access, Loading, and Storage](#).

3.2.5 Parking

- 3.2.5.1 General Regulations** **Development** shall comply relevant residential **Parking** rates and design standards within section [11.2 Citywide Parking Standards](#).
- 3.2.5.2 Parking Screening** Any **Parking** area on a **Lot**, including driveways, that has five (5) or more stalls that are visible from an adjoining **Lot** or a **Street** other than a **Lane** shall have perimeter **Landscaping** that interrupts the view of the **Parking** area.

3.2.6 Signage

3.2.6.1 Signage Standards

Development of signs shall comply with the section [11.3 Citywide Signage Standards](#), based on permitted and discretionary uses in [Table 3.2.4 Sign Permission for Residential Established](#) below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

3.2.6.2 Home Based Business Signage

Home Based Business **Signage** shall comply with General Regulations for Residential Districts section [3.1.1 Additional Regulations for Specific Uses](#).

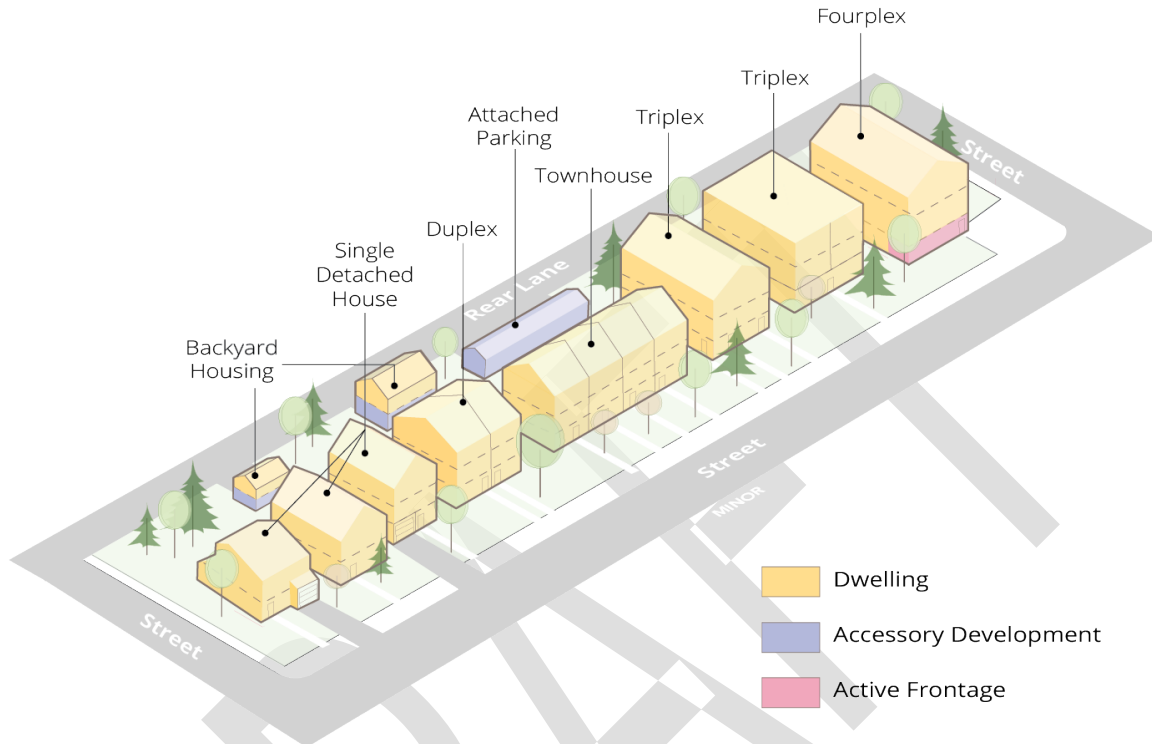
Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 3.2.4 Sign Permissions for Residential Established

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	D	11.3.6
Fascia	D	11.3.7
Temporary Portable	D	11.3.10

3.3 Residential General (R-G)



**Figure is for illustrative purposes only to demonstrate the range of housing types.*

General Intent

To support a variety of low-rise residential and residential mixed-use **Development** in newer and developing neighbourhoods.

Design Intent

This District supports a range of low and medium **Density** housing types, including single detached homes, duplexes, triplexes, fourplexes, townhouses, and Accessory Dwelling Units including **Backyard Housing** on a variety of lots, from narrow and compact lots to large lots. New **Development** is expected to maintain and reinforce this character by promoting the mix of **Lot** sizes, housing types, and small-scale community commercial uses that create diverse housing options and contribute to a vibrant, complete neighbourhoods.

How Uses Are Mixed

Uses in this District will primarily be residential **Development** and may include some commercial uses such as services and shops along Collector and Arterial streets that are compatible with residential uses to meet the daily needs of residents. Where commercial uses are present, they should generally be integrated into the ground floor of houses or other residential buildings to create small-scale mixed-use buildings.

Lot Standards

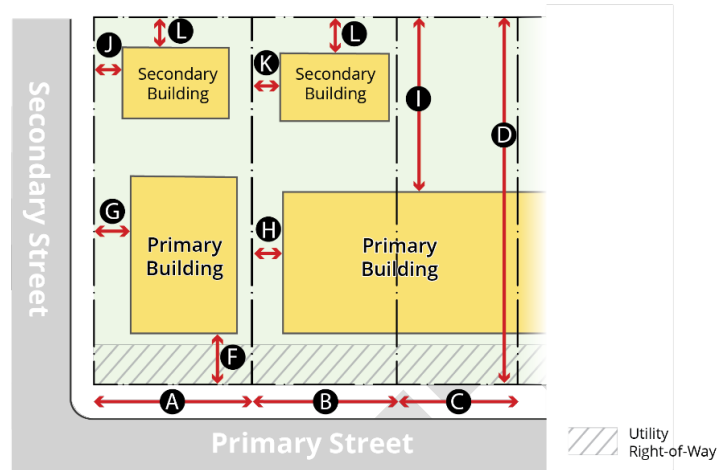


Table 3.3.1 Lot Standards for Residential General

Maximum Dwelling Units/Lot		4
Lot Dimensions		
A	Minimum Lot Width for Detached Buildings	7.89 m or 9.0 m on corner lots
B	Minimum Lot Width for Semi-Attached Buildings or Zero Lot Line Development	7.0 m or 8.0 m on corner lots
C	Minimum Lot Width for Double-Attached Buildings	5.49 m or 7.9 m on corner lots
D	Minimum Lot Depth	27 m
	Minimum Soft Landscaping	20 %
Primary Building Setbacks		
E	Minimum Front Setback to a Garage	5.5 m
F	Minimum Front Setback to a Building	3.0 m or the width of a Utility Right-of-Way + 0.5 m, whichever is larger.
G	Minimum Secondary Front Setback	2.4 m
H	Minimum Side Setback	1.2 m; and 0.0 m on one side for Semi-Attached, Double Attached Buildings ; and 0.0 m on one side and 1.5 m on the other side for Zero Lot Line Development (see 3.1.2.11)
I	Minimum Rear Setback	7.0 m or 4.5 m on a Corner Lot
Secondary Building Setbacks		
J	Minimum Secondary Front Setback	2.4 m
K	Minimum Side Yard Setback	1.2 m
L	Minimum Rear Setback	1.5 m or 3.0 m where a garage faces a rear lane

Building Standards

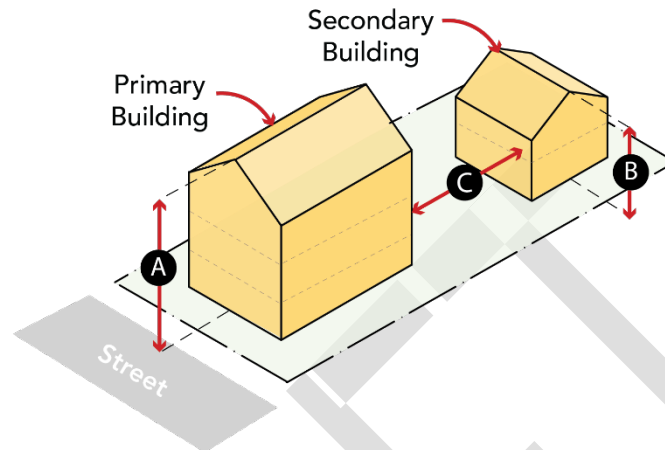


Table 3.3.2 Building Standards for Residential General

Primary Building		
A	Maximum Height	12.0 m (3 Storeys)
Secondary Building		
B	Maximum Height	7.5 m (2 Storeys)
Building Separation		
C	Minimum separation between 2 Buildings on the same Lot	2.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 3.3.3 Use Permissions for Residential General

Use	Permitted or Discretionary
Residential Uses	
Dwelling Units	P
Commercial Uses	
Child Care Facility	D
Food Services	D
Home Based Business - Major	D
Home Based Business - Minor	P
Professional, Financial and Office Service	D
Bed & Breakfast	D
Retail & Service – General	D
Residential Sales Centre	P
Agricultural Uses	
Urban Agriculture	P
Institutional Uses	
Community Service Facility	D
Government Service	D
Human Services	P
Other Uses	
Accessory Developments	P
Utility Service – Minor	P

3.3.1 Additional Regulations for Specific Uses

3.3.1.1 General Regulations

Development shall comply with General Regulations for Residential Uses in section [3.1.1 Additional Regulations for Specific Uses](#) including for **Accessory Development**, Accessory Dwelling Units, Child Care Facilities, Home Based Business, and **Residential Sales Centre**.

3.3.1.2 Compliance with Area Structure Plans and Outline Plans

Notwithstanding Section 3.3.1 Use Types, where an applicable **Area Structure Plan** or **Outline Plan** designates a parcel of land for the **Building** form, and use class (commercial, residential, industrial or institutional), only those **Building** forms, and use classes identified in the applicable plan may be allowed on that parcel as either permitted or discretionary uses as listed in the Use Types.

3.3.1.3 Food Services, Retail and Service-General

Food Services, or Retail and Service – General shall:

- a) be on a **Lot** with a Primary **Frontage** onto a Collector or Arterial road in accordance with the City of Leduc Engineering Standards;
- b) have a maximum **Floor Area** of 200 m² per individual establishment;
- c) only operate between the hours of 7 a.m. and 10 p.m.;
- d) be located on the ground floor of the **Building**;
- e) have one business identification sign with a maximum sign area of no more than 1 m² except that one additional sign to identify the business located at the rear of the **Site** at discretion of the **Development Authority**; and
- f) not generate a major amount of traffic or be inconsistent with the primarily residential character of the area, in the opinion of the **Development Authority**.

3.3.1.4 Conversion to Commercial Use

In addition to 3.3.1.2, the **Development Authority** shall have regard to the following in exercising their discretion to approve any conversion from Residential Use to Commercial Use:

- a) the level of activity resulting from the use should not be an intrusion into an area primarily residential in character, nor should it generate traffic or **Parking** in excess of the capacity of **Adjacent** Public Roadways.
- b) the level of pedestrian connectivity from to the **Site** to surrounding community, including a preference for **Corner Lot** locations.
- c) the use should not adversely affect pedestrian movement on **Adjacent** sidewalks.

- d) the use should maintain an external appearance that is generally in keeping with the external appearance of existing **Adjacent** residential dwelling units.

3.3.2 Building and Frontage Design

- 3.3.2.1
General Regulations **Development** shall comply with General Regulations for Residential uses section [3.1.2 Building and Frontage Design](#).

3.3.3 Landscaping

- 3.3.3.1
General Regulations **Development** shall comply with General Regulations for Residential Uses, section [3.1.3 Landscaping](#).

3.3.4 Access, Loading and Storage

- 3.3.4.1
General Regulations **Development** shall comply with General Regulations for Residential Uses, section [3.1.4 Access, Loading, and Storage](#).
- 3.3.4.2
Collector or Arterial Frontage Any **Lot** with a Primary **Frontage** along a Collector or Arterial **Street**, as defined by Leduc's Engineering Standards, shall be accessed from a rear **Lane**.

3.3.5 Parking

- 3.3.5.1
General Regulation **Development** shall comply relevant residential **Parking** rates and design standards within section [11.2 Citywide Parking Standards](#).
- 3.3.5.2
Screening Parking Any **Parking** area on a **Lot**, including Driveways and **Parking** pads, with six (6) or more stalls that are visible from an adjoining **Lot** or a **Street** other than a **Lane** shall have perimeter **Landscaping** that interrupts the view of the **Parking** area.

3.3.6 Signage

3.3.6.1 Signage Standards

Development of signs shall comply with the [11.3 Citywide Signage Standards](#) and based on Permitted and Discretionary uses in **Table 3.3.6 below**. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

3.3.6.2 Home Based Business Signage

Home Based Business **Signage** shall comply with General Regulations for Residential Districts [section 3.1.1 Additional Regulations for Specific Uses](#).

Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 3.3.6: Sign Permission for Residential General

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Temporary Portable	P	11.3.10

3.4 Residential Urban (R-U)



**Figure is for illustrative purposes only.*

General Intent

To provide a diverse range of housing options that establish more dense residential areas that support neighbourhood vibrancy in Residential areas and the Urban Centre.

Design Intent

Smaller neighbourhood streets will see homes like single houses, semi-detached and duplexes, and small multi-unit buildings such as triplexes, fourplexes, and townhouses. On larger sites and along key streets, buildings can also include compact apartment-style buildings up to six storeys. Existing homes may add a basement suite, a small backyard home, or a Suite above a **Garage**, giving homeowners more flexibility without changing the **Street**. New buildings should provide a comfortable transition where taller buildings meet smaller homes nearby. Mature trees, green space, and inviting streets will be protected and improved wherever possible, so the neighbourhood is an inviting place to walk.

How Uses Are Mixed

Homes come first in this District. Commercial uses including small shops restaurants and cafés, as well as services that support day-to-day neighbourhood life will be permitted alongside or in the base of residential buildings. Overall, the mix of uses should provide a range of housing types and make it easier to walk to the things people need in their daily life.

Lot Standards

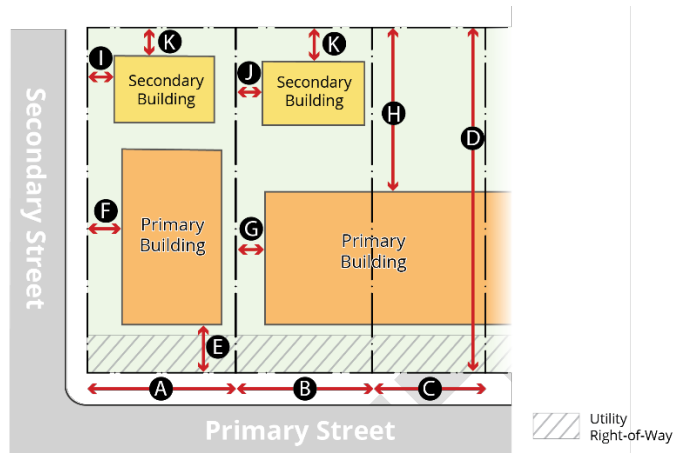


Table 3.4.1 Lot Standards for Residential Urban

Permitted Dwelling Units/Lot		4
Maximum Dwelling Units/Lot		More than four (4) Dwellings may be permitted on a Lot subject to compliance with all applicable Site Development regulations.
Lot Dimensions		
A	Minimum Lot Width for Detached Buildings	7.9 m
B	Minimum Lot Width for Semi-Attached Buildings or Zero Lot Line Development	6.69 m or 8.0 m on corner lots
C	Minimum Lot Width for Double-Attached Buildings	5.49 m or 6.9 m on corner lots
D	Minimum Lot Depth	27 m
	Minimum Soft Landscaping	20%
Primary Building Setbacks		
E	Minimum Front Setback	3.0 m or the width of a Utility Right-of-Way + 0.5 m, whichever is larger.
F	Minimum Secondary Front Setback	2.4 m
G	Minimum Side Setback	1.2 m for Buildings 12.0 m or less in Height ; 1.5 m for Buildings greater than 12.0 m in Height ; or 0.0 m for Semi-Attached, Double Attached, or Zero Lot Line Development
H	Minimum Rear Setback	7.0 m or 4.5 m on corner lots
Secondary Building Setbacks		
I	Minimum Secondary Front Setback	2.4 m
J	Minimum Side Setback	1.2 m or 0.0 m for Attached Buildings
K	Minimum Rear Setback	1.5m or 3.0m where a garage faces a rear lane

Building Standards

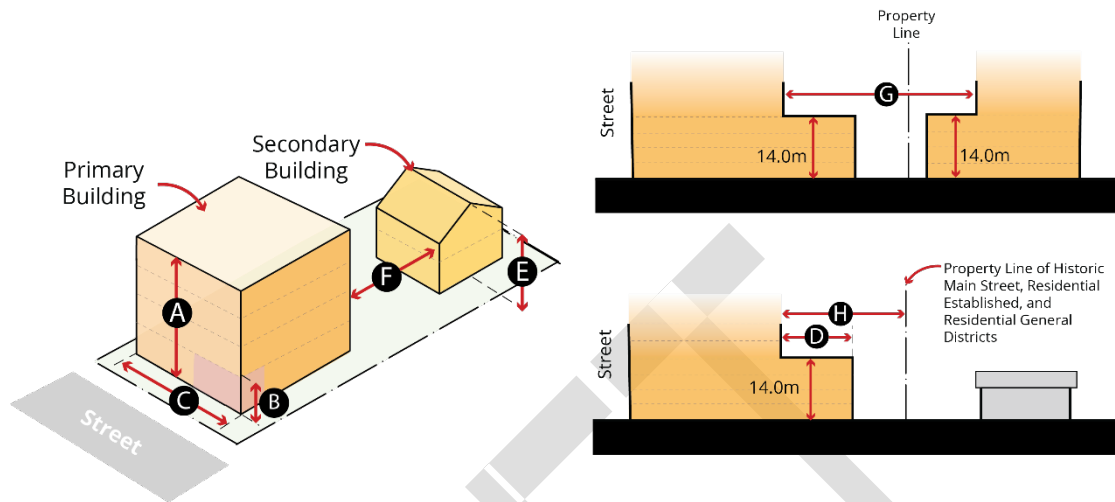


Table 3.4.2 Building Standards for Residential Urban

Primary Building		
A	Maximum Height	21.0 m (6 Storeys)
B	Minimum Ground Floor Height for Non-Residential Uses	3.5 m
C	Maximum Building Length along a Primary Frontage	60.0 m
D	Minimum Stepback for a Building five (5) storeys or greater in Height directly Adjacent to or across the Street from a Building two (2) storeys or less in Height.	3.0m stepback at the third (3 rd) or fourth (4 th) Storey along the Frontage(s) that are Adjacent to or across the Street from a Building two (2) storeys or less in Height.
Secondary Building		
E	Maximum Height	7.5 m (2 Storeys)
Building Separation		
F	Minimum Separation Between 2 Buildings on the Same Lot	2.0 m
G	Minimum Separation between any portions of 2 or more Buildings above 14.0m (4 Storeys) in Height	15.0 m
H	Minimum separation between any portion of a Building greater than 14.0 m in Height and a Lot line to a Historic Main Street, Residential General, or Residential Established District	30.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 3.4.3 Use Permission for Residential Urban

Use	Permitted or Discretionary
Residential Uses	
Dwelling Units	P
Commercial Uses	
Bar	D
Bed & Breakfast	P
Child Care Facility	D
Food Services	P
Home Based Business - Major	D
Home Based Business - Minor	P
Hotel and Motel	D
Indoor Entertainment - General	D
Outdoor Entertainment	D
Professional, Financial and Office Service	P
Retail & Service – General	P
Residential Sales Centre	P
Agricultural Uses	
Urban Agriculture	P
Institutional Uses	
Community Service Facility	P
Education	D
Government Service	P
Health Service	P
Human Services	P
Parks & Trails	P
Parking Facility	D
Recreation Facility – Indoor	D
Recreation Facility – Outdoor	D
Shelter and Support Services	D

Use	Permitted or Discretionary
Other Uses	
Accessory Developments	P
Temporary Outdoor Events	D
Utility Service – Minor	P
Utility Service – Major	D

3.4.1 Additional Regulations for Specific Uses

- 3.4.1.1 General Regulations** **Development** shall comply with General Regulations for Residential Uses in section [3.1.1 Additional Regulations for Specific Uses](#) for **Accessory Development**, Accessory Dwelling Units, Child Care Facilities, Home Based Business, and **Residential Sales Centre**.
- 3.4.1.2 Dwelling Types** Where an applicable **Area Structure Plan** or **Outline Plan** designates a parcel for a specific dwelling **Building** form, only the **Building** forms identified in that plan may be permitted on the parcel.
- 3.4.1.3 Food Services, Retail and Service - General** Any **Food Services** and Retail and Service - General that includes the small-scale production of goods such as **Food Services** production, breweries, pottery, jewelry, furniture production, or a similar use, must be fully enclosed within a **Building** and include a retail component.

3.4.2 Building and Frontage Design

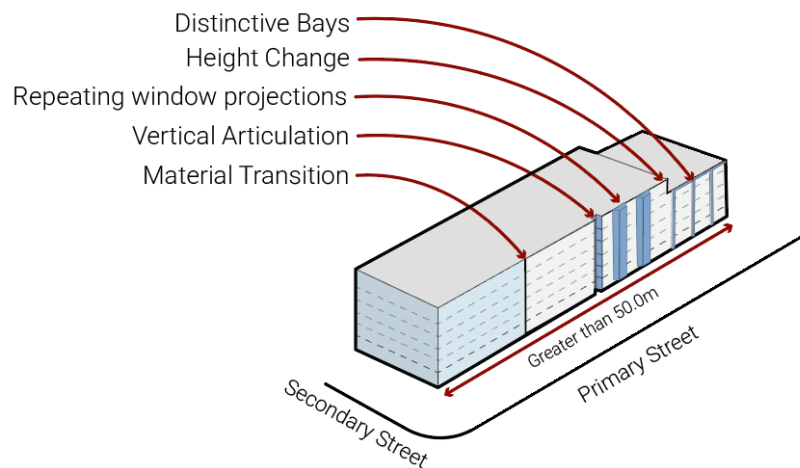
- 3.4.2.1 General Regulations** **Development** shall comply with General Regulations for Residential uses section [3.1.2 Building and Frontage Design](#).
- 3.4.2.2 Multi-Unit Developments (greater than 4 Dwellings)** Multi-Unit Developments with more than four (4) Dwelling shall comply with Citywide Standards section [11.1 Multi-unit Development](#).
- 3.4.2.3 Multiple Primary Buildings** Sites may have more than one (1) Primary Buildings provided all Buildings comply with the intent of the Primary **Building** standards, at the discretion of the **Development Authority**.
- 3.4.2.4 Mixed Use Buildings** Where a redeveloping **Building** contains both Dwelling Units and a Commercial, Institutional, or other public-serving Use in the same **Building**, the Commercial, Institutional, or other public-serving Use shall be located on, or accessed from, the ground floor with direct access from a Primary **Frontage**.

3.4.2.5 Active Pedestrian Environment

Buildings with four (4) or more units may be evaluated using **Crime Prevention Through Environmental Design (CPTED)** principles that contribute to an active pedestrian environment and may include but are not limited to door placement that faces a **Street** or other publicly accessible spaces, window areas facing the **Street**, exterior lighting, the placement and use of soft **Landscaping** that limits areas of concealment, and integrating the pedestrian network with **Building** entrances

3.4.2.6 Large Building Articulation

Multi-unit Developments, such as condo and apartment buildings of more than four (4) Dwellings, that also have more than 50 m of **Building** wall along a Primary or Secondary **Frontage** shall break up the perceived mass of the **Building** through vertical articulations, projecting windows, distinctive bays, material changes, or similar **Façade** and massing treatments.



3.4.2.7 Window Treatment

Each **Storey** of a Building shall include windows on all **Building** facades that face a **Street** or Park.

3.4.2.8 Mechanical Equipment Screening

Mechanical equipment associated with Buildings that contain more than four (4) Dwellings and/or any non-Residential Use shall be screened or incorporated into a roof envelope, where appropriate.

3.4.3 Landscaping

3.4.3.1 General Regulations

Development shall comply with General Regulations for Residential Uses, section [3.1.3 Landscaping](#).

3.4.3.2 Planting Species

Native species, plants with seasonal interest, and drought tolerant plants are permitted and shall be required where feasible.

3.4.4 Access, Loading and Storage

- 3.4.4.1 General Regulations** **Development** shall comply with General Regulations for Residential Uses, section [3.1.4 Access, Loading, and Storage](#).
- 3.4.4.2 Storage near Sensitive Uses** **Outdoor Storage** areas that are visible from a **Street** other than a **Lane** and/or a **Lot** that are designated as Residential General, Residential Established, Mixed Use, or Historic Main **Street** shall have perimeter **Landscaping** that interrupts the view of the **Storage** area

3.4.5 Parking

- 3.4.5.1 General Regulations** The design and **Development** of **Parking** areas shall comply with **Parking** design standards in [11.2 Citywide Parking Standards](#).
- 3.4.5.2 Hard Surfacing** All **Parking** and Loading Spaces shall be hard surfaced (e.g., asphalt, concrete, or paving stones). Stormwater **Storage** may be required if there is a significant increase in **Hard Surfacing** at the discretion of the **Development Authority**.
- 3.4.5.3 Front Yard Parking for Commercial Uses** When a Building has commercial uses on the ground floor, **Parking** areas shall not be located between the Primary **Frontage** of the **Building** and the **Street**.
- 3.4.5.4 Parking Structures** **Parking** Structures that are visible from Streets and Parks shall be screened in a manner visually consistent/integrated with **Adjacent** properties to mitigate the visual impact.
- 3.4.5.5 Visitor Bicycle Parking** Where outdoor visitor bicycle **Parking** is required, in accordance with Citywide **Parking** Regulations, it shall be located in a location that is highly visible and easily accessible from the Primary and/or Secondary **Frontage** of the **Lot**.
- 3.4.5.6 Off-Site and Shared Bicycle Parking** Off-**Site** and shared bicycle **Parking** arrangements are permitted at the discretion of the **Development Authority**.

3.4.6 Signage

3.4.6.1 Signage Standards

Development of signs shall comply with the [11.3 Citywide Signage Standards](#) based on permitted and discretionary uses in **Table 3.4.6 Sign Permission for Residential Urban** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

3.4.6.2 Home Based Business Signage

Home Based Business **Signage** shall comply with General Regulations for Residential Districts [Section 3.1.1 Additional Regulations for Specific Uses](#).

Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 3.4.6 Sign Permissions for Residential Urban

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Digital	P	11.3.8
Temporary Portable	P	11.3.10

4.0 Residential Manufactured Home

4.1 Residential Manufactured Home (R-MH)

Specific regulations for comprehensively
designed **Manufactured Home** communities.

4.1 Residential Manufactured Home (R-MH)



**Figure is for illustrative purposes only.*

General Intent

To provide comprehensively designed **Manufactured Home** communities.

Design Intent

Lots will be designed to accommodate manufactured homes. The **Manufactured Home** community will be owned by one (1) corporation or held as a Condominium property and designed with private roads.

How Uses Are Mixed

Uses in this district will primarily be residential **Development** and any **Accessory Development** or amenity area.

Lot Standards

4.1.1 Lot Standards for Residential Manufactured Home	
Maximum Dwelling Units/hectare	16
Lot Dimensions	
Maximum Lot Coverage	45%
Minimum Unit Site Area	325.0 m ²
Primary Building Setbacks	
Minimum Front Setback Zone	3.0 m
Minimum Side Yard Setback	1.2 m
Minimum Distance between property line and Manufactured Home	2.0 m along one side 1.2 m for all other sides
Minimum Rear Setback	1.2 m
Minimum Rear Setback from Garage facing a Lane	1.0 m
Secondary Building Setbacks	
Front Setback Zone	3.0 m – 8.0 m
Side Yard Setback	1.2 m
Side Yard Setback for Carports	3.2 m from the property line to the Manufactured Home ; and 1.2 m from the property line to the attached carport
Rear Setback ¹	1.2 m

Building Standards

Table 4.1.2 Building Standards for Residential Manufactured Home	
Maximum Building Height	5.0 m
Building Separation	
Minimum Separation between 2 Buildings on the same Lot	2.0 m
Minimum distance from adjoining internal access road or common Parking areas	3.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 4.1.3 Use Permission for Residential Manufactured Home

Use	Permitted or Discretionary
Residential Uses	
Manufactured Home	P
Commercial Uses	
Home Based Business - Major	D
Home Based Business - Minor	P
Residential Sales Centre	D
Institutional Uses	
Community Service Facility	D
Human Services	P
Other Uses	
Accessory Developments	P
Temporary Outdoor Events	P
Utility Service – Minor	P

4.1.1 Permitting

4.1.1.1

Manufactured Home Permit

A **Development Permit** is required for placing a **Manufactured Home** on a **Site**. The **Development Authority** may refuse an application when:

- a) the **Manufactured Home** quality is not compatible with **Adjacent** homes;
- b) the **Site Plan** does not indicate acceptable and adequate separation from **Adjacent** Manufactured Homes; or

the **Manufactured Home** Community does not meet the requirement of this Bylaw

4.1.1.2

Provincial Regulations

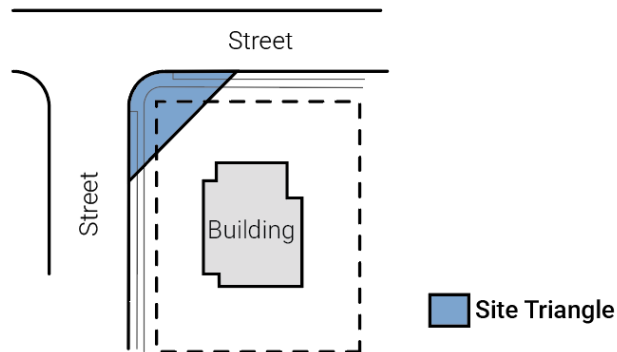
Each **Manufactured Home** shall have an Alberta **Manufactured Home** label issued by the Province of Alberta. Proof of this shall be submitted with the **Development** application for placing a **Manufactured Home** on a **Site**.

4.1.2 Additional Regulations for Specific Uses

- 4.1.2.1 Home Based Business** Home Based Business shall comply with General Regulations for Residential Uses in section [3.1.1 Additional Regulations for Specific Uses](#).
- 4.1.2.2 Residential Sales Centre** **Residential Sales Centre** shall comply with General Regulations for Residential Uses in section [3.1.1 Additional Regulations for Specific Uses](#).

4.1.3 Siting and Design

- 4.1.3.1 Setbacks** Maintaining a consistent Front **Setback** with **Adjacent** Manufactured Homes is encouraged, provided it meets the minimum **Setback** requirement.
- 4.1.3.2 Sight Triangle** No **Building, Structure, Fence,** or soft **Landscaping** that will obstruct vision above 0.6 m in **Height** shall be located within the **Sight Triangle**.



- 4.1.3.3 Manufactured Home Foundation** Each **Manufactured Home** must be placed upon a **Foundation** of concrete blocks, poured concrete or a series of piers as approved by the **Development Authority**.
- 4.1.3.4 Skirting** Each **Manufactured Home** shall:
- suitably enclose the undercarriage from view by skirting, or such other means satisfactory to the **Development Authority**, within thirty (30) days of placement; and
 - remove axles, wheels, and trailer hitches where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted or covered from view.

4.1.3.5 Deck Setbacks Decks shall comply with the minimum Side **Yard Setback** for the District.

4.1.4 Landscaping

4.1.4.1 General Regulations **Development** shall comply with General Regulations for Residential Uses, section [3.1.3 Landscaping](#)

4.1.5 Access, Loading, and Storage

4.1.5.1 General Regulations **Development** shall comply with General Regulations for Residential Uses, section [3.1.4 Access, Loading, and Storage](#)

4.1.6 Parking

4.1.6.1 General Regulations **Development** shall comply relevant residential **Parking** rates and design standards within section [11.2 Citywide Parking Standards](#).

4.1.6.2 Parking for Manufactured Home Dwellings Notwithstanding 4.6.1 **Parking** shall be provided on each unit **Site** and shall be located:

- a) where the **Lot** has access to a **Lane**, to the rear of the Dwelling, and constructed to accommodate a **Garage** that meets the requirements of this Bylaw; or
- b) where there is no access to a **Lane**, at the front of the Dwelling Unit there shall be a paved Driveway to accommodate two (2) **Parking** Spaces.

4.1.7 Signage

**4.1.7.1
Signage Standards**

Development of signs shall comply with the section [11.3 Citywide Signage Standards](#), based on permitted and discretionary uses in **Table 4.1.7 Sign Permission for Residential Manufactured Home** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

**4.1.7.2
Home Based Business Signage**

Home Based Business **Signage** shall comply with General Regulations for Residential Districts section [3.1.1 Additional Regulations for Specific Uses](#).

Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 4.1.7 Sign Permissions for Residential Manufactured Home

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5

5.0 Commercial Districts

5.1 General Regulations for Commercial Districts

These regulations apply to all Commercial Districts with baseline standards that apply equally to the Mixed-Use, Historic Main Street, and General Commercial Districts, in addition to each District's own specific regulations.

5.2 Mixed-Use (C-MU)

Specific regulations that enable local commercial uses and provide diverse housing and urban amenities that support growth, pedestrian activity, and community vibrancy along major corridors and within the Urban Centre.

5.3 Historic Main Street (C-HM)

Specific regulations to support pedestrian vibrancy, commercial activity, and reinforce the character of Leduc's Historic Main Street area along 50th Avenue between 47th to 49th Street.

5.4 General Commercial (C-G)

Specific regulations for that support employment opportunities and provide regionally significant retail-commercial amenities in high-visibility, high-access locations.

5.1 General Regulations for Commercial Districts

5.1.1 Additional Regulations for Specific Uses

5.1.1.1 Area Structure and Outline Plan Compliance

Where an applicable **Area Structure Plan** or **Outline Plan** designates a parcel for a specific **Building** form, use, or combination of uses, only the **Building** forms and uses identified in that plan shall be permitted on the **Site**.

5.1.1.2 Any Accessory Development

Accessory Development, including Shipping Container/Sea Cans, **Storage** structures, Air Supported and Fabric Covered Structures:

- a) shall only be permitted when accessory to a permitted Primary Use;
- b) shall comply with maximum **Building Height** in the underlying District;
- c) shall not be located in the Front **Setback** area;
- d) shall comply with Secondary Front **Setback** requirements in the underlying Districts;
- e) may be located anywhere else on a **Lot**; and
- f) for any **Building** used as Accessory, Shipping Container/Sea cans, or Fabric Covered Structures that are fixed to the ground, an engineering report is required and shall comply with applicable **Building** codes.

5.1.1.3 Accessory Development – Shipping Container / Sea cans

Shipping Containers/Sea Cans:

- a) shall be considered an **Accessory Development** to the Primary **Building** and comply with **Building** size, **Setback** and design regulations within each District;
- b) shall not be stacked;
- c) shall be used for **Storage** purposes only, excluding any dangerous or hazardous materials or containers;
- d) shall have a painted and finished exterior that complements the Primary **Building**;
- e) have Screening, to the satisfaction of the **Development Authority**; and
- f) shall be required to comply with the applicable **Building** code and provide a certified engineering report.

5.1.1.4 Shipping Container / Sea Can Buildings

Notwithstanding 5.1.1.3, Shipping Container/Sea Can may be stacked for the purpose of developing a **Building** that will be used for retail purposes. In such cases, the Shipping Container/Sea Can **Building** shall comply with **Building** Standards within the underlying District

and be compatible for the **Site** at the discretion of the **Development Authority**.

5.1.1.5

Child Care Facility Location

All Child Care Facilities:

- a) shall not be located on **Site Adjacent** to an Industrial-Medium or Industrial-Special District;
- b) shall not be located a **Site** containing a Utility Service - Major Use; and
- c) shall be located in an appropriate location that creates, among other factors, an acceptable level of traffic, noise, proximity to hazardous uses, to the satisfaction of the **Development Authority**.

5.1.1.6

Child Care Facility Drop-off

All Child Care Facilities shall provide one (1) marked on-**Site** drop-off area equal to or greater than the size of a standard **Parking** stall for every 20 patrons.

5.1.1.7

Child Care Facility Outdoor Play Spaces

Any on-**Site** Outdoor Play Space provided for a **Child Care Facility**, pursuant to the applicable Provincial licensing requirements:

- a) be designed, located, landscaped, fenced or screened to maintain a physically safe play environment and mitigate Nuisances from other on-**Site** or **Adjacent** uses, waste collection areas, **Parking Facilities**, **Outdoor Storage** areas, queuing spaces, loading spaces, rail lines, Streets and alleys, mechanical equipment and exhaust systems;
- b) be located a minimum of 2.0 m away from any mechanical equipment, ventilation intake, exhaust systems or similar, to the satisfaction of the **Development Authority**;
- c) maintain a minimum of 1.2 m wide access to the operation and maintenance of an outdoor gas meter;
- d) have secure perimeter fencing on all sides and all gates must be self-latching when located on the ground level;
- e) have secure perimeter railings or walls with a minimum **Height** of 1.8 m when located above ground level;
- f) ensure there is a connected pathway or direct access to the **Child Care Facility** without crossing a **Parking Lot**;
- g) it shall not be located in any **Yard** that Abuts a **Street** unless the design, size, and other characteristics of the proposed play space mitigate the potential impact from the **Street** traffic upon children using the play space. This includes providing bollards or concrete barriers on all sides of the Outdoor Play Area that Abuts a **Street**; and
- h) a portion of the play area is provided as soft **Landscaping**, rubber play surface, or wood chips at a depth of 22 cm, or similar non-Hard Surfaced materials, to the satisfaction of the **Development Authority**.

**5.1.1.8
Child Care Facility
Proximity to Retail –
Cannabis**

No Day Care Facility unit or **Building** shall abut a unit or **Building** where a Retail - Cannabis or **Retail – Liquor** and Vape exists at the time of the **Development Permit** application.

**5.1.1.9
Retail – Cannabis, Liquor,
and Vape proximity to
Child Care Facility**

No Retail – Liquor, **Retail – Cannabis**, and Retail Vape Uses within a **Building** or unit shall abut a **Building** or unit where a Day Care Facility unit exists at the time of the **Development Permit** application.

**5.1.1.10
Retail – Liquor, Cannabis,
and Vape**

Retail – Liquor, Retail Cannabis, and Retail Vape shall have separation distances according to **Table 5.1.1 Minimum Separation for Cannabis, Liquor, and Vape Uses** where Store to Store is measures from the closest point of a Subject Store to the closest point of the nearest Store and Store to **Site** is measured from the closet point of the subject Store to the closest point of another **Site** boundary.

Table 5.1.1 Minimum Separation for Cannabis, Liquor, and Vape Uses

From Approved or Existing	100m (Store to Store)	100m (Store to Site)
Retail Liquor to Retail- Liquor	X	
Retail – Cannabis to Retail - Cannabis	X	
Retail - Vape to Retail - Vape	X	
Sites designated as Reserve, Municipal/ School Reserve, and School Reserves intended for playgrounds, public Parks, and Education. Sites intended for multiway Trails are excluded.		X

**5.1.1.11
Retail – Cannabis
provincial regulations**

Notwithstanding 5.1.1.9 and Table 5.1.1, additional siting regulations by the Alberta Cannabis Authority may be required and shall prevail over any decision made by the **Development Authority**.

**5.1.1.12
Residential Sales Centre**

Residential Sales Centres Use:

- a) shall include a **Site Plan** of the Residential Sale Centre, **Parking** provided, any exterior lighting, and any proposed Signs as part of any **Development Permit** applications; and
- b) shall not be operated for more than twelve (12) months without the renewal of the **Development Permit**.

**5.1.1.13
Drive Through Services
and Similar Uses**

Drive Through Service and Vehicle Support Services that, in the opinion of the **Development Authority**, provides drive-in service or service which patrons remain in their vehicle:

- a) shall be located in an area that does not inhibit safe traffic movement;
- b) access to the **Site** shall be no less than 12.0 m from an intersection

- c) shall have a minimum **Site Area** of 930.0 m² where the area dedicated for each food service bay shall be no less than 140.0 m² and where the area dedicated for each car wash bay shall be no less than 370.0 m²;
- d) shall have a minimum **Lot** width of 30.0 m;
- e) shall have a minimum of six in-bound queuing spaces for vehicles approaching a **Drive Through Service** window and one out-bound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle. All queuing spaces shall be a minimum of 6.5 m long and 2.75 m wide with sufficient space for turning and maneuvering.
- f) may have a menu board sign, provided:
 - i. the **Drive Through Service** has a valid **Development Permit**;
 - ii. individual signs shall not exceed a maximum **Height** of 3.0 m;
 - iii. individual signs shall not exceed a maximum Copy Area of 3.0 m²;
 - iv. is in locations acceptable to the **Development Authority**; and
 - v. it meets other regulations associated with a Freestanding Sign but not including separation distances.

5.1.2 Building and Frontage Design

5.1.2.1 Privacy

Siting, **Height**, and massing of new **Development** shall comply with **Building** Standards in each District and not adversely affect privacy of **Adjacent** properties to the satisfaction of the **Development Authority**.

5.1.2.2 Design Character

Building design shall contribute to the uniqueness of a District with predominant materials, elements, features and activity areas tailored specifically to the **Site** and its context. In the case of a multiple **Building Development**, each individual **Building** shall include predominant characteristics shared by all Buildings in the **Development** so that the **Development** forms a cohesive place within the District or community.

5.1.2.3 Commercial patios

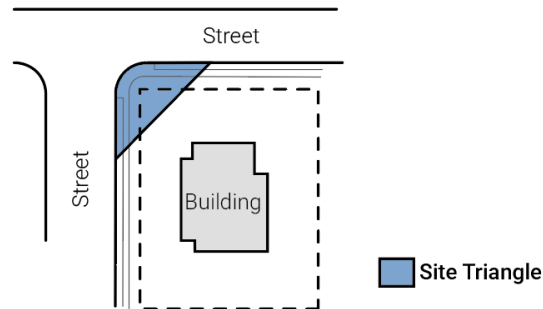
At the discretion of the **Development Authority** and in accordance with the City's **Patio** policy, restaurants may be allowed to operate outdoor cafes on Sidewalks, including areas within the public right-of-way and in courtyards, provided that safety, pedestrian circulation, and access to entrances shall not be impaired.

**5.1.2.4
Corner Lot Building
Treatment**

On corner lots, both Facades of **Building(s)** facing the corner shall be treated with the same materials and architectural detail.

**5.1.2.5
Sight Triangle**

No **Building, Structure, Fence,** or soft **Landscaping** that will obstruct vision above 0.6 m in **Height** shall be located within the **Sight Triangle**.



**5.1.2.6
Double Fronted Building
Access**

Where a **Building** with Commercial Uses has a Primary or Secondary **Frontage** on a **Site** and is also oriented toward an internal **Parking** area, the **Building** shall provide a pedestrian entrance addressing both the **Street-facing Façade** and the **Parking area-facing Façade**. Where **Site** constraints, tenant configuration, or Use makes a second entrance impractical for an individual unit, a direct, clearly visible pedestrian **Walkway** connecting the **Street Frontage** to the entrance serving the **Parking** area shall be provided.

**5.1.2.7
Double Fronted Building
Design**

Where a **Building** with Commercial Uses has **Frontage** onto a **Street** and is also oriented toward an internal **Parking** area, the **Façade** facing the **Street** shall be designed to the same standard as the **Façade** facing the **Parking** area, including comparable architectural style, materials, articulation, and window/glazing transparency. The **Street-facing Façade** shall not be treated as a secondary, rear, or service **Elevation**.

**5.1.2.8
Side Yard Abutting a
Public Park**

Where a **Lot** abuts a Park or Trail along its Side-Lot Line shall be considered a **Corner Lot** and any Side **Yard** that abuts the Park shall be considered an additional Secondary **Frontage**.

**5.1.2.9
Roof Leader Discharge**

All roof leaders shall discharge onto the same **Site** as the **Building**.

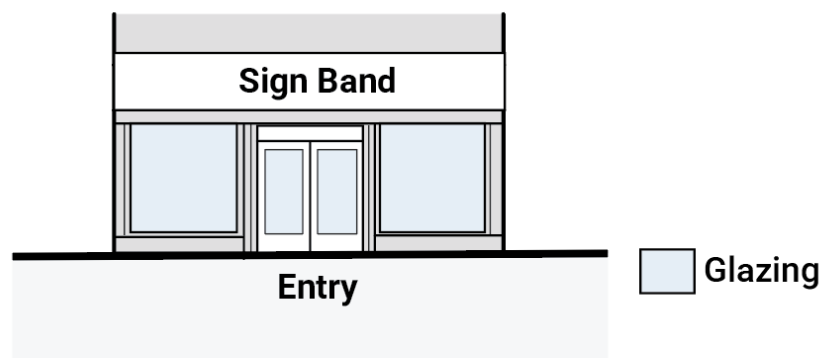
**5.1.2.10
Projections**

A Gallery or **Marquee, Balcony, Sign, Awning, Accessibility Features, Eave,** and **Cantilever** may project into the **Setback** area at the discretion of the **Development Authority** but shall not extend into a right-of-way.

**5.1.2.11
Shopfront Design**

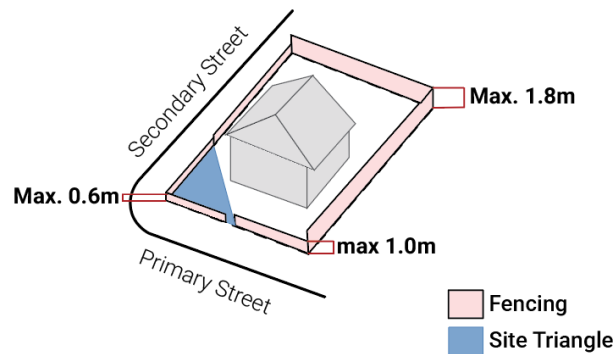
New Commercial or Mixed Use Developments with an Active Frontages that face a public Street or Plaza with retail shopfronts:

- a) shall have a minimum of 60% of the ground floor street-facing façade comprised of glazing, measured between 0.6 m and 2.4 m above grade;
- b) shall provide weather protection for pedestrians through at least one of the following, or a combination thereof, to the satisfaction of the Development Authority:
 - i. a recessed entry, set back from the plane of the front of the Building, providing shelter from precipitation and wind and a transition space between the public sidewalk and the building interior;
 - ii. a canopy, awning, or permanent building overhang extending over the entrance; or
 - iii. another permanent architectural feature providing equivalent pedestrian shelter and marks entry.
- c) shall have **Signage** located within a defined signage band above the display window and below the parapet or cornice line, and shall not obscure the glazing area required. Signs shall be regulated by the applicable sign regulations in [11.2 Citywide Signage Standards](#).
- d) shall have shopfront entrances at grade or provide a barrier-free route from the public sidewalk;
- e) shall, where a **Building** is set back from the property line, have contiguous hard surfacing with the public sidewalk and should be used for **Spillout Activity**, wherever possible.



5.1.3 Landscaping

- 5.1.3.1 Lot Landscaping** Any portion of a **Site** not occupied by Buildings, Structures, **Parking**, **Walkway** and access **Stairs**, **Patio**, or **Storage** shall be landscaped.
- 5.1.3.2 Walkways** Sidewalks shall be provided along all sides of the **Lot** that abut a public **Street**, where one does not already exist.
- 5.1.3.3 Health and Viability of Planting** All required **Landscaping** shall meet the standards to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants
- 5.1.3.4 Mature Tree Preservation** Mature Trees shall be protected where possible and applicants must demonstrate where compliance with District regulations would necessitate the removal of a mature tree or measurably compromise an area within a Mature Tree's trees **Drip Line**. In such cases, the **Development Authority** may approve an alternative plan that varies those requirements, provided the proposal preserves Mature Tree(s). Mature Tree's are those that have a trunk circumference of 80 cm or greater, when measured 1.3 m above **Grade**.
- 5.1.3.5 Minimum Planting Size** The minimum size specifications for Plantings required at the time of planting shall be:
- a) 60.0 mm minimum caliper for deciduous trees;
 - b) 2.5 m minimum **Height** for coniferous trees; and
 - c) 600 mm **Height** and 400 mm spread for shrubs.
- 5.1.3.6 Plaza Design** Plazas shall be designed to be:
- a) landscaped with hard and soft elements, such as seating, bicycle **Parking**, water or natural features, feature and accent lighting, public art, plantings, etc.
 - b) graded to meet **Sidewalk** Grades and provide inclusive access.
- 5.1.3.7 Fencing along Frontages** A **Fence**, wall, or Screening shall not exceed 1.0 m within a Primary or Secondary **Frontage**, or 1.8 m on any other portion of a **Lot**.



**5.1.3.8
Utility or Railway
Screening**

When **Screening** a utility Use or when a **Lot** directly abuts a railway, the **Development Authority** may approve a **Fence** higher than 1.8 m.

**5.1.3.9
Lighting**

All permanently installed lighting, within landscaped areas, or attached to **Buildings** shall be:

- directed downward;
- be shielded in a manner to not be directed to **Adjacent** lots;
and
- shall not, in the opinion of the **Development Authority**, adversely impact safety.

5.1.4 Access, Loading, and Storage

**5.1.4.1
Lot Access**

All lots require a minimum of one (1) access to the **Site** from a legal Road right-of-way or private **Street**.

**5.1.4.2
Points of Access**

To the Extent Reasonable Feasible, driveway accesses shall be limited to one (1) access from a Collector or Arterial **Street** or joint access points with **Adjacent** properties and driveway accesses shall have a maximum of two (2) access points to any other **Street** or roadway

**5.1.4.3
Shared Points of
Access**

Shared access between two (2) or more **Adjacent** Lots is encouraged to reduce Curb Cuts and/or negative impact on pedestrians.

**5.1.4.4 Conflict
Reductions**

Driveway access shall be laid out to maximise safety and reduce conflict between pedestrians, bicycles, and vehicles.

**5.1.4.5
Hard Surfacing**

All **Parking**, Loading Spaces, Servicing, and waste areas shall have **Hard Surfacing**.

**5.1.4.6
Emergency Vehicle
Standards**

Sites shall be designed so that Streets and points of access for emergency vehicles and equipment shall be provided in accordance with

requirements of relevant safety codes, Engineering Design Standards, and to the satisfaction of the City.

**5.1.4.7
Non-Residential
Loading and Servicing
Area**

All non-residential uses shall provide sufficient space and access for loading and servicing vehicles to the satisfaction of the **Development Authority**.

**5.1.4.8
Loading and Servicing
Area Maneuvering**

Loading Spaces and servicing areas shall be designed to provide adequate clearance and maneuvering space to accommodate standard service vehicles, including waste collection, deliveries, and moving vehicles.

**5.1.4.9
Loading Area Access**

Access to Loading Spaces shall be from a **Public Road**, private Road, **Lane**, or clearly defined drive aisle and shall not obstruct pedestrian or emergency vehicle circulation. Where possible, access shall not be from the Primary **Frontage**.

**5.1.4.10
Loading Space and
Solid Waste Area
Location**

Designated **Loading Space** and waste areas shall be located to the side or rear of Buildings, unless otherwise permitted by the **Development Authority**.

**5.1.4.11
Outdoor Storage and
Solid Waste Area
Screening**

Outdoor Storage and waste areas that are visible from a **Street** other than a **Lane**, and/or a **Lot** designated as Residential Established, Residential General, Residential Urban, Residential **Manufactured Home**, Mixed Use, or Historic Main **Street**, shall have perimeter **Landscaping** or Screening that interrupts the view of the **Storage** or waste area.

5.2 Mixed Use (C-MU)



**Figure is for illustrative purposes only.*

General Intent

To provide diverse housing, commercial, and urban amenities that support growth, pedestrian activity, and community vibrancy in select locations around the city and within the Urban Centre.

Design Intent

New buildings can range from low-rise to compact mid-rise up to 6 storeys. Their size and layout should fit the **Lot** they're built on and the different ways the **Building** will be used. Buildings should feel urban and be built compactly. The ground floors should open onto the **Street** with shops, entrances, and other active spaces lining up along the **Sidewalk** to create a defined **Street** edge and create a pleasant and engaging pedestrian environment.

How Uses Are Mixed

Mixed-use areas should primarily provide commercial, urban, and other services while delivering housing options and Open Spaces. Mixed-use buildings should generally provide a commercial or institutional uses on the ground floor, with Residential or other commercial uses above.

Lot Standards

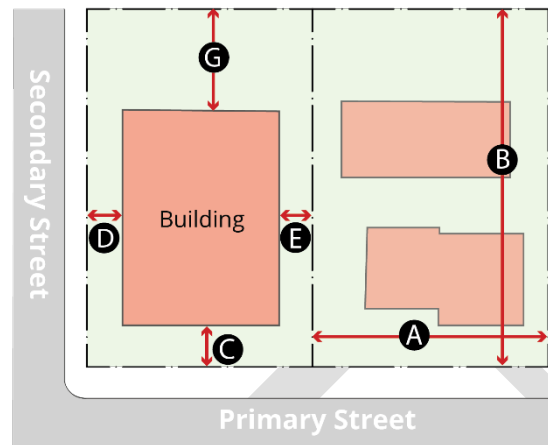


Table 5.2.1 Lot Standards for Mixed-Use

Lot Dimensions		
A	Minimum Lot Width	8.0 m
B	Minimum Lot Depth	30.0 m
	Minimum Soft Landscaping	15%
Building Setbacks		
C	Minimum Front Setback	3.0 m or the width of a utility right-of-way + 0.5 m, whichever is larger.
D	Minimum Secondary Front Setback	2.4 m
E	Minimum Side Setback to any Lot in a Commercial District	1.2 m for Buildings 12.0 m or less in Height ; 1.5 m for Buildings greater than 12.0 m in Height ; or 0.0 m for Attached Building Types
F	Minimum Side Setback to any Lot in a Residential District	1.2 m for Buildings 12.0 m or less in Height ; or 6.0 m for Buildings greater than 12.0 m in Height
G	Minimum Rear Setback	5.0 m or 3.5 m on a Corner Lot with access to a Lane .

Building Standards

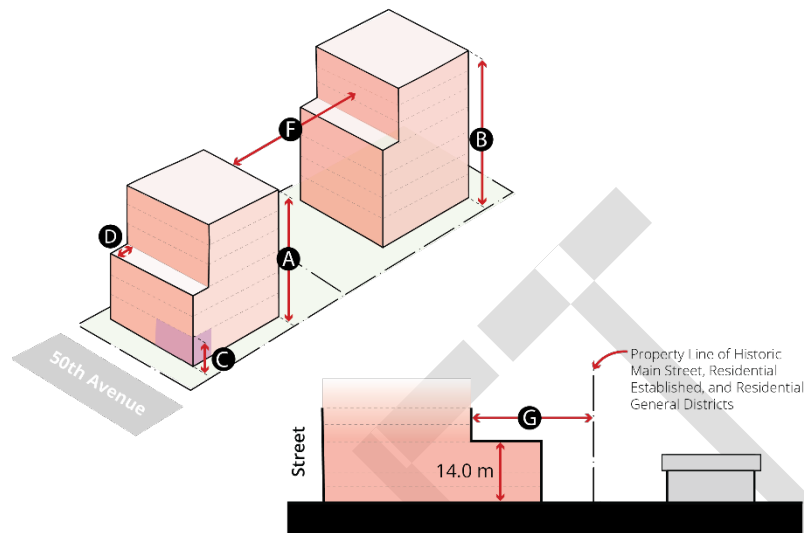


Table 5.2.2 Building Standards for Mixed Use

All Buildings		
A	Permitted Height	21.0 m (6 Storeys)
B	Maximum Building Height	A maximum Height greater than 21.0 m may be permitted by the Development Authority , provided it complies with the limits in the Edmonton International Airport Zoning Regulations, and shall be subject to the approval of Transportation Canada and NAV Canada.
C	Minimum Ground Floor Height for Non-Residential Uses	4.0 m
D	Minimum Stepback for buildings greater than 14.0 m (4 Storeys) in Height with a Frontage along 50 th Avenue	2.0 m stepback shall be between the 2 nd and 4 th Storey along the entire frontage
Building Separation		
E	Minimum separation between two (2) Buildings on the same Lot	2.0 m
F	Minimum Separation between any portions of two (2) or more Buildings above 14.0 m (4 Storeys) in Height	15.0m
G	Minimum separation between any portion of a Building greater than 14.0 m in Height and a Lot Line to a Historic Main Street, Residential General, or Residential Established District	30.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 5.2.3 Use Permission for Mixed Use

Use	Permitted or Discretionary
Residential Uses	
Dwelling Units	P
Commercial Uses	
Bar	D
Child Care Facility	P
Commercial Storage Facility	D
Drive Through Service	D
Food Services	P
Home Based Business - Major	D
Home Based Business - Minor	P
Hotel and Motel	P
Indoor Entertainment – General	P
Indoor Entertainment – Large	D
Kennel	D
Outdoor Entertainment	D
Professional, Financial and Office Service	P
Retail & Service – General	P
Retail & Service – Large	D
Retail - Cannabis	D
Retail - Liquor	P
Retail - Vape	P
Institutional Uses	
Community Service Facility	P
Education	D
Emergency Response Service	D
Government Service	P
Health Service	P
Human Services	P
Natural Conservation	P

Parks & Trails	P
Parking Facility	D
Recreation Facility – Indoor	P
Recreation Facility – Outdoor	D
Shelter and Support Services	D
Other Uses	
Accessory Developments	P
Temporary Outdoor Events	P
Utility Service – Minor	P
Utility Service – Major	D

5.2.1 Additional Regulations for Specific Uses

5.2.1.1 General Regulations

Development shall comply with General Regulations for Commercial Districts in section [5.1.1 Additional Regulations for Specific Uses](#) including for Accessory Structures, Accessory Dwelling Units, Child Care Facilities, **Retail – Liquor** and Vape, Retail- Cannabis, Drive Through Services, and **Residential Sales Centre**.

5.2.1.2 Use Mix

Sites are intended to accommodate a mix of Uses, with priority given to Commercial and Residential activity:

- a) a **Site** may be developed entirely for Commercial Uses, and Commercial Uses may be combined with any other **Permitted Use**;
- b) where Residential Uses are proposed, they shall be combined with at least one (1) permitted Commercial or Institutional Use, in addition to any other Use permitted on the **Site**; and
- c) any Use that is neither a Commercial Use nor a Residential Use shall only be located on a **Site** that also includes at least one permitted (1) Commercial Use or Residential Use.

5.2.1.3 Prohibited Building Types

Buildings with three (3) or less Dwellings and in the form of a single-use detached **Building** shall not be permitted.

5.2.1.4 Hotel/ Motel Conversion

Any conversion of Hotel or Motel use into Residential shall meet the intent of the Mixed-Use District, including **Building** and **Frontage** Design, **Landscaping**, **Loading Space**, **Parking**, and **Signage**, to the satisfaction of the **Development Authority**.

5.2.1.5 Home Based Business

Any Home Based Business shall comply with General Regulations For Residential Uses section [3.1.1 Additional Regulations for Specific Uses](#).

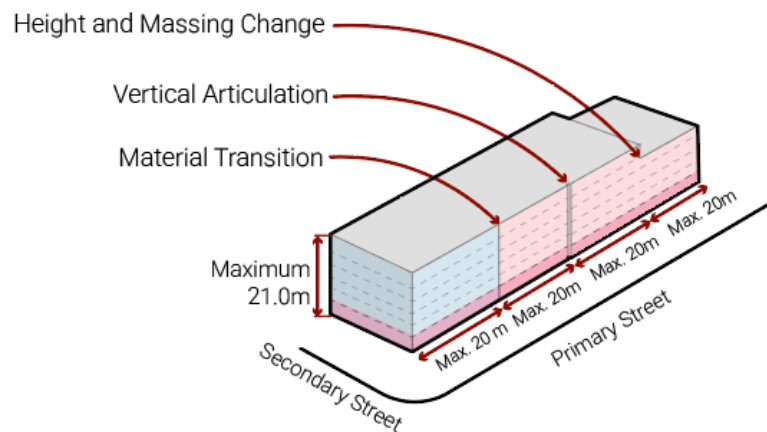
5.2.2 Building and Frontage Design

- 5.2.2.1 General Regulations** **Development** shall comply with General Regulations for Commercial Districts section [5.1.2 Building and Frontage Design](#).
- 5.2.2.2 Multi-Unit Developments** Multi-Unit Developments shall comply with Citywide Standards section [11.1 Multi-Unit Development](#).
- 5.2.2.3 Street Wall** Buildings shall be sited to contribute to a consistent and continuous urban **Street Wall** through coordinated setbacks and **Building** placement to **Adjacent Building**. Where no reference points for urban setbacks exist, new Buildings should establish a new **Street Wall** precedent that meets Minimum **Setback** requirements and provides an urban **Street** condition along Primary and Secondary Frontages.
- 5.2.2.4 Attached Buildings** A 0.0 m side **Yard Setback** may be permitted to the discretion of the **Development Authority**, where a consistent and contiguous **Street Wall** with **Adjacent Development** is achieved.
- 5.2.2.5 Ground Floor Use and Entrances** Any **Development** or Redevelopment of a mixed-use **Building(s)**:
- shall have one (1) or more **Building** entrance(s) on the Primary **Frontage** that is visible from the **Street** and supports an active pedestrian environment; and
 - where a Commercial, Institutional, or other public-serving Use is within the same **Building** as a Residential Use, the Commercial, Institutional or public serving uses shall be located on, or accessed from, the ground floor with direct access to a Primary **Frontage**.
 - where Dwellings are located on the ground floor of a **Building** and facing a local Road as defined by Leduc's Engineering Standards, those ground floor Dwellings shall have individual front doors with direct access to **Street** level access.
- 5.2.2.6 Active Pedestrian Environment** Mixed Use developments may be evaluated using Crime Prevention Through Environmental Design (**CPTED**) principles that contribute to an active pedestrian environment and may include but are not limited to door placement that faces a **Street** or other publicly accessible spaces, window areas facing the **Street**, exterior lighting, the placement and use of soft **Landscaping** that limits areas of concealment, and integrating the pedestrian network with **Building** entrances.
- 5.2.2.7 Front Setback Use** Setbacks on the **Primary Frontage** shall be used for any combination of:
- stoops;

- b) split level entries;
- c) residential or commercial use patios;
- d) street furniture and planters;
- e) bicycle **Parking**;
- f) **Spill Out Activity** associated with commercial uses; or
- g) other similar uses.

5.2.2.8 Large Building Articulation

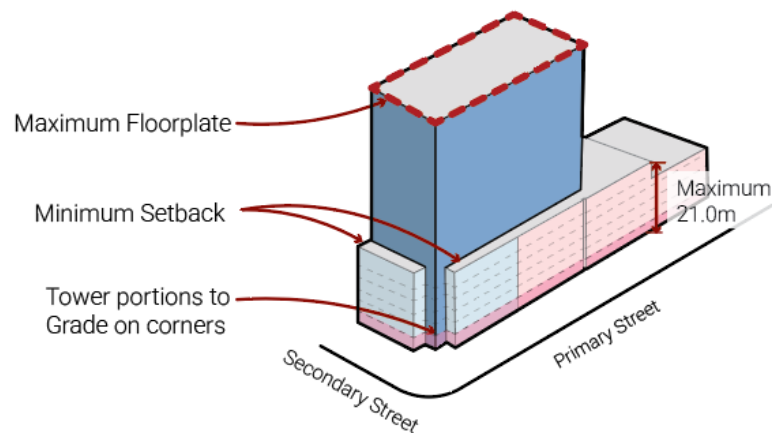
Multi-unit Developments that also have more than 30.0 m of **Building** wall along a **Primary** or **Secondary Frontage** shall break up the perceived mass of the **Building** every 20.0 m through vertical articulations or distinctive bays, material changes, or similar **Façade** design and Massing treatments.



5.2.2.9 Buildings greater than 21.0 m in Height

For **Building** that are 21.0m in Height or greater:

- a) Any Portion of Building that is above 21.0 m in **Height**, the maximum **Building Floor Plate** shall be 800 m² for Residential Uses and 1,600 m² for non-residential uses;
- b) A minimum 2.0 m **Building Stepback** shall be provided on the 4th, 5th, or 6th Storey along the **Primary and Secondary Frontage**;
- c) Notwithstanding (b), **Tower** portions of high-rise development may come directly to the ground at key corner locations to mark Building entrances and create a landmark; and
- d) Any required material transition and/or articulation may occur only on the lower portion of the **Building** below the **Stepback**.



**5.2.2.10
Window Treatment**

Each **Storey** of a Building shall include windows on all **Building** Facades that face a **Street** or Park.

**5.2.2.11
Mechanical Equipment
Screening**

Mechanical equipment associated with Buildings that contain more than eight (8) **Dwellings** and/or any non-Residential Use shall have Screening or be incorporated into a roof envelope, where appropriate.

5.2.3 Landscaping

**5.2.3.1
General Regulations**

Development shall comply with General Regulations for Commercial Districts [5.1.3 Landscaping](#).

**5.2.3.2
Internal Pedestrian
Circulation**

Continuous internal pedestrian Walkways shall be provided from the public **Sidewalk** or right-of way to the entrance(s) of all **Building** and Walkways are required on both Sides of any **Street** that is internal to a **Site**.

**5.2.3.3
Pedestrian Walkway
Design**

All internal pedestrian Walkways and/or physical barriers shall be distinguished from driving surfaces through the use of curbs and landscaped buffers, with durable, low maintenance surface materials to enhance pedestrian safety and comfort, as well as the attractiveness of the **Walkway**

5.2.4 Access, Loading, and Storage

**5.2.4.1 General
Regulations**

Development shall comply with General Regulations for Residential Uses, section [5.1.4 Access, Loading, and Storage](#).

**5.2.4.2
Lane Access for New
Mixed-Use Development**

For new or redeveloping Sites with mixed-use Buildings that includes a Multi-Unit Residential Use, Residential Use vehicular and servicing access shall come from a **Lane** where one exists or can be created, unless otherwise permitted by the **Development Authority**.

**5.2.4.3
Street Access for New
Mixed-Use Development**

Where rear **Lane** access is not feasible, new or redeveloping Sites with mixed-use Buildings, that includes a Multi-Unit Residential Use, Residential Use, vehicular and servicing access shall:

- a) be accessed from a local **Street**, wherever possible;
- b) utilize existing Curb Cuts, wherever possible; and
- c) be located to reduce conflicts with pedestrians to the greatest extent possible.

5.2.5 Parking

**5.2.5.1 General
Regulations**

Development shall comply relevant residential **Parking** rates and design standards within section [11.2 Citywide Parking Standards](#).

**5.2.5.2
Hard Surfacing**

All **Parking** and Loading Spaces shall be hard surfaced (e.g., asphalt, concrete, paving stones). Stormwater **Storage** may be required if there is a significant increase in **Hard Surfacing** at the discretion of the **Development Authority**.

**5.2.5.3 Maximum Parking
Area**

A maximum 50% of any **Site Area** can be designated as a **Parking Facility**.

**5.2.5.4
Front Yard Parking for
Mixed Use Sites**

When a **Site** or **Building** is being Developed or Redeveloped as mixed-use including a Residential Use, there shall not be **Parking** in the Front **Yard** of the **Site**. **Parking** may be located at the side or rear of the **Building**.

**5.2.5.5 Front Yard
Parking for Commercial
Buildings**

When a **Site** is being developed or redeveloped for entirely Commercial purposes, there shall not be more than two (2) perpendicular rows of **Parking** spaces within the Front **Yard**.

**5.2.5.6
Parking Structures**

Parking Structures that are visible from Streets and Parks shall be screened in a manner visually consistent/integrated with **Adjacent** properties to mitigate the visual impact.

**5.2.5.7
Visitor Bicycle Parking**

Where outdoor visitor bicycle **Parking** is required, in accordance with Citywide **Parking** Regulations, it shall be located in a location that is highly visible and easily accessible from the Primary and/or Secondary **Frontage** of the **Lot**.

**5.2.5.8
Off-Site and Shared
Bicycle Parking**

Off-Site and shared bicycle **Parking** arrangements are permitted at the discretion of the **Development Authority**.

5.2.6 Signage

**5.2.6.1
Signage Standards**

Development of signs shall comply with the section [11.3 Citywide Signage Standards](#), based on Permitted and Discretionary uses in **Table 5.2.6 Sign Permission for Mixed Use** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

**5.2.6.2
Home Based Business
Signage**

Home Based Business **Signage** shall comply with General Regulations for Residential Districts section [3.1.1 Additional Regulations for Specific Uses](#).

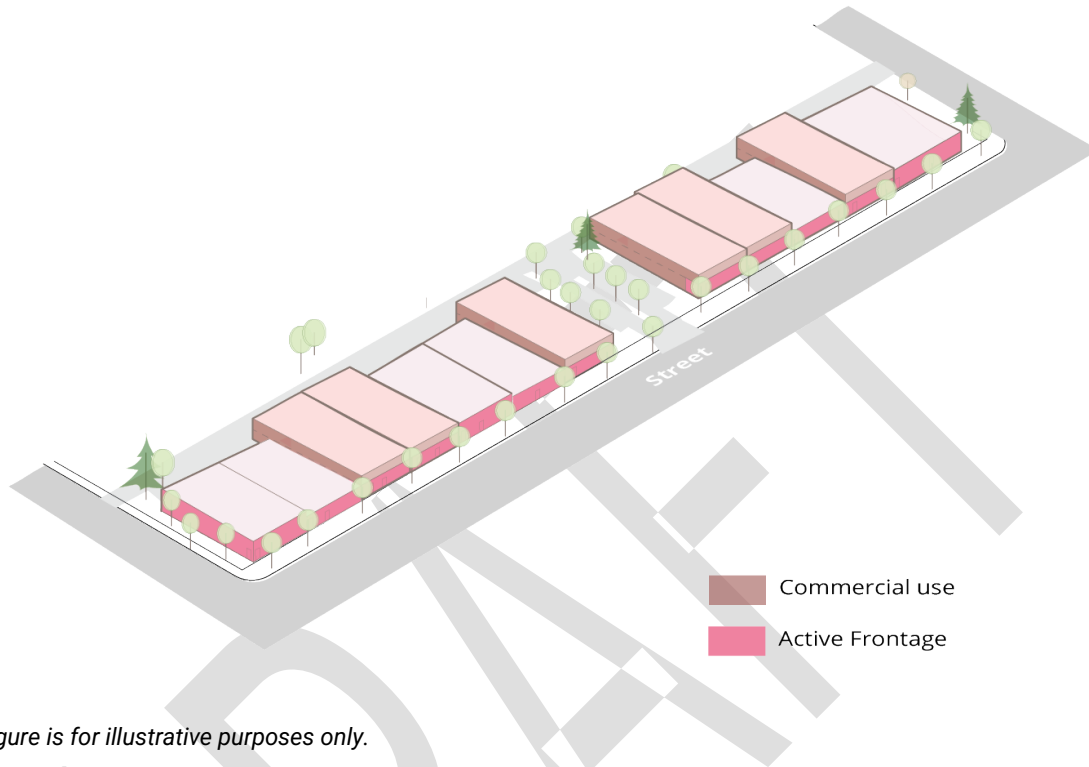
Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 5.2.6 Sign Permissions for Mixed Use

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Digital	D	11.3.8
Roof	P	11.3.9
Temporary Portable	D	11.3.10
Freestanding	D	11.3.11

5.3 Historic Main Street (C-HM)



**Figure is for illustrative purposes only.*

General Intent

To support pedestrian vibrancy, commercial activity, and promote and reinforce the character of Leduc's Historic Main **Street** area along 50th Avenue between 47th to 49th Street.

Design Intent

Complimentary and respectful **Development** that promotes the character defining features of the Historic Main **Street**. **Development** shall enhance the public realm and pedestrian experience by ensuring **Height**, massing, setbacks, scale, architectural articulation, and **Site** features respect the overall historic pattern.

How Uses are Mixed

Uses will primarily be **Street**-oriented commercial or mixed use, where commercial uses activate the ground floor with potential for office and residential uses above.

Lot Standards

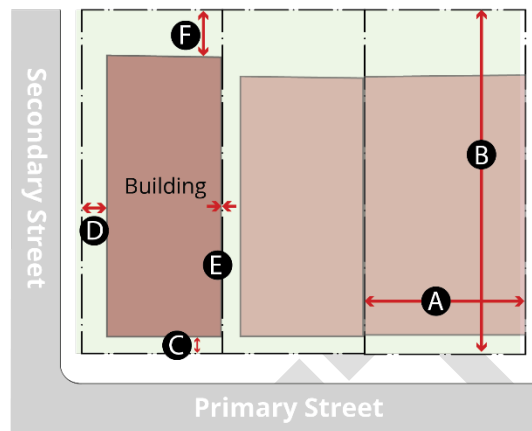


Table 5.3.1 Lot Standards for Historic Main Street

Lot Dimensions		
A	Minimum Lot Width	5.0 m
B	Minimum Lot Depth	30.0 m
Building Setbacks		
C	Minimum Front Setback	0.0 m and in alignment with Adjacent Building Façade(s) to create a continuous Street Wall
D	Minimum Secondary Front Setback	0.0 m
E	Minimum Side Yard Setback	0.0 m
F	Minimum Rear Setback	0.0 m

Building Standards

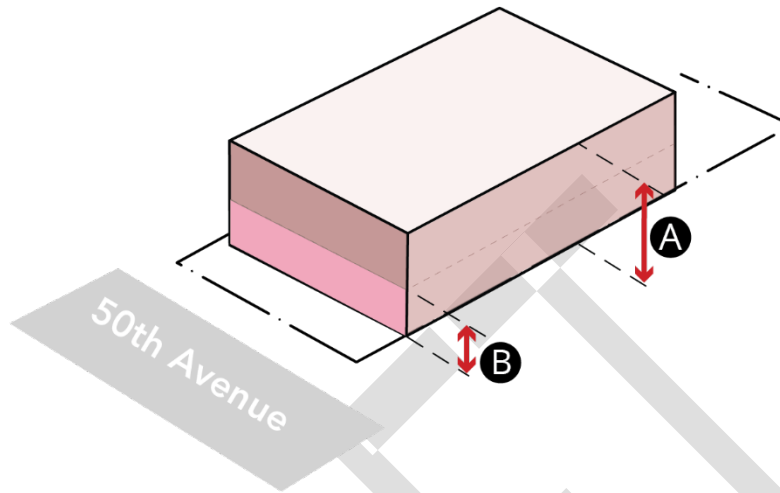


Table 5.3.2 Building Standards for Historic Main Street

Primary Building		
A	Maximum Height	10.0 m (2 Storeys)
B	Minimum Ground Floor Height	4.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 5.3.3 Use Permissions for Historic Main Street	
Use	Permitted or Discretionary
Residential Uses	
Dwelling Units	P
Commercial Uses	
Bar	P
Child Care Facility	D
Food Services	D
Home Based Business - Major	D
Home Based Business - Minor	P
Hotel & Motel	P
Indoor Entertainment – General	P
Professional, Financial and Office Service	P
Retail & Service – General	P
Residential Sales Centre	D
Retail – Liquor	P
Retail - Vape	P
Agricultural Uses	
Urban Agriculture	P
Institutional Uses	
Community Service Facility	D
Government Service	D
Health Service	P
Parks and Trails	P
Recreation Facility - Indoor	D
Other Uses	
Accessory Developments	P
Temporary Outdoor Events	P
Utility Service – Minor	P

5.3.1 Additional Regulations for Specific Uses

5.3.1.1 General Regulations	Development shall comply with General Regulations for Commercial Districts in section 5.1.1 Additional Regulations for Specific Uses including for Accessory Development , Child Care Facilities, Residential Sales Centre , and Retail - Liquor and Vape.
5.3.1.2 Commercial Unit Size	Individual commercial units shall not exceed 1000.0 m ² on Street level.
5.3.1.3 Ground Floor Use	Ground floors shall be used for Commercial or Institutional Uses only and may also be used to access the Second Story.
5.3.1.4 Dwellings	Dwellings shall only be permitted on a Site with Commercial or Institutional uses and may only be on the Second Story of Buildings.
5.3.1.5 Home Based Business	Any Home Based Business shall comply with General Regulations For Residential Uses section 3.1.1 Additional Regulations for Specific Uses .

5.3.2 Building and Frontage Design

5.3.2.1 General Regulations	Development shall comply with General Regulations for Commercial Districts section 5.1.2 Building and Frontage Design .
5.3.2.2 Street Wall	New Development shall maintain a consistent Street Wall with Adjacent Buildings along 50 th Avenue, in order to retain the District's established pattern of Building orientation.
5.3.2.3 Preservation and Reuse	New Development and Redevelopment shall preserve or adaptively reuse designated or character-defining historic buildings identified to reinforce the character and cultural significance of the District.
5.3.2.4 Historic Character	New Development should employ massing, details, and finishing materials that reflect, honour, or otherwise contribute to the unique Main Street characteristics in the Historic Main Street District.
5.3.2.5 Main Street Characteristics	Building Façades shall be designed and articulated through changes in Massing, material, and detailing that reflect the scale and retail characteristic of historic commercial frontages in the District. Main Street Characteristic features may include: a) base, middle, and cap of Building facades that respond to Adjacent Buildings; b) vertical articulations or material changes to distinguish individual storefronts;

- c) regular bay spacing similar to historic Buildings in the District;
- d) window size and spacing similar to Historic Buildings in the District;
- e) door size and placement similar to Historic Buildings in the District;
- f) **Signage** area and dimension similar to Historic Buildings in the District; and
- g) cornice, parapet, or comparable architectural feature at the top of every **Façade** that have regard for the shape and proportions found on other Buildings in the District.

**5.3.2.6
Roof Design**

Roof design shall be architecturally neutral, including flat roof design or sloped roofs hidden from pedestrian view by **Façade** features.

5.3.3 Landscaping

**5.3.3.1
General Regulations**

Development shall comply with General Regulations for Residential Uses, section [5.1.3 Landscaping](#).

5.3.4 Access, Loading and Storage

**5.3.4.1
General Regulations**

Development shall comply with General Regulations for Residential Uses, section [5.1.4 Access, Loading, and Storage](#).

**5.3.4.2
Collector or Arterial
Frontage**

Notwithstanding 5.1.4, Loading shall be accessed exclusively from a **Lane** and no **Curb Cut** shall be permitted along a Primary **Frontage**.

5.3.5 Parking

**5.3.5.1
General Regulation**

Development shall comply relevant residential **Parking** rates and design standards within section [11.2 Citywide Parking Standards](#).

**5.3.5.2
Screening Parking**

Parking Facilities in the Historic Main **Street** District shall:

- a) be access entirely from a **Lane**; and
- b) located underground, at the rear of a **Building**, or within the **Building** envelope.

**5.3.5.3
Large Parking Facilities**

In addition to regulations within [11.2 Citywide Parking Standards](#), **Parking** Facilities with more than twenty-five (25) spaces used by members of the public to access an Institutional Use shall provide **Walkway** connections to any relevant focal points of pedestrian

activity around the perimeter or within the **Site**, such as, but not limited to, transit stops, **Street** crossings, plazas, and other public amenities.

**5.3.5.4
Hard Surfacing**

All **Parking** shall be hard surfaced (e.g., asphalt, concrete, paving stones). Stormwater **Storage** may be required if there is a significant increase in **Hard Surfacing** at the discretion of the **Development Authority**.

5.3.6 Signage

**5.3.6.1
Signage Standards**

Development of signs shall comply with the [11.3 Citywide Signage Standards](#), based on permitted and discretionary uses in Table 5.3.6 Sign Permission for Historic Main Street. Where a Sign may be considered under two (2) or more definitions, the **Development Authority** has the discretion to apply regulations from both.

**5.3.6.2
Regard for Historic Signage**

All Signs and wayfinding elements shall be designed to complement and communicate the historic character of the District and be integrated into the historic **Building** design, including through material, scale, lettering style, and placement consistent with the District's historic period of significance.

**5.3.6.3
Exterior Illumination**

Notwithstanding Section [11.3 Citywide Signage Standards](#), signs may only be lit by exterior **Illumination** using light standards that are hidden from view or compliment the historic character of the District. An illuminated sign cabinet box is not permitted.

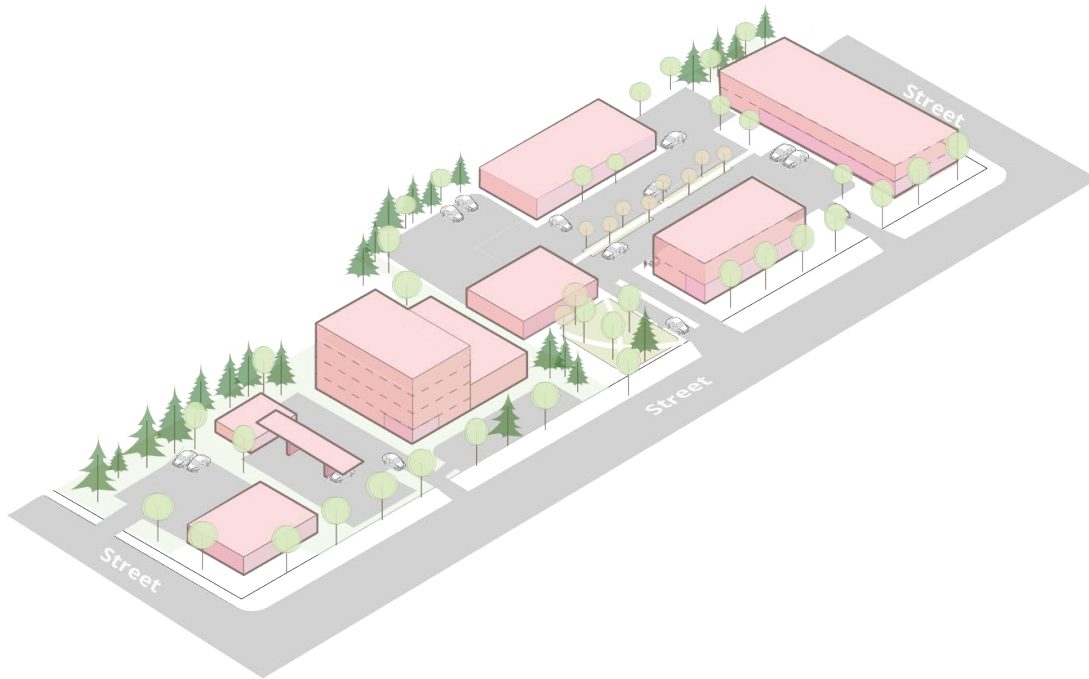
Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 5.3.6: Sign Permission for Historic Main Street

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7

5.4 General Commercial (C-G)



**Figure is for illustrative purposes only.*

General Intent

To support employment opportunities and provide regionally significant commercial amenities through a diverse range of commercial business activities. General Commercial areas should be strategically located in high-visibility, high-access locations where residential **Development** is generally not appropriate.

Design Intent

Lots shall vary in size and configuration to accommodate a variety of **Development** opportunities. **Landscaping** should be used to enhance **Site** design, improve the visual quality, break up large **Parking**, contribute to stormwater management, and support pedestrian comfort. Pedestrian safety within **Parking** areas should be prioritized.

How Uses are Mixed

Uses will primarily be commercial including business, professional services, retail, and service uses. Depending on context, light industrial uses, vehicle-oriented services and custom manufacturing are allowed in commercial zones. These uses can be standalone or mixed side by side on the same **Lot** or vertically within the same **Building**.

Lot Standards

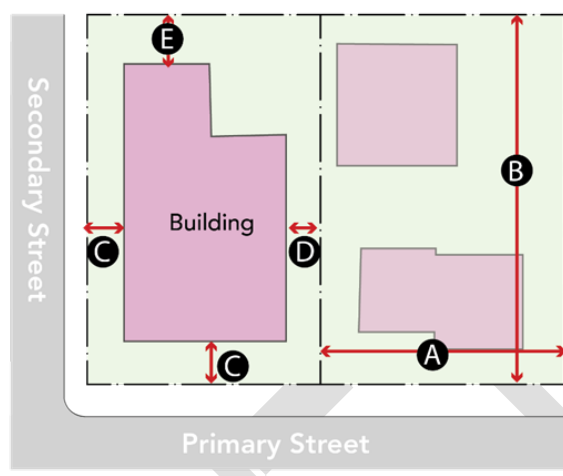


Table 5.4.1 Lot Standards for General Commercial

Lot Dimensions		
A	Minimum Lot Width for Detached Buildings	5.0 m
B	Minimum Lot Depth	25.0 m
	Minimum Site Area	0.65 ha
Building Setbacks		
C	Minimum Front Setback	3.0 m or the width of a utility right-of-way + 0.5 m, whichever is larger.
D	Minimum Secondary Front Setback	3.0 m
E	Minimum Side Setback to a Lot in a Commercial District	0.0 m
F	Minimum Side Setback to a Lot in a Residential District	6.0 m
G	Minimum Rear Setback to a Lot in a Commercial District	0.0 m or 6.0 m where Loading Space, Parking, or waste disposal areas are located in the Rear Yard
H	Minimum Rear Setback to a Lot in a Residential District	6.0 m

Building Standards

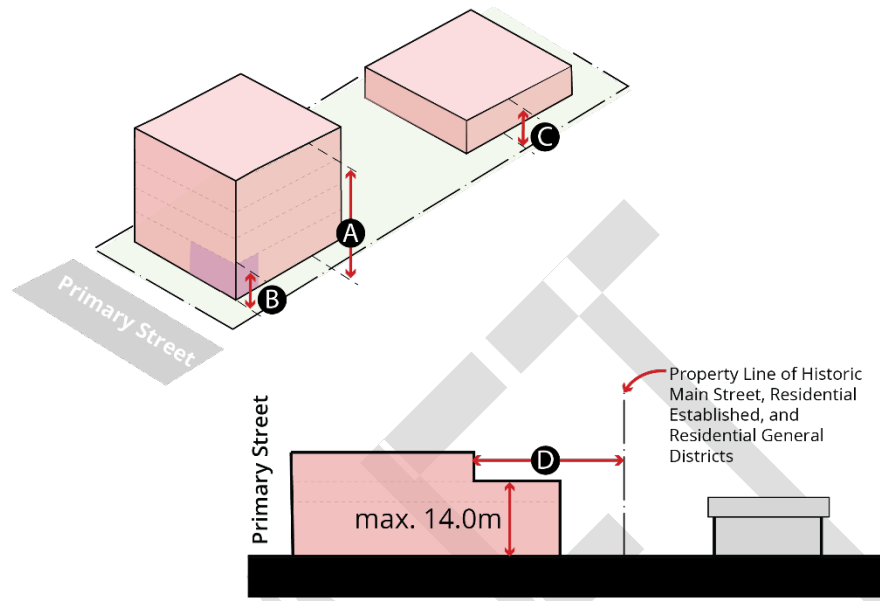


Table 5.4.2 Building Standards for General Commercial

Primary Building		
A	Maximum Height	18.0m
B	Minimum Ground Floor Height for Non-Residential Uses	4.0 m
Secondary Building		
C	Maximum Height	7.0 m
Building Separation		
D	Minimum separation between any portion of a Building greater than 14.0 m in Height and a Lot line within <i>Historic Main Street, Residential General, or Residential Established District</i>	30.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 5.4.3 Use Permission for General Commercial

Use	Permitted or Discretionary
Commercial Uses	
Adult Entertainment Facility	D
Bar	P
Child Care Facility	P
Commercial Storage Facility	D
Contractor Services	P
Drive Through Services	P
Food Services	P
Hotel and Motel	P
Indoor Entertainment - General	P
Indoor Entertainment - large	D
Kennel	D
Outdoor Entertainment	D
Professional, Financial and Office Service	P
Recycling Depot	D
Retail - Cannabis	P
Retail & Service – General	P
Retail & Service - Large	P
Retail – Liquor or Vape	P
Retail - Vape	P
Research and Development Facility	P
Vehicle Support Service – General	P
Vehicle Support Service – Bulk Fuel Depot	D
Vehicle Sale, Leasing, or Rental Facility	D
Agricultural Uses	
Urban Agriculture	P
Institutional Uses	
Community Service Facility	P
Education	P

Use	Permitted or Discretionary
Emergency Response Service	P
Government Service	P
Health Service	P
Hospital	D
Human Services	D
Natural Conservation	P
Parks & Trails	P
Parking Facility	D
Recreation Facility – Indoor	P
Recreation Facility – Outdoor	P
Shelter and Support Services	D
Industrial Uses	
General Industrial - Light	D
Other Uses	
Accessory Developments	P
Temporary Outdoor Events	P
Utility Service – Minor	P
Utility Service – Major	P

5.4.1 Additional Regulations for Specific Uses

5.4.1.1 General Regulations

Development shall comply with General Regulations for Commercial Districts in [5.1.1 Additional Regulations for Specific Uses](#) including for **Accessory Development**, Child Care Facilities, **Residential Sales Centre**, Retail - Liquor and Vape, Retail - Cannabis, and Drive Through Services.

5.4.1.2 Indoor Entertainment - Large (Casino)

Any proposed Casino **Development** shall be located north of 65th avenue and the casino shall be ancillary to a Primary Use.

5.4.1.3 Retail & Service - Large

New **Development** shall provide designated loading areas for customers to load bulk items.

5.4.2 Building and Frontage Design

5.4.2.1 General Regulations	Development shall comply with General Regulations for Commercial Districts section 5.1.2 Building and Frontage Design .
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5.4.3 Landscaping

5.4.3.1 General Regulations	Development shall comply with General Regulations for Commercial Districts, section 5.1.3 Landscaping .
5.4.3.2 Walkways to retail Uses	Where a Sidewalk exists on a Public Street Abutting a Site , a continuous internal pedestrian Walkway shall be provided from the public Sidewalk or right-of way to the Primary customer entrance of all retail tenants on a Site .

5.4.4 Access, Loading and Storage

5.4.4.1 General Regulations	Development shall comply with General Regulations for Commercial Uses, section 5.1.4 Access, Loading, and Storage .
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5.4.5 Parking

5.4.5.1 General Regulations	The design and Development of Parking areas shall comply with Parking rates and design standards in 11.2 Citywide Parking Standards .
5.4.5.2 Front Yard Parking	No more than fifty percent (50 %) of the off- Street Parking area for the Site of land devoted to a Commercial Use shall be located between the front yards. The front Parking area shall be determined by drawing a line from the front corners of the Building to the nearest property corners.
5.4.5.3 Hard Surfacing	All Parking shall be hard surfaced (e.g., asphalt, concrete, paving stones). Stormwater Storage may be required if there is a significant increase in Hard Surfacing at the discretion of the Development Authority .

5.4.6 Signage

5.4.6.1 Signage Standards

Development of Signs shall comply with the [11.3 Citywide Signage Standards](#), based on permitted and discretionary uses in **Table 5.4.6 Sign Permission for General Commercial** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 5.4.6 Sign Permissions for General Commercial

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Digital	P	11.3.8
Roof	P	11.3.9
Temporary Portable	P	11.3.10
Freestanding	P	11.3.11

6.0 Industrial Districts

[6.1](#) General Regulations for Industrial Districts

These regulations apply equally to all Industrial Districts. They establish baseline standards for Light Industrial, Medium Industrial, and Special Industrial Districts, in addition to each District's own specific regulations.

[6.2](#) Light Industrial (I-L)

Specific regulations to provide a flexible and adaptable environment that combines light industrial, professional business, and commercial uses.

[6.3](#) Medium Industrial (I-M)

Specific regulations to provide and accommodate a range of employment uses including industrial operations. These Uses may create **Nuisance** greater than Light Industrial uses but do not create **Nuisance** beyond the District boundary.

[6.4](#) Special Industrial (I-S)

Specific regulation to accommodate industrial operations that involve activities and the handling of **Dangerous or Hazardous Goods**.

6.1 General Regulations for Industrial Districts

6.1.1 Additional Regulations for Specific Uses

6.1.1.1 Area Structure and Outline Plan Compliance

Where an applicable **Area Structure Plan** or **Outline Plan** designates a parcel for a specific **Building** form, use, or combination of uses only the **Building** forms and uses identified in that plan shall be permitted on the **Site**.

6.1.1.2 Any Accessory Development

Accessory Development, including Shipping Container/Sea Can, **Storage** structures, Air Supported and Fabric Covered Structures:

- a) shall only be permitted when accessory to a permitted Primary Use;
- b) shall comply with maximum **Building Height** in the underlying District;
- c) shall not be located in the Front **Setback** area;
- d) shall comply with Secondary Front **Setback** requirements in the underlying Districts; and
- e) may be located anywhere else on a **Lot**
- f) for shipping container/sea cans, fabric covered structures that are fixed to the ground, and Secondary Buildings, an engineering report is required and shall comply with applicable **Building** codes.

6.1.1.3 Accessory Development – Shipping Container / Sea Cans

Shipping Containers and Sea Cans:

- a) shall be considered an **Accessory Development** to the Primary **Building** and comply with **Building** size, **Setback** and design regulations within each District;
- b) shall not be stacked;
- c) shall be used for **Storage** purposes only, excluding any dangerous or hazardous materials or containers;
- d) shall have a painted and finished exterior that complements the Primary **Building**;
- e) have Screening, to the satisfaction of the **Development Authority**; and
- f) shall be required to comply with the applicable **Building** code and provide a certified engineering report.

6.1.1.4 Shipping Container / Sea Can Buildings

Notwithstanding 6.1.1.3, Shipping Container/Sea Can may be stacked for the purpose of developing a **Building** that will be used for employment purposes. In such cases, the Shipping Container/Sea Can **Building** shall comply with **Building** Standards

within the underlying District and be compatible for the **Site** at the discretion of the **Development Authority**.

6.1.1.5

Retail – Liquor and Retail-Vape

Retail - Liquor or Retail - Vape Uses shall not be within 100 m (Store to **Site**) of a Park, **Education** Use, or Sites designated as School Reserve. Sites that are greater than 2.0 ha in size are exempted from this restriction. Store to **Site** is measured from the closet point of the subject Store to the closest point of the subject **Site** boundary.

6.1.1.6

Retail – Cannabis, Liquor, and Vape proximity to Child Care Facility

No Retail – Liquor, **Retail – Cannabis**, and Retail Vape Uses within a **Building** or unit shall about a **Building** or unit where a Day Care Facility unit exists at the time of the **Development Permit** application.

6.1.1.7

Retail – Liquor, Cannabis, and Vape

Retail – Liquor, Retail Cannabis, and Retail Vape shall have separation distances according to **Table 6.1.1 Minimum Separation for Cannabis, Liquor, and Vape Uses** where Store to Store is measures from the closest point of a Subject Store to the closest point of the nearest Store and Store to **Site** is measured from the closet point of the subject Store to the closest point of another **Site** boundary.

Table 6.1.1 Minimum Separation for Cannabis, Liquor and Vape Uses

From Approved or Existing	100m (Store to Store)	100m (Store to Site)
Retail Liquor to Retail- Liquor	X	
Retail – Cannabis to Retail - Cannabis	X	
Retail - Vape to Retail - Vape	X	
Sites designated as Reserve, Municipal/ School Reserve, and School Reserves intended for playgrounds, public Parks, and Education. Sites intended for multiway Trails are excluded.		X

6.1.1.8

Retail – Cannabis provincial regulations

Notwithstanding 6.1.1.7 and Table 6.1.1, additional siting regulations by the Alberta Cannabis Authority may be required and shall prevail over any decision made by the **Development Authority**.

6.1.2 Environment

6.1.2.1

Air Quality

Development shall conform to all applicable local, provincial and federal air quality regulations and standards, including, but not limited to, those regulating odour, dust, fumes or gases which are noxious, toxic or corrosive, and suspended solid or liquid particles

6.1.2.2
Water Quality

Development shall comply with all applicable local, provincial and federal water quality standards, including, but not limited to, those regulating erosion and sedimentation, storm drainage and runoff control, solid wastes and hazardous substances.

6.1.2.3
Hazardous Material
Facilities

The proper location, construction and processing of hazardous material facilities shall be considered to control community risk. If the type and magnitude of hazardous material emergencies can be predicted, the potential impact on **Adjacent** Land Uses, emergency providers, and the environment can be minimized.

If any use on the **Development Site** may entail the use or **Storage** of hazardous materials (including hazardous wastes) on-**Site**, the project shall be designed to comply with all federal, provincial, and municipal safety, fire, and **Building** codes and regulations for the use and **Storage** of the hazardous materials involved. Adequate precautions shall be taken to protect against negative off-**Site** impacts of hazardous materials release.

6.1.2.4
Hazardous Impacts
Evaluation Criteria

In order to evaluate the impact of hazardous materials risk, **Development** proposals that have the potential to cause off-**Site** impacts during the release of a hazardous material may be required to include a Dangerous Goods Impact Assessment at the discretion of the **Development Authority**. These include Land Uses such as Service Station; Bulk Fuel Depot; Medium Industrial; Special Industrial; and similar establishments that require the use or **Storage** of flammable or toxic substances. This assessment shall be prepared and signed by a qualified professional engineer.

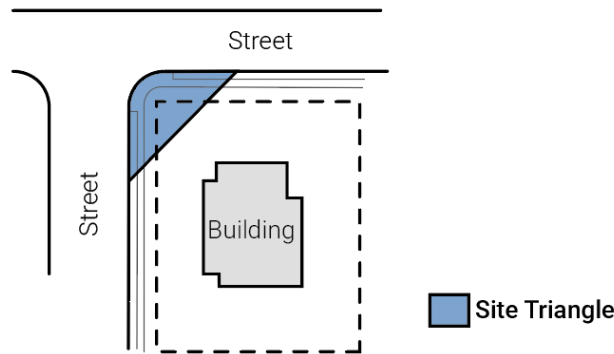
6.1.3 Building Siting and Design

6.1.3.1
Maximum Setbacks

Where no maximum **Setback** has been identified, it is to be confirmed under the discretion of the **Development Authority** and may be varied to accommodate a berm with intensive **Landscaping**.

6.1.3.2
Sight Triangle

No **Building, Structure, Fence**, or soft **Landscaping** that will obstruct vision above 0.6 m in **Height** shall be located within the **Sight Triangle**.



**6.1.3.3
Roof Drainage**

Roof drains and downspouts shall be directed towards landscaped areas to discourage excessive storm water runoff.

6.1.4 Landscaping

**6.1.4.1
Lot Landscaping**

Any portion of a **Site** not occupied by Structures, **Parking, Storage** and paved or gravel operation yards, **Walkway** and access **Stairs, Patio**, or similar use shall be landscaped.

**6.1.4.2
Landscape Area
Buffering**

Industrial Sites shall include the following spaces within private lands:

- a) minimum 1.82 m wide landscape area immediately **Adjacent** to any **Street**.
- b) minimum 7.0 m wide **Landscaping** area immediately **Adjacent** to every boundary **Abutting** a Residential or Mixed-Use District.

If a utility right-of-way conflicts with the required location of these **Landscaping** areas, written consent must be obtained from all utilities located within the right-of-way. If consent is not granted by all applicable utilities, this **Landscaping** area shall be located within the property, immediately **Adjacent** to that utility right-of-way.

**6.1.4.3
Front Landscaping**

Trees shall be incorporated into Front **Setback** areas that are not hardscaped.

**6.1.4.4
Minimum Trees
Requirement**

For all Lots greater than 2,500 m² a minimum of 1 tree shall be required per 35 m² of landscaped area and a minimum 40% of those trees shall be coniferous.

**6.1.4.5
Minimum Planting Size**

The minimum size specifications for plantings required at the time of planting shall be:

- a) 60.0 mm minimum caliper for deciduous trees;

- b) 2.5 m minimum **Height** for coniferous trees; and
- c) 600 mm **Height** and 400 mm spread for shrubs.

6.1.4.6 Fencing along Frontages A **Fence**, wall, or screen shall not exceed 1.8 m in **Height** on any portion of a **Lot**. At the discretion of the **Development Authority**, fences may be higher than 1.8 m to screen sensitive uses or buildings, or to buffer from utilities or railways that directly abut the **Site**.

6.1.4.7 Fencing Location Fencing shall be located behind any required landscape buffers areas identified.

6.1.4.8 Landscape Screening Where **Landscaping** is used to screen **Site** activities, a minimum 60% of trees shall be coniferous (e.g., Blue Spruce, White Spruce, Scots Pine).

6.1.5 Access, Loading, and Storage

6.1.5.1 Lot Access All lots require a minimum of one (1) access to the **Site** from a legal road right-of-Way or private **Street**.

6.1.5.2 Points of Access To the Extent Reasonable Feasible:

- a) driveway accesses shall be limited to one (1) access from a Collector or Arterial **Street** or joint access points with **Adjacent** properties.
- b) driveway accesses shall have a maximum of two (2) access points to any other **Street** or roadway.

6.1.5.3 Shared Point of Access Shared access between two or more **Adjacent** Lots is encouraged to reduce curb cuts and/or negative impact on public realm.

6.1.5.4 Point of Access Safety Driveway Access shall be laid out having regard for continuity of traffic flow and be in a highly visible location that meets Engineering Design Standards.

6.1.5.5 Conflict Reduction Driveway access shall be laid out to maximise safety and reduce conflict between pedestrians, bicycles, and vehicles.

6.1.5.6 Emergency Vehicle Standards Sites shall be designed so that streets and points of access for emergency vehicles and equipment shall be provided in accordance with requirements of relevant safety codes, Engineering Design Standards, and to the satisfaction of the City.

6.1.5.7 Loading and Servicing Area Maneuvering Loading and Servicing areas shall be designed to provide adequate clearance and maneuvering space to accommodate standard service vehicles, including waste collection, deliveries, and moving vehicles.

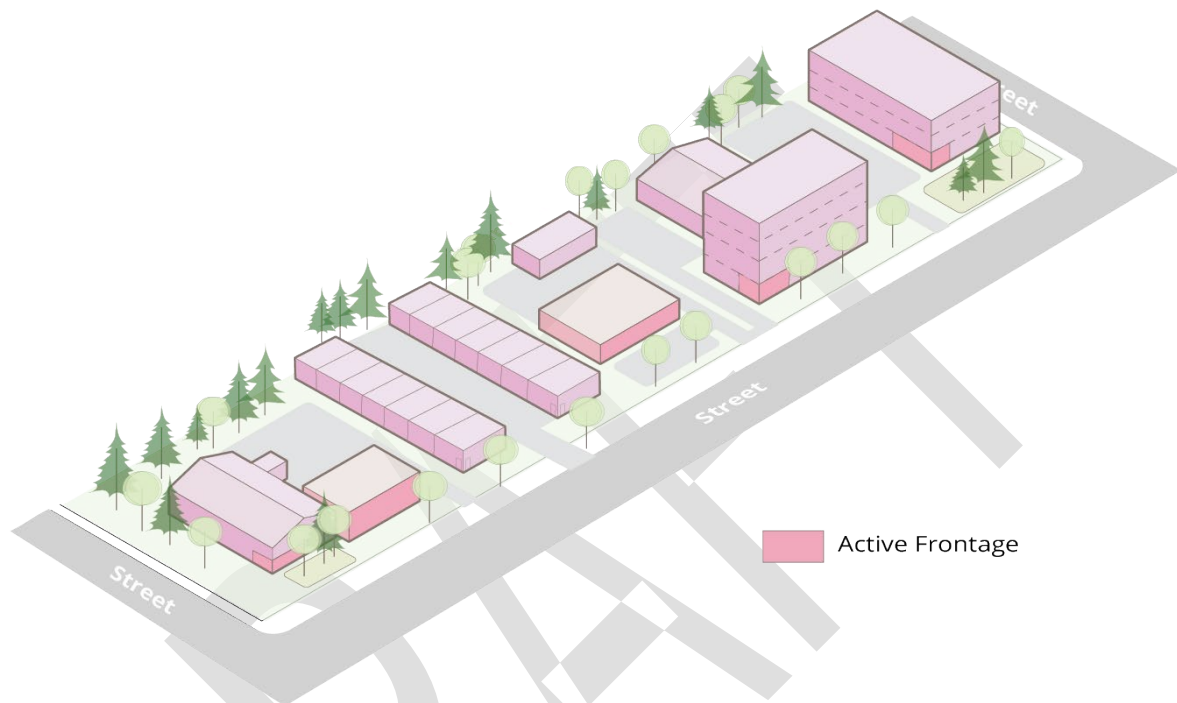
6.1.5.8
Loading Area Location

To the **Extent Reasonably Feasible**, Loading and waste areas shall be located at the side or the rear of a **Lot**.

6.1.5.9
Outdoor Waste and
Storage Screening

Storage areas that are across the **Street** from or directing **Abutting** a Park or Trail shall have perimeter screening or **Landscaping** that interrupts the view of the **Storage** area.

6.2 Light Industrial (I-L)



**Figure is for illustrative purposes only.*

General Intent

To provide a flexible and adaptable environment that combines light industrial, professional business, and commercial uses. This use shall serve as a buffer between more intense industrial uses (i.e., medium/special industrial) and other land uses.

Design Intent

This District is intended to accommodate various types of **Building** and various **Lot** sizes for a diverse employment environment. The co-location of small office buildings, retail, and service uses alongside lower-impact industrial operations bound together by **Landscaping** along **Street** frontages to create a green environment.

How Uses Are Mixed

A primarily employment area with a variety of light industrial uses including logistics, warehouses, manufacturing and assembly uses, that are supported by compatible commercial uses including retail stores, vehicle-oriented services, and service businesses.

Lot Standards

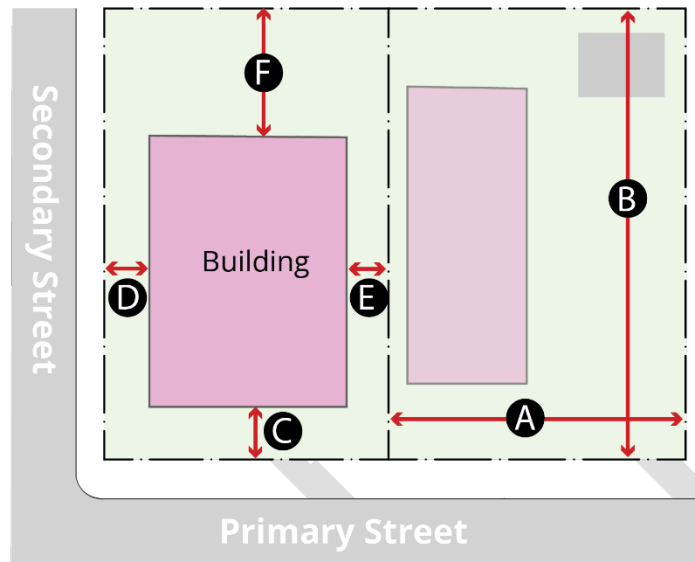


Table 6.2.1 Lot Standards for Light Industrial

Lot Dimensions		
A	Minimum Lot Width	20.0 m
B	Minimum Lot Depth	34.0 m
	Minimum Soft Landscaping	15 %
Building Setbacks		
C	Minimum Front Setback	6.0 m
D	Minimum Secondary Front Setback	4.5 m
E	Minimum Side Setback	1.5 m
F	Minimum Rear Setback	1.5 m or 5.0 m from a Railway right-of-way

Building Standards

Table 6.2.2 Building Standards for Light Industrial

Buildings		
A	Maximum Height	9.5 m (2 Storeys)

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 6.2.3 Use Permission for Light Industrial

Use	Permitted or Discretionary
Commercial Uses	
Adult Entertainment Facility	D
Bar	D
Child Care Facility	D
Commercial Storage Facility	P
Contractor Service	P
Drive Through Service	P
Food Services	P
Indoor Entertainment – General	P
Indoor Entertainment – Large	D
Professional, Financial, and Office Services	P
Recycling Depot	P
Retail & Service – General	P
Retail Services – Large	D
Retail – Liquor	P
Retail - Vape	P
Research and Development Facility	D
Vehicle Support Service – General	P
Vehicle Support Service – Bulk Fuel Depot	D
Vehicle Sale, Leasing, or Rental Facility	P
Agricultural Uses	
Cannabis Production and Distribution	D
Urban Agriculture	P
Institutional Uses	
Community Service Facility	D
Emergency Response Service	P
Government Service	P
Health Services	D

Natural Conservation	P
Parks & Trails	P
Parking Facility	P
Recreation Facility – Indoor	D
Recreation Facility – Outdoor	D
Shelter and Support Services	D
Industrial Uses	
General Industrial – Light	P
Other Uses	
Accessory Developments	P
Temporary Outdoor Events	D
Utility Service – Minor	P
Utility Service – Major	P

6.2.1 Additional Regulations for Specific Uses

6.2.1.1 General Regulations

Development shall comply with General Regulations for Industrial Uses in section [6.1.1 Additional Regulations for Specific Uses](#).

6.2.1.2 Adverse Effect and Nuisance

Developments in this district shall not have any significant adverse effect or **Nuisance** created or apparent outside of an enclosed **Building**.

In determining the significance of adverse effects or Nuisances of a proposed **Development** on **Adjacent** or nearby sites, the **Development Authority** will consider the following aspects:

- a) the magnitude of the adverse effect or **Nuisance**;
- b) the extent, frequency and duration of exposure to the adverse effect or **Nuisance**; and
- c) the use and sensitivity of **Adjacent** or nearby sites relative to the adverse effect or **Nuisance**.

A Dangerous Goods Impact Assessment may be requested by the **Development Authority**. The Assessment identifies estimated risks using the Major Industrial Accidents Counsel of Canada Version 1 Methodology (Acceptability Criteria).

6.2.1.3 Child Care Facilities

Any **Child Care Facility** within a Light Industrial District shall comply with relevant General Regulations for Commercial Uses within [5.1.1 Additional Regulations for Specific Uses](#).

6.2.1.4 Drive Through Services and Similar Uses

Any **Drive Through Service** and **Vehicle Support Services** that, in the opinion of the Development Authority, provides a drive-in service or service which patrons remain in their vehicle shall comply with relevant General Regulations for Commercial Districts within [5.1.1 Additional Regulations for Specific Uses](#).

6.2.1.5 Temporary Outdoor Events

Temporary Outdoor Events

- a) shall be compliant with **Airport Vicinity Protection Area** regulations;
- b) may create noise beyond a **Site** boundary for a pre-specified temporary period of time; and
- c) shall be approved by the City's Community **Development** and Service Planning Department.

6.2.2 Environment

6.2.2.1 General Regulations **Development** shall comply with General Regulations for Industrial Districts in section [6.1.2 Environment](#).

6.2.2.2 Vibration Activities on the **Site** shall be conducted so that any vibration created by the Use will be imperceptible without instruments at any point along the property line. Noise generated by emergency vehicles and airplanes passing over a **Site** shall be exempted from the requirements of this provision.

6.2.3 Building Siting and Design

6.2.3.1 General Regulations **Development** shall comply with General Regulations for Industrial Districts section [6.1.3 Building Siting and Design](#).

6.2.3.2 Large front Setback Any **Development** or redevelopment shall have a **Building** entrance(s) on the Primary Frontages.

6.2.4 Landscaping

6.2.4.1 General Regulations **Development** shall comply with General Regulations for Industrial Uses, section [6.1.4 Landscaping](#).

6.2.4.2 Large front Setback Notwithstanding [6.1.4 Landscaping](#), any **Building** with a Front or Secondary Front **Setback** of 22.0 m or greater shall have a minimum 3.5 m landscape buffer immediately **Adjacent** to the **Street** along those frontages. **Landscaping** shall contribute trees and other plantings that provide visual interest throughout the year and create a landscaped identity to the **Lot** frontages.

6.2.5 Access, Loading, and Storage

6.2.5.1 General Regulations **Development** shall comply with General Regulations for Industrial Uses, section [6.1.5 Access, Loading, and Storage](#).

6.2.5.2 Loading Surface Material Where Loading spaces are required within the Front **Yard**, they shall be Hard Surfaced. **Loading Space** not within the Front **Setback** may not be hard surfaced but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the **Abutting** road.

6.2.6 Parking

- 6.2.6.1 General Regulations** **Development** shall comply relevant **Parking** rates and design standards within section [11.2 Citywide Parking Standards](#).
- 6.2.6.2 Front Yard Parking** When a **Site** is being developed or redeveloped, **Parking** areas with greater than 10 **Parking** stalls shall not have more than two (2) perpendicular rows of **Parking** stalls within the Front **Yard**.
- 6.2.6.3 Vehicle-oriented Uses Front Yard Parking** The **Development Authority** may permit Vehicle Support Services, Vehicle Sales, Leasing, or Rental Facility, or similar uses to have more than 2 perpendicular rows of **Parking** in the Front **Setback**.
- 6.2.6.4 Parking Surface Materials** **Parking** spaces located within the Front **Yard** shall be hard surfaced. Any **Parking** area not in the Front **Yard** may not be hard surfaced but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the **Abutting** road.

6.2.7 Signage

- 6.2.7.1 Signage Standards** **Development** of Signs shall comply with the section [11.3 Citywide Signage Standards](#), based on Permitted and Discretionary uses in **Table 6.2.7 Sign Permission for Light Industrial** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

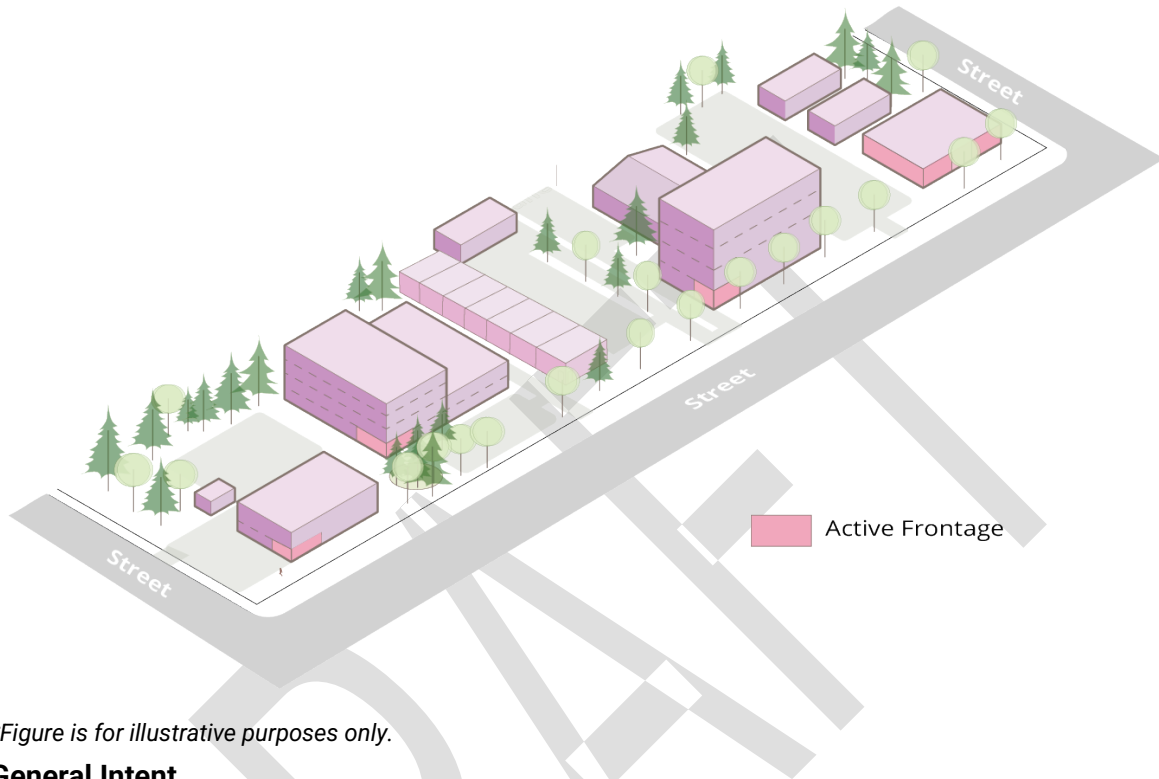
Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 6.2.7 Sign Permissions for Light Industrial

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Digital	P	11.3.8
Roof	P	11.3.9
Temporary Portable	P	11.3.10
Freestanding	P	11.3.11

6.3 Medium Industrial (I-M)



**Figure is for illustrative purposes only.*

General Intent

Provide and accommodate a range of employment uses including industrial operation that may create **Nuisance** beyond the **Site** boundary but not beyond the District boundary. This District is intended for indoor and outdoor industrial uses that, due to their scale and operational needs, require larger **Lot** configurations than those found in the Light Industrial District. This District is less impactful than those permitted under the Special Industrial District.

Design Intent

Flexibly to accommodate a variety of industrial **Building** types and utilize **Landscaping** to buffer and screen industrial activity while contributing to streetscaping design quality.

How Uses Are Mixed

Consists of medium-intensity manufacturing, logistics, vehicle-oriented services, and distribution activities that require substantial land for both Primary buildings and accessory **Outdoor Storage**.

Lot Standards

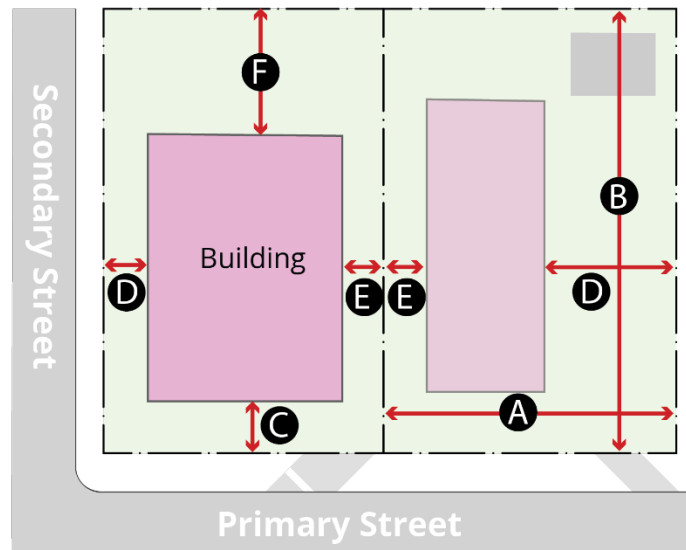


Table 6.3.1 Lot Standards for Medium Industrial

Lot Dimensions		
A	Minimum Lot Width	30.0 m
B	Minimum Lot Depth	30.0 m
	Minimum Lot Area	N/A
	Minimum Soft Landscaping	15 %
Building Setbacks		
C	Minimum Front Setback	6.0 m
D	Minimum Secondary Front Setback or Side Yard Setback 1	6.0 m
E	Minimum Side Yards Setback 2	1.5 m
F	Minimum Rear Setback	3.0 m

Building Standards

Table 6.3.2 Building Standards for Medium Industrial

All Buildings		
	Maximum Height	14.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 6.3.3 Use Permissions for Medium Industrial	
Use	Permitted or Discretionary
Commercial Uses	
Commercial Storage Facility	P
Contractor Service	P
Drive Through Service	D
Food Services	D
Kennel	P
Recycling Depot	P
Retail - Cannabis	D
Retail – Liquor	D
Retail - Vape	D
Vehicle Support Service – General	P
Vehicle Support Service – Bulk Fuel Depot	D
Vehicle Sale, Leasing, or Rental Facility	P
Agricultural Uses	
Agriculture	D
Cannabis Production and Distribution	P
Urban Agriculture	P
Institutional Uses	
Emergency Response Service	P
Government Service	D
Natural Conservation	P
Parks & Trails	P
Parking Facility	P
Industrial Uses	
General Industrial – Light	P
General Industrial – Medium	P
Other Uses	
Accessory Developments	P

Utility Service – Minor	P
Utility Service - Major	P

6.3.1 Additional Regulations for Specific Uses

6.3.1.1 General Regulations

Development shall comply with General Regulations for Industrial Uses in section [6.1.1 Additional Regulations for Specific Uses](#).

6.3.1.2 Adverse Effect and Nuisance

Developments in this district shall not have any significant adverse effect or **Nuisance** created or apparent beyond the Medium Industrial District boundary.

In determining the significance of adverse effects or Nuisances of a proposed **Development** on **Adjacent** or nearby sites, the **Development Authority** will consider the following aspects:

- a) the magnitude of the adverse effect or **Nuisance**;
- b) the extent, frequency and duration of exposure to the adverse effect or **Nuisance**; and
- c) the use and sensitivity of **Adjacent** or nearby sites relative to the adverse effect or **Nuisance**.

A Dangerous Goods Impact Assessment may be requested by the **Development Authority**. The Assessment identifies estimated risks using the Major Industrial Accidents Counsel of Canada Version 1 Methodology (Acceptability Criteria).

6.3.1.3 Food Services

Any **Food Services** establishment, including those within a Service Station, shall be limited to a maximum of ten (10) seating spaces.

6.3.1.4 Drive Through Services and Similar Uses

Any **Drive Through Service** and **Vehicle Support Services** that, in the opinion of the Development Authority, provides a drive-in service or service which patrons remain in their vehicle shall comply with relevant General Regulations for Commercial Districts within [5.1.1 Additional Regulations for Specific Uses](#)

6.3.1.5 Temporary Outdoor Events

Temporary Outdoor Events:

- a) shall be compliant with **Airport Vicinity Protection Area** regulations;
- b) may create noise beyond the Medium Industrial District boundary for a pre-specified temporary period of time; and
- c) shall be approved by the City's Community **Development** and Service Planning Department.

6.3.2 Environment

6.3.2.1 General Regulations	Development shall comply with General Regulations for Industrial Districts in section 6.1.2 Environment .
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6.3.3 Building Siting and Design

6.3.3.1 General Regulations	Development shall comply with General Regulations for Industrial Districts section 6.1.3 Building Siting and Design .
6.3.3.2 Corner Lot Setbacks	For developing and redeveloping Sites located on a Corner Lot and is accessed from the Secondary Frontage , the minimum Secondary Front Setback shall be 6.0 m, while the minimum interior Side Yard Setback shall be 1.5 m.

6.3.4 Landscaping

6.3.4.1 General Regulations	Development shall comply with General Regulations for Industrial Uses, section 6.1.4 Landscaping .
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6.3.5 Access, Loading, and Storage

6.3.5.1 General Regulations	Development shall comply with General Regulations for Industrial Uses, section 6.1.5 Access, Loading, and Storage .
6.3.5.2 Loading Surface Material	Any Loading Space shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the Abutting road.

6.3.6 Parking

6.3.6.1 General Regulations	Development shall comply relevant Parking rates and design standards within section 11.2 Citywide Parking Standards .
6.3.6.2 Parking Surface Materials	Parking spaces shall be of such a surface that minimizes the carrying of dirt or foreign matter upon the Abutting road.

6.3.7 Signage

6.3.7.1 Signage Standards

Development of Signs shall comply with the section [11.3 Citywide Signage Standards](#), based on Permitted and Discretionary uses in **Table 6.3.7 Sign Permission for Medium Industrial** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

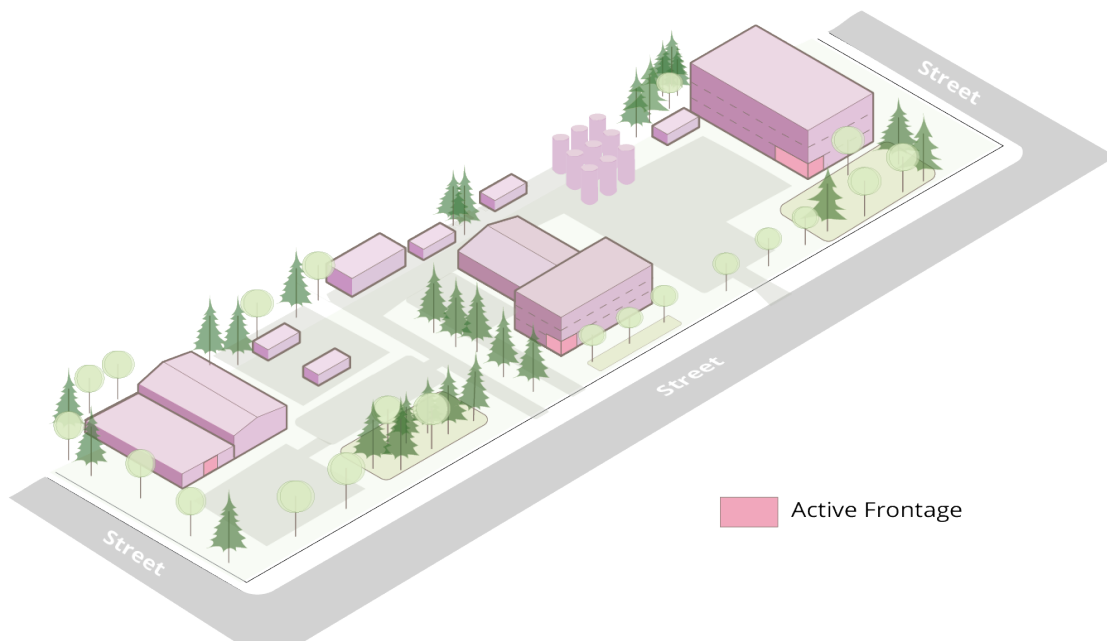
Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 6.3.7: Sign Permission for Medium Industrial

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Digital	P	11.3.8
Roof	P	11.3.9
Temporary Portable	P	11.3.10
Freestanding	P	11.3.11

6.4 Special Industrial (I-S)



**Figure is for illustrative purposes only.*

General Intent

To provide and accommodate industrial operations that involve activities and the handling of **Dangerous or Hazardous Goods**. Special Industrial operations may create or generate disturbance and pollution that extend beyond the boundaries of the **Site** and may have a harmful effect on nearby sites. To ensure community safety, these lands are strategically separated from commercial and residential areas by a multi-layer buffer consisting of light and medium industrial districts.

Design Intent

This district is designed to accommodate large-scale industrial structures and outdoor facilities for intensive operations and the handling of hazardous materials and equipment. **Development** shall prioritize buffering to maintain strict visual and functional separation from major roads.

How Uses Are Mixed

Uses in this district are restricted to high-intensity operations. This district limits land-use mixing by concentrating these specialized activities within isolated industrial cores, with appropriate separation and **Land Use** buffering from residential and commercial uses.

Lot Standards

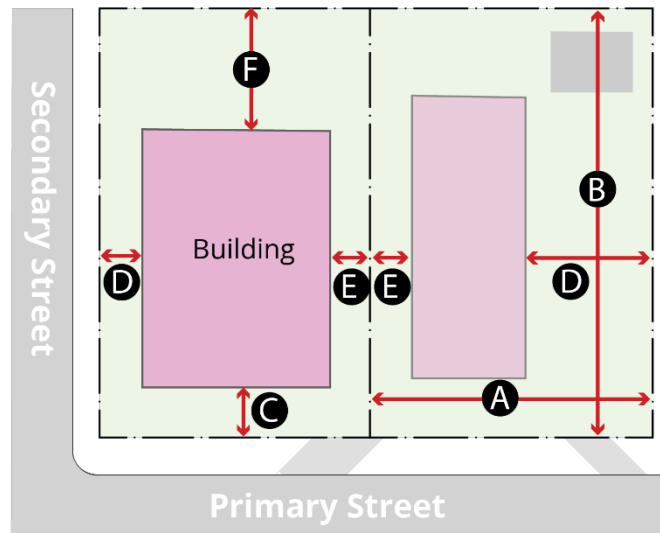


Table 6.4.1 Lot Standards for Special Industrial

Lot Dimensions		
A	Minimum Lot Width	30.0 m
B	Minimum Lot Depth	30.0 m
	Minimum Lot Area	0.4 ha
	Minimum Soft Landscaping	15 %
Primary Building Setbacks		
C	Minimum Front Setback	6.0 m
D	Minimum Side Setback 1 and Secondary Front Setbacks	6.0 m
E	Minimum Side Setback 2	1.5 m
F	Minimum Rear Setback	1.5 m

Building Standards

Table 6.4.2 Building Standards for Special Industrial

All Buildings		
	Maximum Height	14.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 6.4.3 Use Permission for Special Industrial

Use	Permitted or Discretionary
Commercial Uses	
Vehicle Support Services – Bulk Fuel Depot	D
Industrial Uses	
General Industrial - Special	P
Other Uses	
Accessory Developments	P
Utility Service – Minor	P
Utility Service – Major	P

6.4.1 Additional Regulations for Specific Uses

6.4.1.1 General Regulations

Development shall comply with General Regulations for Industrial Uses in section [6.1.1 Additional Regulations for Specific Uses](#).

6.4.1.2 Adverse Effect and Nuisance

A Dangerous Goods Impact Assessment is required. The Assessment identifies estimated risks using the Major Industrial Accidents Counsel of Canada Version 1 Methodology (Acceptability Criteria). **See section 12.x for more information on criteria and evaluation for** the Dangerous Goods Impact Assessment.

In addition to the Dangerous Goods Impact Assessment, in determining the significance of adverse effects or Nuisances of a proposed **Development** on **Adjacent** or nearby sites, the **Development Authority** shall consider the following aspects:

- the magnitude of the adverse effect or **Nuisance**;
- extent, frequency and duration of exposure to the adverse effect or **Nuisance**; and
- the use and sensitivity of **Adjacent** or nearby sites relative to the adverse effect or **Nuisance**.

6.4.2 Environment

6.4.2.1 General Regulations

Development shall comply with General Regulations for Industrial Districts in section [6.1.2 Environment](#).

6.4.3 Building Siting and Design

- 6.4.3.1
General Regulations **Development** shall comply with General Regulations for Industrial Districts section [6.1.3 Building Siting and Design](#).

6.4.4 Landscaping

- 6.4.4.1
General Regulations **Development** shall comply with General Regulations for Industrial Uses, section [6.1.3 Landscaping](#).

6.4.5 Access, Loading, and Storage

- 6.4.5.1
General Regulations **Development** shall comply with General Regulations for Industrial Uses, section [6.1.5 Access, Loading, and Storage](#).
- 6.4.5.2
Loading Surface Material Any **Loading Space** shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the **Abutting** road.

6.4.6 Parking

- 6.4.6.1
General Regulations **Development** shall comply relevant **Parking** rates and design standards within section [11.2 Citywide Parking Standards](#).
- 6.4.6.2
Parking Surface Materials **Parking** spaces shall be of such a surface that minimizes the carrying of dirt or foreign matter upon the **Abutting** road.

6.4.7 Signage

6.4.7.1 Signage Standards

Development of Signs shall comply with the section [11.3 Citywide Signage Standards](#), based on permitted and discretionary uses in **Table 6.4.7 Sign Permission for Special Industrial** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 6.4.7 Sign Permissions for Special Industrial

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Digital	P	11.3.8
Roof	P	11.3.9
Temporary Portable	P	11.3.10

7.0 Civic Districts

[7.1](#) General Regulations for Civic Districts

These regulations apply to all Civic Districts. This section establishes baseline standards for the Urban Services, Parks, and Natural Heritage Districts, in addition to each District's own specific regulations.

[7.2](#) Urban Services (US)

Specific regulations for public and private institutions, public infrastructure, and community-oriented services that support local and regional populations. This District enables a diverse mix of institutional and community uses, with opportunities to co-locate services and infrastructure on the same site.

[7.3](#) Parks (P)

Specific regulations for parks, playgrounds, recreation spaces, schools, and complementary community facilities throughout Leduc. This District enables a mix of accessible green spaces, trails, sports fields, and community uses, subject to applicable restrictions on Municipal Reserve lands.

[7.4](#) Natural Heritage (NH)

Specific regulations for naturally significant and sensitive areas throughout Leduc. This District protects and enhances natural landscapes, ecological functions, and the natural flow of water, while allowing compatible trails and low-impact recreation that support conservation.

7.1 General Regulations for Civic Districts

7.1.1 Additional Regulations for Specific Uses

- 7.1.1.1 Area Structure and Outline Plan Compliance** Where an applicable **Area Structure Plan** or **Outline Plan** designates a parcel for a specific **Building** form, use, or combination of uses, only the **Building** forms and uses identified in that plan shall be permitted on the **Site**.
- 7.1.1.2 Any Accessory Development** **Accessory Development**, including Shipping Container/Sea Cans, **Storage** structures, Air Supported and Fabric Covered Structures:
- shall only be permitted when accessory to a permitted Primary Use;
 - shall comply with maximum **Building Height** in the underlying District;
 - shall not be located in the Front **Setback** area;
 - shall comply with Secondary Front **Setback** requirements in the underlying Districts;
 - may be located anywhere else on a **Lot**; and
 - for any **Building** used as Accessory, Shipping Container/Sea cans, or Fabric Covered Structures that are fixed to the ground, an engineering report is required and shall comply with applicable **Building** codes.
- 7.1.1.3 Accessory Development - Fabric Covered Structures** Fabric Covered Structures shall only be used for Recreational purposes.
- 7.1.1.4 Accessory Development – Shipping Container / Sea cans** Shipping Containers/Sea Cans:
- shall be considered an **Accessory Development** to the Primary Use of the **Site** and comply with **Building** size, **Setback** and design regulations within each District;
 - shall not be stacked;
 - shall be used for **Storage** purposes only, excluding any dangerous or hazardous materials or containers;
 - shall have a painted and finished exterior that complements the **Site** Use;
 - have Screening, to the satisfaction of the **Development Authority**; and
 - shall be required to comply with the applicable **Building** code and provide a certified engineering report.
- 7.1.1.5 Commercial Uses** Any Commercial Use, including **Child Care Facility**, Food & Beverage, Retail – General, and **Outdoor Entertainment** shall only

be allowed where the Commercial Use is secondary to and supports the primary use.

7.1.1.6

Child Care Facility Location

A Child Care Facility:

- a) shall not be located on **Site Adjacent** to an Industrial-Medium or Industrial-Special District;
- b) shall not be located a **Site** containing a Utility Service - Major Use; and
- c) shall be located in an appropriate location that creates, among other factors, an acceptable level of traffic, noise, proximity to hazardous uses, to the satisfaction of the **Development Authority**.

7.1.1.7

Child Care Facility Drop-off

All Child Care Facilities shall provide one (1) marked on-**Site** drop-off area equal to or greater than the size of a standard **Parking** stall for every 20 patrons.

7.1.1.8

Child Care Facility Outdoor Play Spaces

Where an on-**Site** Outdoor Play Space is provided, pursuant to the applicable Provincial licensing requirements, it shall comply with the following:

- a) be designed, located, landscaped, fenced or screened to maintain a physically safe play environment and mitigate Nuisances from other on-**Site** or **Adjacent** uses, waste collection areas, **Parking** facilities, **Outdoor Storage** areas, queuing spaces, loading spaces, rail lines, Streets and alleys, mechanical equipment and exhaust systems;
- b) be located a minimum of 2.0 m away from any mechanical equipment, ventilation intake, exhaust systems or similar, to the satisfaction of the **Development Authority**;
- c) maintain a minimum of 1.2 m wide access to the operation and maintenance of an outdoor gas meter;
- d) have secure perimeter fencing on all sides and all gates must be self-latching when located on the ground level;
- e) have secure perimeter railings or walls with a minimum **Height** of 1.8 m when located above ground level;
- f) ensure there is a connected pathway or direct access to the **Child Care Facility** without crossing a **Parking Lot**;
- g) it shall not be located in any **Yard** that Abuts a **Street** unless the design, size, and other characteristics of the proposed play space mitigate the potential impact from the **Street** traffic upon children using the play space. This includes providing bollards or concrete barriers on all sides of the Outdoor Play Area that Abuts a **Street**; and
- h) a portion of the play area is provided as soft **Landscaping**, rubber play surface, or wood chips at a depth of 22 cm, or similar non-Hard Surfaced materials, to the satisfaction of the **Development Authority**.

**7.1.1.9
Parking Facility**

Parking Facilities shall only be provided where it supports a **Permitted Use** and shall not operate and Primary use, unless otherwise approved by the **Development Authority**.

7.1.2 Building and Frontage Design

**7.1.2.1
Civic Design**

To the **Extent Reasonably Feasible**, **Building** and **Site** design shall reflect the civic and community-oriented role of the District. **Development** shall contribute positively to the public realm through high-quality, durable materials; thoughtful architectural expression; and design elements that respond to the **Site's** context and surrounding neighbourhood.

**7.1.2.2
Buildings with Public
Serving Uses**

Buildings containing Institutional Uses that accessible to, and regularly interact with, members of the public:

- a) shall be located, designed, and oriented to face the **Street** along a Primary **Frontage** of the **Lot**, with entrances that are clearly visible from the **Street(s)** and provide direct pedestrian connection from the entrance to the **Sidewalk** without requiring pedestrians to cross drive aisles or **Parking** areas; and
- b) shall create a pedestrian-friendly environment along Streets by incorporating entrances, outdoor seating areas, weather protection, **Landscaping**, lighting, or other similar features that contribute to an enhanced public realm.
- c) Any increased **Front Setbacks** shall be used to provide public gathering areas such as, but not limited to, plazas, civic squares, and landscaped seating areas; and
- d) Shall have two (2) or more entrances, where possible. The two (2) required sides shall be those that are planned to have the highest level of public pedestrian activity, one (1) of which shall be the side that most faces a **Street** in compliance with (a). The other entrance(s) may face a second **Street** with pedestrian access or a main **Parking** area.

**7.1.2.3
Windows**

New buildings and additions shall ensure that each **Storey** has windows along Facades that face a **Street** or park.

7.1.3 Landscaping

**7.1.3.1
Lot Landscaping**

Any portion of a **Site** not occupied by Buildings, Structures, **Parking**, **Walkway** and access **Stairs**, **Patio**, or **Storage** shall be landscaped.

- 7.1.3.2 Walkways** Sidewalks shall be provided along all sides of the **Lot** that abut a public **Street**, where one does not already exist.
- 7.1.3.3 Health and Viability of Planting** All required **Landscaping** shall meet the standards to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants
- 7.1.3.4 Mature Tree Preservation** Mature Trees shall be protected where possible and applicants must demonstrate where compliance with District regulations would necessitate the removal of a mature tree or measurably compromise an area within a Mature Tree's trees **Drip Line**. In such cases, the **Development Authority** may approve an alternative plan that varies those requirements, provided the proposal preserves Mature Tree(s). Mature Tree's are those that have a trunk circumference of 80 cm or greater, when measured 1.3 m above **Grade**.
- 7.1.3.5 Minimum Planting Size** The minimum size specifications for Plantings required at the time of planting shall be:
- a) 60.0 mm minimum caliper for deciduous trees;
 - b) 2.5 m minimum **Height** for coniferous trees; and
 - c) 600 mm **Height** and 400 mm spread for shrubs.
- 7.1.3.6 Fencing** A **Fence**, wall, or screen shall not exceed 1.0m within a Primary or Secondary **Frontage**, or 1.8 m on any other portion of a **Lot**.
- 7.1.3.7 Railway or Utility Screening** When screening an Institutional Use or when a **Lot** directly abuts a railway, the **Development Authority** may approve a **Fence** higher than 1.8m.

7.1.4 Access, Loading, and Storage

- 7.1.4.1 Points of Access** To the Extent Reasonable Feasible, driveway accesses shall be limited to one (1) access from a Collector or Arterial **Street** or joint access points with **Adjacent** properties and driveway accesses shall have a maximum of two (2) access points to any other **Street** or roadway
- 7.1.4.2 Conflict Reductions** Driveway access shall be laid out to maximise safety and reduce conflict between pedestrians, bicycles, and vehicles.
- 7.1.4.3 Hard Surfacing** All Loading Spaces, Servicing, and waste areas shall have **Hard Surfacing**.
- 7.1.4.4 Emergency Vehicle Standards** Sites shall be designed so that Streets and points of access for emergency vehicles and equipment shall be provided in accordance

with requirements of relevant safety codes, Engineering Design Standards, and to the satisfaction of the City.

**7.1.4.5
Non-Residential Loading
and Servicing Area**

All non-residential uses shall provide sufficient space and access for loading and servicing vehicles to the satisfaction of the **Development Authority**.

**7.1.4.6
Loading and Servicing
Area Maneuvering**

Loading Spaces and servicing areas shall be designed to provide adequate clearance and maneuvering space to accommodate standard service vehicles, including waste collection, deliveries, and moving vehicles.

**7.1.4.7
Loading Area Access**

Access to Loading Spaces shall be from a **Public Road**, private Road, **Lane**, or clearly defined drive aisle and shall not obstruct pedestrian or emergency vehicle circulation. Where possible, access shall not be from the Primary **Frontage**.

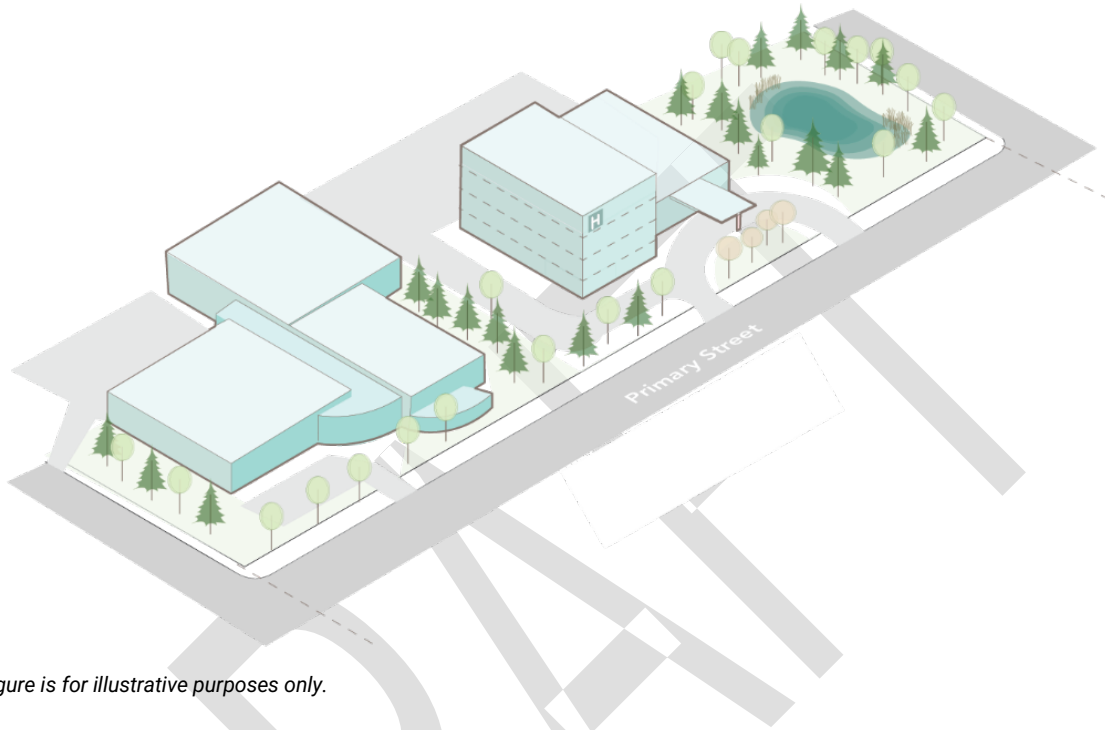
**7.1.4.8
Loading Space and Solid
Waste Area Location**

Designated **Loading Space** and waste areas shall be located to the side or rear of Buildings, unless otherwise permitted by the **Development Authority**.

**7.1.4.9
Outdoor Storage and
Solid Waste Area
Screening**

Outdoor Storage and waste areas that are visible from a **Street** other than a **Lane** shall have perimeter **Landscaping** or Screening that interrupts the view of the **Storage** or waste area.

7.2 Urban Services (US)



**Figure is for illustrative purposes only.*

General Intent

To accommodate public and private institutions, public infrastructure, and community-oriented services that support local and regional populations.

Design Intent

Varied lots and **Building** sizes to accommodate a variety of Institutional and community uses. Setbacks may vary depending on **Building** scale, but buildings should be oriented towards public streets where possible with a focus on inclusive, accessible, resilient, and adaptable spaces with coordinated **Landscaping** that connects the inside and the outside.

How Uses Are Mixed

A diverse mix of uses is encouraged, including co-locating services and infrastructure within the same **Lot**.

Lot Standards

Table 7.2.1 Lot Standards for Urban Services

Building Setbacks	
Minimum Front Setback	3.0 m
Minimum Secondary Front Setback	3.0 m
Minimum Side Setback	7.5 m
Minimum Rear Setback	7.5 m

Building Standards

Table 7.2.2 Building Standards for Urban Services

Maximum Height	20.0 m
-----------------------	--------

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 7.2.3 Use Permission for Urban Services	
Use	Permitted or Discretionary
Residential Uses	
Dwelling Units	D
Commercial Uses	
Child Care Facility	D
Food Services	D
Outdoor Entertainment	D
Retail & Service – General	D
Agricultural Uses	
Urban Agriculture	P
Institutional Uses	
Cemetery	D
Community Service Facility	P
Education	P
Emergency Response Service	P
Government Service	P
Health Service	D
Hospital	D
Human Services	D
Natural Conservation	P
Parks and Trails	P
Parking Facility	D
Recreation Facility - Indoor	P
Recreation Facility - Outdoor	P
Shelter and Support Services	D
Temporary Outdoor Events	P
Other Uses	
Accessory Developments	P
Temporary Outdoor Events	P
Utility Service – Minor	P
Utility Service - Major	D

7.2.1 Additional Regulations for Specific Uses

- | | |
|--|--|
| 7.2.1.1
General Regulations | Development shall comply with General Regulations for Civic Districts in section 7.1.1 Additional Regulations for Specific Uses including for Accessory Structures, Child Care Facilities, Commercial Uses. And Parking Facilities. |
| 7.2.1.2
Dwellings as Affordable Housing | Dwelling units shall only be developed on Sites with an Institutional Use and where a portion of the housing is provided as affordable, offering rent below market at a rate and portion of total units identified as acceptable by the Development Authority . |

7.2.2 Building and Frontage Design

- | | |
|--------------------------------|---|
| 7.2.2.1
General Regulations | Development shall comply with General Regulations for Civic Districts section 7.1.2 Building and Frontage Design . |
|--------------------------------|---|

7.2.3 Landscaping

- | | |
|--------------------------------|--|
| 7.2.3.1
General Regulations | Development shall comply with General Regulations for Civic Districts section 7.1.3 Landscaping |
|--------------------------------|--|

7.2.4 Access, Loading, and Storage

- | | |
|--------------------------------|---|
| 7.2.4.1
General Regulations | Development shall comply with General Regulations for Civic Districts section 7.1.4 Access, Loading, and Storage . |
|--------------------------------|---|

7.2.5 Parking

- | | |
|-------------------------------------|---|
| 7.2.5.1
General Regulations | Development shall comply relevant Parking rates and design standards within section 11.2 Citywide Parking Standards . |
| 7.2.5.2
Large Parking Facilities | In addition to 11.2 Citywide Parking Standards, Parking Facilities with more than twenty-five (25) spaces used by members of the public to access an Institutional Use shall provide Walkway connections to any relevant focal points of pedestrian activity around the perimeter or within the Site , such as, but not limited to, transit stops, Street crossings, plazas, and other public amenities. |

7.2.6 Signage

7.2.6.1 Signage Standards

Development of signs shall comply with the section [11.3 Citywide Signage Standards](#), based on permitted and discretionary uses in **Table 7.1.6 Sign Permission for Urban Services** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 7.1.6 Sign Permissions for Urban Services

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Digital	D	11.3.8
Temporary Portable	P	11.3.10

7.3 Parks (P)



**Figure is for illustrative purposes only.*

General Intent

To accommodate parks, playground, outdoor recreation, schools, and complimentary facilities as identified within the *Municipal Government Act*.

Design Intent

Lots shall vary in size and configuration to accommodate a variety of green spaces and schools. All spaces should be highly accessible and promote a strong civic identity.

How Uses Are Mixed

Green spaces will include a mix of neighbourhood parks, trails, sports fields, and outdoor recreation. Schools and other community services may be co-located where enabled by the *Municipal Government Act*.

Lot Standards

Table 7.3.1 Lot Standards for Parks

Lot Dimensions	
Minimum and Maximum Lot Width, Lot Depth, and Lot Area	At the discretion of the Subdivision or Development Authority .
Maximum Lot Coverage	30%
Building Setbacks	
Minimum Front Setback	7.5 m
Minimum Secondary Front Setback	7.5 m
Minimum Side Setback	15.0 m
Minimum Rear Setback	15.0 m

Building Standards

Table 7.3.2 Building Standards for Parks

Maximum Height	14.0 m
----------------	--------

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 7.3.3 Use Permissions for Parks	
Use	Permitted or Discretionary
Commercial Uses	
Campground	D
Child Care Facility	D
Food Services	D
Outdoor Entertainment	D
Temporary Outdoor Events	P
Agricultural Uses	
Urban Agriculture	P
Institutional Uses	
Community Service Facility	D
Education	P
Government Service	D
Natural Conservation	P
Parks and Trails	P
Parking Facility	D
Recreation Facility – Indoor	P
Recreation Facility - Outdoor	P
Other Uses	
Accessory Developments	P
Temporary Outdoor Events	P
Utility Service – Minor	P
Utility Service - Major	D

7.3.1 Additional Regulations for Specific Uses

- | | |
|---|---|
| 7.3.1.1
Compliance with
Municipal Government
Act | For all Parks that are designated Municipal Reserve, Uses are restricted to what is allowed under the Act . |
| 7.3.1.2
General Regulations | Development shall comply with General Regulations for Civic Districts in section 7.1.1 Additional Regulations for Specific Uses including for Accessory Structures, Child Care Facilities, Commercial Uses, and Parking Facilities. |

7.3.2 Building and Frontage Design

- | | |
|--------------------------------|---|
| 7.3.2.1
General Regulations | Development shall comply with General Regulations for Civic Districts section 7.1.2 Building and Frontage Design . |
|--------------------------------|---|

7.3.3 Landscaping

- | | |
|--------------------------------|---|
| 7.3.3.1
General Regulations | Development shall comply with General Regulations for Civic Districts, section 7.1.3 Landscaping . |
|--------------------------------|---|

7.3.4 Access, Loading and Storage

- | | |
|--------------------------------|--|
| 7.3.4.1
General Regulations | Development shall comply with General Regulations for Civic Districts, section 7.1.4 Access, Loading, and Storage . |
|--------------------------------|--|

7.3.5 Parking

- | | |
|-------------------------------------|--|
| 7.3.5.1
General Regulations | Development shall comply relevant Parking rates and design standards within section 11.2 Citywide Parking Standards . |
| 7.3.5.2
Restricted Locations | No Parking spaces shall be permitted within the Setback area required Abutting a Municipal Reserve Lot , an Environmental Reserve Lot , a Public Utility Lot that is 6.0 m or more in width, or another Lot zoned Parks under this bylaw. |
| 7.3.5.3
Large Parking Facilities | In addition to 11.2 Citywide Parking Standards , Parking Facilities with more than twenty-five (25) spaces used by members of the public to access an Institutional Use shall provide Walkway |

connections to any relevant focal points of pedestrian activity around the perimeter or within the **Site**, such as, but not limited to, transit stops, **Street** crossings, plazas, and other public amenities.

7.3.6 Signage

7.3.6.1 Signage Standards

Development of signs shall comply with the section [11.3 Citywide Signage Standards](#), based on Permitted and Discretionary uses in **Table 7.2.1 Sign Permissions for Parks**. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

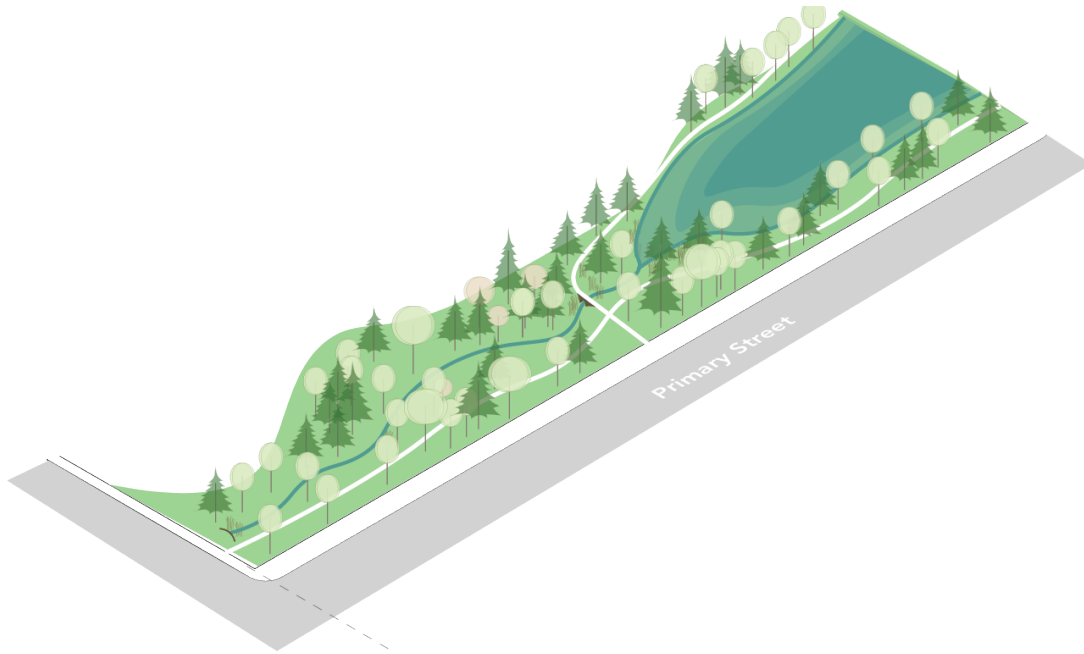
Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 7.3.4: Sign Permission for Parks

Sign	Permitted or Discretionary	Use-Specific Regulation
Identification	P	11.3.5
Projecting	P	11.3.6
Fascia	P	11.3.7
Temporary Portable	P	11.3.10

7.4 Natural Heritage (NH)



**Figure is for illustrative purposes only.*

General Intent

To protect, preserve, and enhance naturally significant and sensitive areas including the natural and unencumbered flow of water.

Design Intent

Development should proceed in an environmentally sensitive manner to mitigate effects on ecological functions.

How Uses Are Mixed

Uses in this district will be for conservation of natural landscapes to promote healthy ecological function. Secondary uses may include recreation, including utilities, trail systems, and low-impact open spaces.

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 7.4.3 Use Permission for Natural Heritage

Use	Permitted or Discretionary
Institutional Uses	
Natural Conservation	P
Parks and Trails	D
Other Uses	
Accessory Developments	P
Utility Service – Minor	P
Utility Service – Major	D

7.4.1 Additional Regulations for Specific Uses

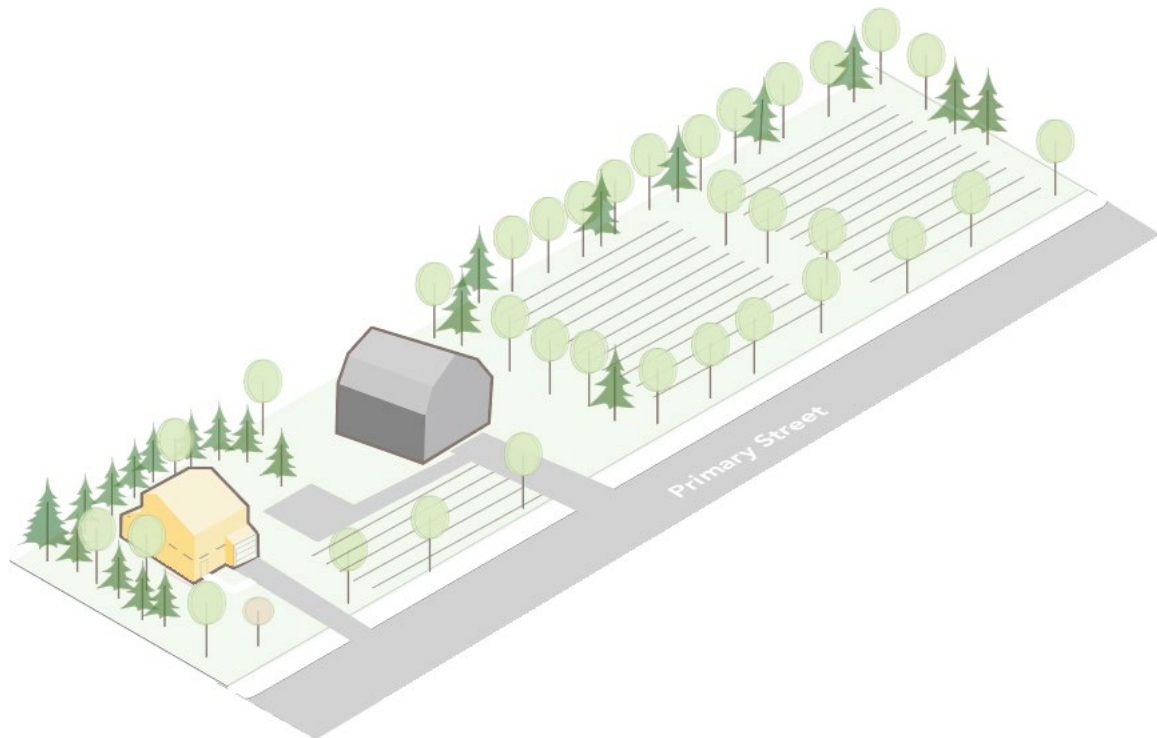
- 7.4.1.1 General Regulations** **Development** shall comply with General Regulations for Civic Districts in section [7.1.1 Additional Regulations for Specific Uses](#) for **Accessory Development**.
- 7.4.1.2 Accessory Structure** In addition to 7.4.1.1, an **Accessory Development** can only be constructed for the specific purpose of servicing the natural area.
- 7.4.1.3 Playgrounds** Playgrounds are not permitted.

8.0 Urban Transition

8.1 Urban Transition (UT)

Specific regulations for areas within Leduc's urban boundary that are currently agricultural and rural areas but are planned to transition to urban **Development** over time.

8.1 Urban Transition (UT)



**Figure is for illustrative purposes only.*

General Intent

To allow agricultural and rural uses prior to transitioning to urban **Development**. **Development** should not compromise the ability for future urban **Development** to occur in an orderly and efficient manner.

Design Intent

Vacant and productive agricultural land and rural style **Development** with clustered agricultural buildings. This may be co-located with single detached dwellings which support the **Agriculture** activities.

How Uses Are Mixed

Uses in this district will primarily be **Agriculture** activities and supportive services of a limited nature.

Lot Standards

Table 8.1.1 Lot Standards for Urban Transition	
Maximum Dwelling Units per Lot	2
Lot Dimensions	
Minimum Lot Area	8.0 ha
Building Setbacks	
Minimum Front Setback	20.0 m
Minimum Secondary Front Setback	At the discretion of the Development Authority except for a Single Detached Dwelling the Setback is 7.0 m.
Minimum Side Yard Setback	At the discretion of the Development Authority except for a Single Detached Dwelling the Setback is 1.2 m.
Minimum Rear Setback	At the discretion of the Development Authority except for a Single Detached Dwelling the Setback is 7.0 m.

Building Standards

Table 8.1.2 Building Standards for Urban Transition	
Maximum Building Height	10.0 m

Use Types

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 8.1.3 Use Permission for Urban Transition

Use	Permitted or Discretionary
Residential Uses	
Dwelling Units	D
Commercial Uses	
Campground	D
Home Based Business - Minor	P
Home Based Business - Major	P
Kennel	P
Outdoor Entertainment	D
Temporary Outdoor Events	D
Agricultural Uses	
Agriculture	P
Urban Agriculture	P
Institutional Uses	
Cemetery	D
Community Service Facility	D
Emergency Response Service	P
Recreation - Indoor	P
Recreation - Outdoor	P
Other Uses	
Accessory Developments	D
Natural Resource Extraction	D
Utility Service – Minor	P
Utility Service - Major	P

8.1.1 Additional Regulations for Specific Uses

8.1.1.1 Attached Structures

Where a **Building** or **Structure** on a **Site** is directly attached to a Primary **Building** or connected by a floor or **Foundation** greater than 1.0 m above **Grade**, it is considered part of the Primary **Building** and not an **Accessory Development**.

8.1.1.2 Any Accessory Development

Accessory Developments, including Secondary **Building** and Structures such as sheds, workshops and studios, Shipping Container / Sea Cans, detached Garages, pool houses, **Backyard Housing**, or similar structures:

- a) shall be considered accessory to the Primary **Building**;
- b) shall not be located in the Front **Yard**; and
- c) permanent structures that are fixed to the ground, including sheds, garages, barns or other similar structures, shall comply with applicable **Building** codes and provide an engineering report.

8.1.1.3 Accessory Development - Air Supported and Fabric Covered Structures

Air Supported and Fabric Covered Structures shall only be developed to support an Agricultural Use or for Recreation.

8.1.1.4 Home Based Business

Home Based Business shall comply with General Regulations for Residential Uses in section [3.1.1 Additional Regulations for Specific Uses](#).

8.1.2 Parking

8.1.2.1 General Regulations

Development shall comply relevant **Parking** rates and design standards within section [11.2 Citywide Parking Standards](#).

8.1.3 Signage

8.1.3.1 Signage Standards

Development of signs shall comply with the section [11.3 Citywide Signage Standards](#), based on permitted and discretionary uses in **Table 8.1.4 Sign Permission for Urban Transition** below. Where a sign may be considered under two or more definitions, the **Development Authority** has the discretion to apply regulations from both.

8.1.3.2
Home Based Business
Signage

Home Based Business **Signage** shall comply with General Regulations for Residential Districts section [3.1.1 Additional Regulations for Specific Uses](#).

Signs Permissions

Permitted (P) – Allowed if regulations are met. Discretionary (D) – May be approved with conditions.

Table 8.1.4 Sign Permissions for Urban Transition		
Sign	Permitted or Discretionary	Use-Specific Regulation
Temporary Portable	P	11.3.10
Freestanding	P	11.3.11

9.0 Direct Control Districts

<u>9.1</u>	DC (1)	Ravine Villas
<u>9.2</u>	DC (2)	South Park Dr./Black Gold Dr.
<u>9.3</u>	DC (3)	44 Street/45 Avenue
<u>9.4</u>	DC (4)	Rollyview Rd./Black Gold Dr.
<u>9.5</u>	DC (5)	Part of Lot R-5, Block 23, Plan 3384RS
<u>9.6</u>	DC (6)	West Haven Estates
<u>9.7</u>	DC (7)	Plan 2220499, Block 37, Lot 42 (Linsford Park)
<u>9.8</u>	DC (8)	Wakohtowin Heights
<u>9.9</u>	DC (9)	Woodbend (SW ¼ 33-49-25-W4)
<u>9.10</u>	DC (10)	Woodbend (SW-33-49-25-W4)
<u>9.11</u>	DC (11)	Meadowview (SE-24-49-25-W4)
<u>9.12</u>	DC (12)	Grayson Estates (Part of Lot 1, Block 1, Plan 2220827)

9.1 DC (1) Direct Control – Ravine Villas (Condo Duplex/Triplex)

9.1.1 Intent and Applicability

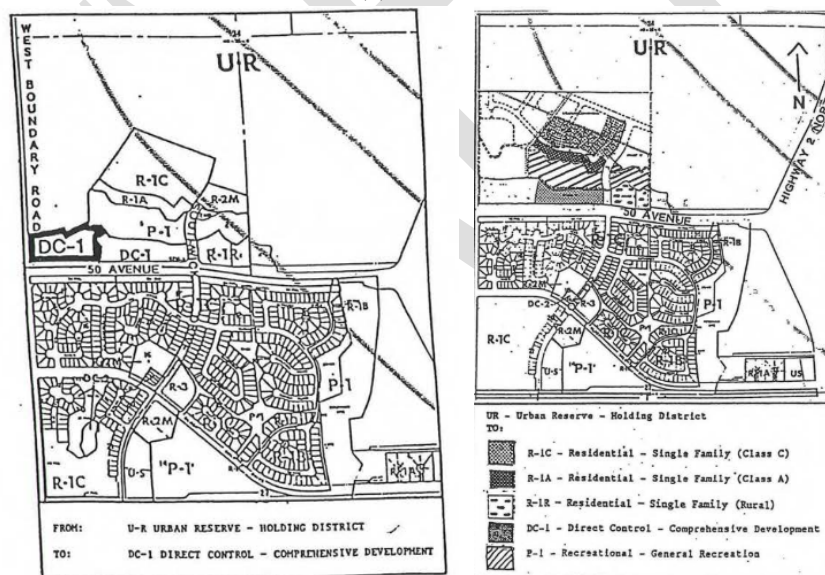
9.1.1.1 General Purpose

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.

9.1.1.2 Area of Application

The DC District shall apply to the parcel of land, as shown on Figure 9.1 – Applicable Area for DC(1).

Figure 9.1: Applicable Area for DC(1)



9.1.2 Uses

9.1.2.1 Permitted Uses:

- Multi-Family Development
- Accessory Developments**

9.1.2.2

Discretionary Uses:

- a) Community Centre
- b) **Parking Stalls**
- c) R.V. **Parking**

9.1.3 Development Criteria

- 9.1.3.1 Maximum total **Site Coverage** shall be 40% with a maximum of 28% for a Primary **Building** and a maximum of 12% for accessory buildings. Where a **Garage** is attached to the Primary **Building**, the maximum **Site Coverage** shall be 40%.
- 9.1.3.2 Maximum **Height** shall not exceed 10 m (32.8 ft.) and two and one-half storeys provided that noise attenuation meets CMHC Standards.
- 9.1.3.3 Minimum private outdoor amenity areas, at **Grade**, of 30 m² (322.9 sq.ft.) per dwelling unit shall be provided.
- 9.1.3.4 Maximum **Density** shall be 10 units per gross acre
- 9.1.3.5 Side **Yard Setback** to West Boundary Road shall be 6 m (19.6 ft.)
- 9.1.3.6 Front **Yard Setback** shall be a minimum of 6.0 m (19.6 ft.).
- 9.1.3.7 Rear **Yard Setback** from the property line **Adjacent** to 50th Avenue shall be a minimum of 7.6 m (24.9 ft.).
- 9.1.3.8 Rear **Yard Setback** to West Boundary Road shall be 6 m (19.6 ft.).
- 9.1.3.9 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**
- 9.1.3.10 **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.)
- 9.1.3.11 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.).

9.1.4 Development Agreement

- 9.1.4.1 A **Development** agreement is required to ensure that all criteria on conditions of this district are complied with.

9.1.5 Development Regulations

- 9.1.5.1 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
- 9.1.5.2 No on-**Street Parking** will be allowed. This shall be posted "No **Parking**" and enforced by the **Owner**
- 9.1.5.3 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
- 9.1.5.4 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
- 9.1.5.5 **Development** in the district shall be evaluated with respect to compliance with R-2M - Residential Medium **Density** where not specifically overridden by this Direct Control zoning
- 9.1.5.6 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

9.2DC(2) Direct Control – South Park Dr./Black Gold Dr. (Condo Apartment)

9.2.1 Intent and Applicability

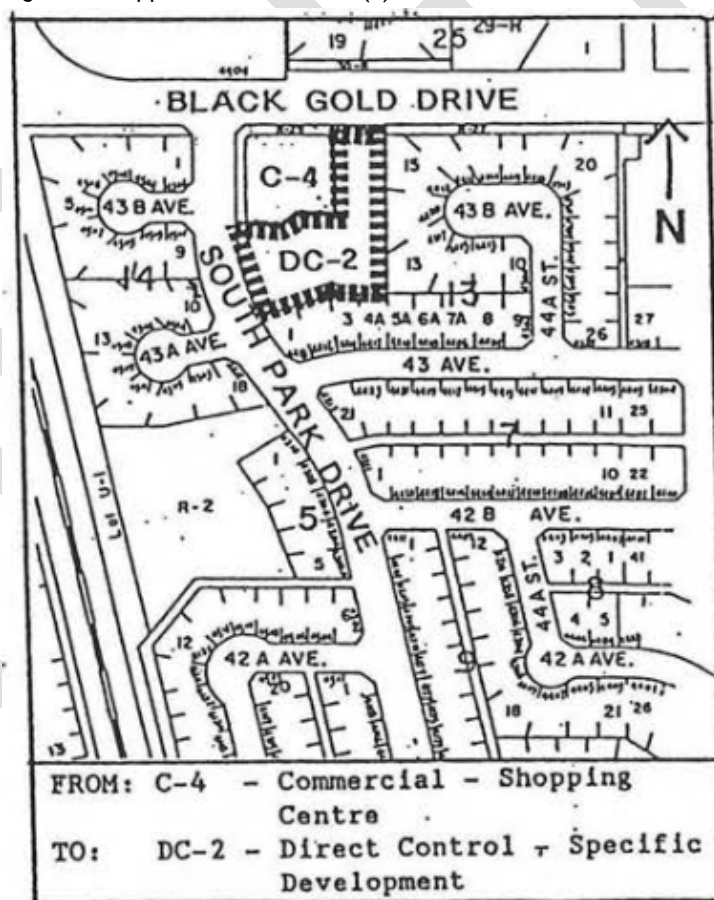
9.2.1.1 General Purpose

To establish a **Site-specific Development** control district to accommodate a 26-unit residential condominium townhouse project

9.2.1.2 Area of Application

The DC District shall apply to the parcel of land, as shown on Figure 9.2 – Applicable Area for DC(2)

Figure 9.2: Applicable Area for DC(2)



9.2.2 Uses

9.2.2.1

Permitted Uses:

- a) Multi-Family Dwellings
- b) **Accessory Developments**

9.2.3 Development Criteria

9.2.3.1

The maximum **Site Coverage** shall not exceed 2,416 sq. m² (26,000 sq. feet).

9.2.3.2

The minimum **Yard** setbacks shall be 6.1 m (20 ft.) **Abutting** South Park Drive

9.2.3.3

The minimum **Yard** setbacks shall be 7.62 m (25 ft.) **Abutting** the south and east property lines

9.2.3.4

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.).

9.2.4 Development Regulations

9.2.4.1

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

9.2.4.2

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**

9.2.4.3

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

9.2.4.4 **Development** in this District shall be evaluated with respect to compliance with R-2M Residential - Medium **Density**, where not specifically overridden by this Direct Control zoning

9.2.4.5 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

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9.3 DC(3) Direct Control – 44 Street/45 Avenue (Condo Duplex/Triplex)

9.3.1 Intent and Applicability

9.3.1.1 General Purpose

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

9.3.1.2 Area of Application

The DC District shall apply to the parcel of land, as shown on Figure 9.3 – Applicable Area for DC(3)

Figure 9.3: Applicable Area for DC(3)



9.3.2 Uses

9.3.2.1

Permitted Uses:

- a) Duplex and Triplex Dwellings
- b) **Accessory Developments**

9.3.3 Development Criteria

9.3.3.1

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

9.3.3.2

Minimum private outdoor amenity areas, at **Grade**, of 30 m² (322.9 ft.²) per dwelling unit, shall be provided

9.3.3.3

Maximum **Density** shall be 9.3 units per gross acre.

9.3.3.4

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

9.3.3.5

Front **Yard** setbacks shall be a minimum of 6.0 m (19.6 ft.)

9.3.3.6

Rear **Yard Setback** from the property line shall be a minimum of 8 m (26.24 ft.)

9.3.3.7

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

9.3.4 Development Agreement

9.3.4.1

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

9.3.5 Development Regulations

- 9.3.5.1 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
- 9.3.5.2 Fencing of the **Site** shall be to the satisfaction of the **Development** Officer
- 9.3.5.3 A minimum of four visitor **Parking** stalls shall be provided. Dimensions to conform to the City of Leduc **Land Use** Bylaw
- 9.3.5.4 **Development** in the district shall be evaluated with respect to compliance with R-2M – Residential Medium **Density**, where not specifically overridden by this Direct Control zoning
- 9.3.5.5 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

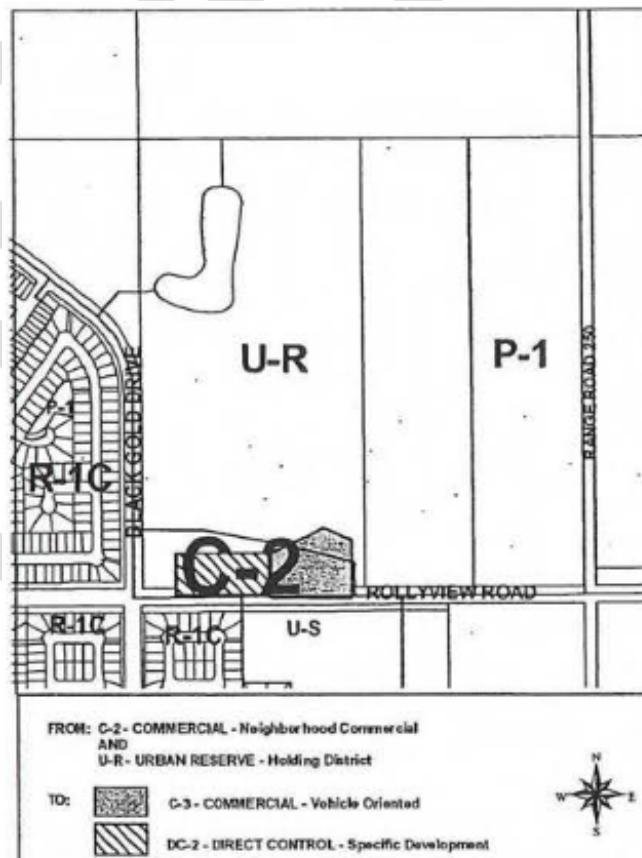
9.4 DC(4) Direct Control – Rollyview Rd./Black Gold Dr. (Apartments)

9.4.1 Intent and Applicability

9.4.1.1 General Purpose 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

9.4.1.2 Area of Application The DC District shall apply to the parcel of land, as shown on Figure 9.4 – Applicable Area for DC (4)

Figure 9.4: Applicable Area for DC(4)



9.4.2 Uses

9.4.2.1

Permitted Uses:

- a) Accessory Buildings
- b) Multi Dwellings
- c) Show Homes

9.4.2.2

Discretionary Uses:

- a) Home Based Business
- b) Private Swimming Pools
- c) Show Homes

9.4.3 Development Criteria

9.4.3.1

The maximum **Density** shall be 125 dwellings/ha. (50/acre)

9.4.3.2

The maximum **Height** shall be 15.0 m (49.21 ft.) and shall be no more than four storeys above **Grade**

9.4.3.3

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**.

9.4.4 Development Agreement

9.4.4.1

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

9.4.5 Development Regulations

9.4.5.1

The siting and general appearance, **Landscaping**, fencing and surface treatment of the **Site** shall be to the sole satisfaction of the **Development Officer**.

9.4.5.2

A **Private Outdoor Amenity Area** with a minimum dimension of 2.13 m and a minimum area of 2.60 m² shall be provided for each dwelling unit in the form of a **Patio** or **Balcony**

- 9.4.5.3 Garbage **Storage** facilities will be provided and must meet the standards set out in Section 31(1) of Bylaw 340-94
- 9.4.5.4 **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**".
- 9.4.5.5 Outdoor lighting is permitted in this district providing it meets the standard set out in Section 41 of Bylaw 340-94
- 9.4.5.6 **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 Direct Control zoning.
- 9.4.5.7 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 the direct control zoning and would not affect the amenities, use and enjoyment of neighboring properties

9.5DC(5) Direct Control – Part of Lot R-5, Block 23, Plan 3384RS (Family Housing Project)

9.5.1 Intent and Applicability

9.5.1.1 General Purpose

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.

9.5.1.2 Area of Application

The DC District shall apply to the parcel of land, as shown on Figure 9.5 – Applicable Area for DC(5).

Figure 9.5 – Applicable Area for DC (5)



9.5.2 Uses

9.5.2.1

Permitted Uses:

- a) Accessory Buildings
- b) Multi Dwellings

9.5.2.2

Discretionary Uses:

- a) Home Based Business - Minor

9.5.3 Development Criteria

9.5.3.1

The maximum **Density** shall be 25 dwellings/ha

9.5.3.2

The maximum **Height** shall be 8.22 m and shall be no more than two storeys above **Grade**.

9.5.3.3

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**.

9.5.4 Development Regulations

9.5.4.1

The siting and general appearance, **Landscaping**, fencing and surface treatment of the **Site** shall be to the sole satisfaction of the **Development Officer**.

9.5.4.2

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

9.5.4.3

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.

9.5.4.4

Garbage bins shall be enclosed on three sides by a wooden **Fence** of 1.82 m in **Height**

9.5.4.5

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

9.5.4.6

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.

9.5.4.7

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

9.6DC(6) Direct Control – West Haven Estates (Assisted Living Apartment)

9.6.1 Intent and Applicability

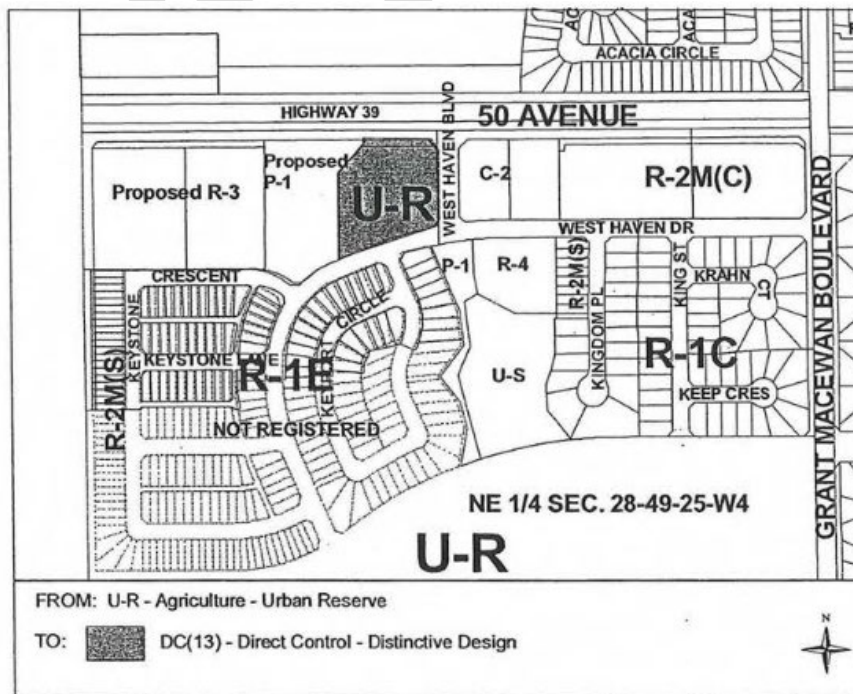
9.6.1.1 General Purpose

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.

9.6.1.2 Area of Application

The DC District shall apply to the parcel of land, as shown on Figure 9.6: Applicable Area for DC(6).

Figure 9.6: Applicable Area for DC(6)



9.6.2 Uses

9.6.2.1

Permitted Uses:

- Accessory Buildings

- b) Apartment Dwellings with
- c) Underground **Parking**
- d) Show Homes

9.6.2.2 Discretionary Uses may include the following uses, as accessory to the main apartment use:

- a) Clinics
- b) Minor Personal Service
- c) Shops
- d) Minor Retail Stores

9.6.3 Development Criteria

- 9.6.3.1** The maximum **Density** shall be 165 dwelling units.
- 9.6.3.2** The maximum **Height** shall be 15.0 m (49.21 ft.) to the peak and shall be no more than four stories above **Grade**.
- 9.6.3.3** 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**.

9.6.4 Development Regulations

- 9.6.4.1** Siting and general appearance, **Landscaping**, fencing and surface treatment of the **Site** shall be to the sole satisfaction of the **Development Officer**.
- 9.6.4.2** 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.
- 9.6.4.3** 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:
- 9.6.4.4** projections have a maximum wall opening width of 3.0 m (9.8 ft.);
- 9.6.4.5** the total of all projections shall be less than 1/2 of the wall area.

- 9.6.4.6 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.
- 9.6.4.7 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.
- 9.6.4.8 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**.
- 9.6.4.9 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.
- 9.6.4.10 **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.
- 9.6.4.11 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.

9.6.5 Development Regulations for Discretionary Uses

- 9.6.5.1 **Development** regulations for the discretionary uses shall be as follows:
- 9.6.5.2 The **Floor Area** devoted to those uses shall not exceed 10% of the total **Floor Area** and not more than 450 sq.m. (4,839 sq.ft.).
- 9.6.5.3 The uses shall be located on the first floor of the main apartment **Building**.

9.7DC(7) Direct Control – Linsford Park (Linsford Gardens Housing Project)

9.7.1 Intent and Applicability

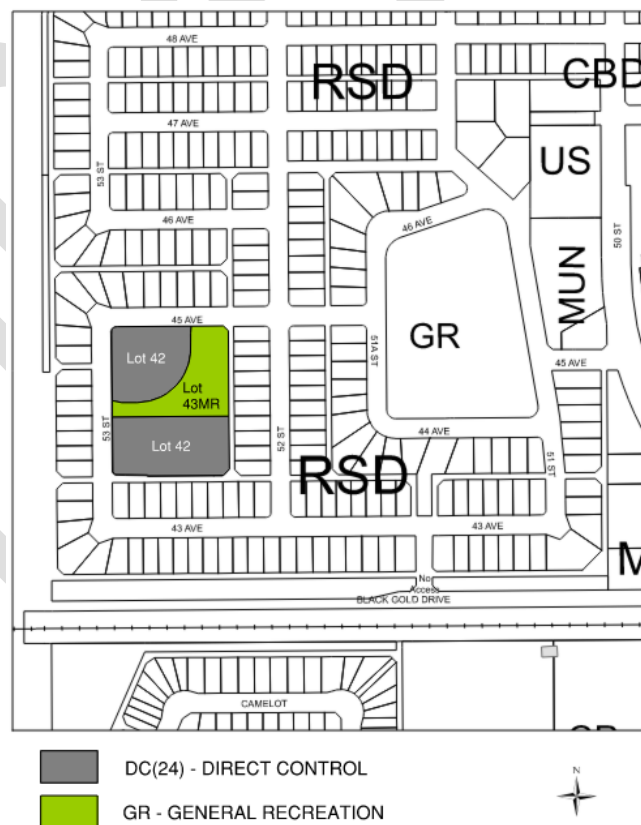
9.7.1.1 General Purpose

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.

9.7.1.2 Area of Application

The DC District shall apply to the parcel of land, as shown on Figure 9.7: Applicable Area for DC(7).

Figure 9.7: Applicable Area for DC(7)



9.7.2 Uses

9.7.2.1

Permitted Uses:

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

9.7.3 Development Criteria

- 9.7.3.1 **Site Area** MINIMUM - 748.0 m²
- 9.7.3.2 **Site Width** MINIMUM -22.0 m (27.0 Corner **Site**)
- 9.7.3.3 **Site Depth** MINIMUM -34.0 m
- 9.7.3.4 **FRONT Yard** MINIMUM **Setback Abutting 53 Street** - 6.0 m
- 9.7.3.5 **FRONT Yard** MINIMUM **Setback Abutting 45 AVENUE** - 6.0 m
- 9.7.3.6 MINIMUM **Setback** FROM PROPERTY BOUNDARY **Abutting EAST Lane** - 2.0 m
- 9.7.3.7 MINIMUM **Setback** FROM PROPERTY BOUNDARY **Abutting SOUTH Lane** - 5.0
- 9.7.3.8 MINIMUM **Setback** WHERE PROPERTY BOUNDARY IS **Abutting A PARK** - 6.0 m
- 9.7.3.9 CORNER PARCEL - Sight line regulations Section 20.7 **Corner Lot** and **Sight Triangle** Provisions
- 9.7.3.10 **Building Height** MAXIMUM - Two (2) storeys
- 9.7.3.11 **Site Coverage** - maximum total **Site Coverage** shall not exceed 35%
- 9.7.3.12 **DWELLING Density** MAXIMUM - 64 dwelling units

9.7.3.13

Parking is to be provided as follow:

- a) 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.
- b) 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);

9.7.4 Development Regulations

9.7.4.1

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 shall apply where not specifically overridden by this Direct Control zoning.

9.7.4.2

No **Variance** to the minimum requirements of this zoning district bylaw will be permitted.

9.8 DC(8) Direct Control – Wakohtowin Heights (Mixed Use Development)

9.8.1 Intent and Applicability

9.8.1.1 General Purpose

To establish a **Site-specific Development** control district for the mixed-use **Development** of Wakohtowin Heights. This **Development** includes ground floor commercial with residential units in the storeys above. The residential component is mixed-market, which serves a housing need within the Leduc community.

9.8.1.2 Area of Application

The DC District shall apply to the parcel of land, as shown on Figure 9.8 – Applicable Area for DC(8).

Figure 9.8: Applicable Area for DC(8)



9.8.2 Uses

9.8.2.1

Permitted Uses:

- a) **Accessory Development**
- b) Day Care Facility
- c) Dwelling Unit, above the 1st Floor
- d) Identification Sign
- e) Fascia Sign
- f) Freestanding Sign
- g) **Health Service**
- h) Temporary Portable Sign
- i) Personal Service
- j) Professional, Financial, Office
- k) Retail & Service - General

9.8.3 Development Criteria

9.8.3.1

Dwelling **Density** of 60 units.

9.8.3.2

Front **Yard** minimum **Setback** of 5 m.

9.8.3.3

Rear **Yard** minimum **Setback** of 6.5 m.

9.8.3.4

Side **Yard** minimum **Setback** of 5 m.

9.8.3.5

Site Coverage minimum of 30%, maximum of 45%.

9.8.3.6

Minimum on-**Site** required **Parking** spaces shall be 60.

9.8.3.7

The **Site** shall have 18% area landscaped with soft surface and 45 m² of that landscaped surface is to be located within the **Parking** area **Abutting** the **Lane**.

9.8.4 Development Regulations

- 9.8.4.1** **Development** in this District shall be evaluated with respect to compliance with the GC – General Commercial **Land Use** district, and all other provisions of **Land Use** Bylaw 809-2013 shall apply where not specifically overridden by this Direct Control zoning.
- 9.8.4.2** **Variance** to this Bylaw, shall be evaluated by the **Development Authority**, in accordance with Section 8.3. of **Land Use** Bylaw No. 809-2013, and as identified within the **Act**.

9.9 DC(9) Direct Control – Woodbend (Condo Townhouse)

9.9.1 Intent and Applicability

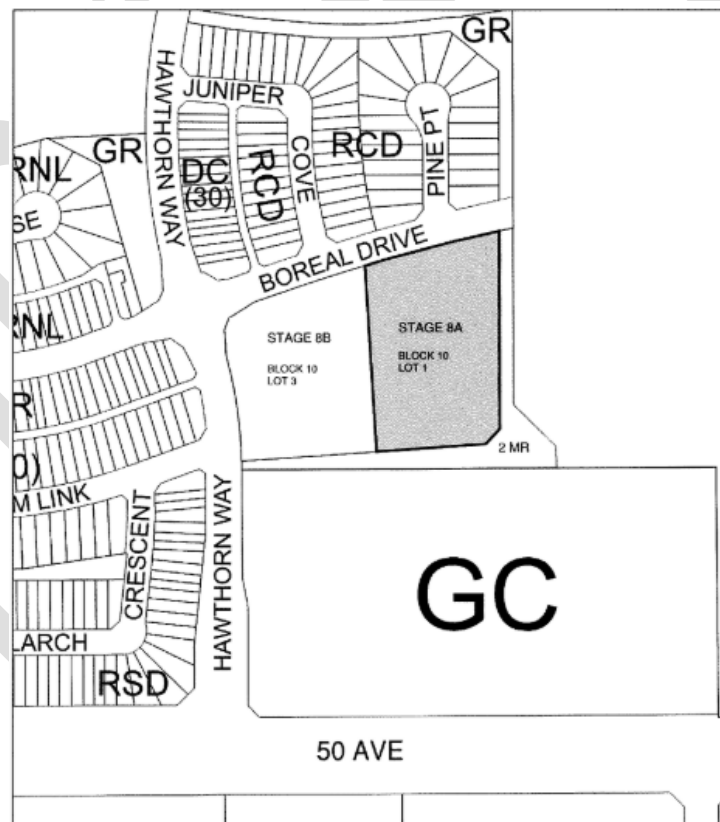
9.9.1.1 General Purpose

To establish a **Site-specific Development** control district on a medium-**Density** residential **Site** for a condominium townhouse project located along Boreal Drive in the community of Woodbend.

9.9.1.2 Area of Application

The DC District shall apply to the parcel of land, as shown on Figure 9.9 – Applicable Area for DC(9).

Figure 9.9: Applicable Area for DC(9)



FROM: UR - URBAN RESERVE

TO:  DC(32) - DIRECT CONTROL



9.9.2 Development Criteria

- 9.9.2.1 Maximum Dwelling Unit **Density** shall be 88 units.
- 9.9.2.2 Maximum **Height** of 13 m.
- 9.9.2.3 Minimum rear **Yard Setback** of 5 m.
- 9.9.2.4 Minimum **Setback** from Dwelling Unit to internal roadway of 0m.
- 9.9.2.5 **Parking** shall be provided onsite consisting of:
- a) 148 **Parking** stalls within the garages located onsite.
 - b) 28 surface **Parking** stalls for use by residents and visitors.
- 9.9.2.6 **Development** shall have a minimum of 28% of the **Site** landscaped.

9.9.3 Definition

- 9.9.3.1 Dwelling, Townhouse: means a **Building** containing three or more Dwelling Units each with a direct access from the finished **Grade**. Each Dwelling is separate from the adjoining Dwelling by a vertical **Party Wall** which is insulated against sound transmission.

9.9.4 Development Regulations

- 9.9.4.1 **Development** in this District, shall be evaluated with respect to compliance with the MUN - Mixed Use Neighbourhood **Land Use** district including Section 12.5.4, and all other provisions of **Land Use** Bylaw 809-2013 where not specifically overridden by this Direct Control zoning.
- 9.9.4.2 No **Variance** to the minimum requirements of this direct control zoning will be permitted.

9.10 DC(10) Direct Control – Woodbend (Narrow Lot Townhouse)

9.10.1 Intent and Applicability

9.10.1.1 General Purpose

To allow residential **Density** in the form of townhouse dwellings which is compatible with **Adjacent** low-**Density** housing and neighbourhood **Development**, on narrow lots allowing for a mix of **Lot** widths. This **Development** is supported by a variety of nearby neighbourhood amenities such as enhanced park spaces, commercial uses, school sites and local transit stops.

9.10.1.2 Area of Application

The DC District shall apply to the lots shown within Woodbend Stage 11 (part SW-33-49-25-W4) as shown on Figure 9.10 – Applicable Area for DC(10).

Figure 9.10: Applicable Area for DC(10)



9.10.2 Development Criteria

9.10.2.1

The minimum **Site Width** shall be:

- a) 4.27 m for internal units;
- b) 6.79 m for end units; and
- c) 8.60 m for corner sites.

9.10.2.2

The paved Driveway surface accessing any rear Detached **Garage** shall be limited to the width of the **Garage** door. Should there be no **Garage** at the time of **Development** of the Dwelling, the paved Driveway surface accessing any **Parking** Pad shall be limited to the required width of a single **Parking** Space or double **Parking** Space under the **Land Use** Bylaw, at the discretion of the **Development Authority**.

9.10.3 Development Regulations

9.10.3.1

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 shall apply where not specifically overridden by this Direct Control zoning.

9.10.3.2

No **Variance** to the minimum requirements of this direct control zoning will be permitted.

9.11 DC(11) Direct Control – Meadowview (Narrow Lot Townhouse – 14'/18' pocket)

9.11.1 Intent and Applicability

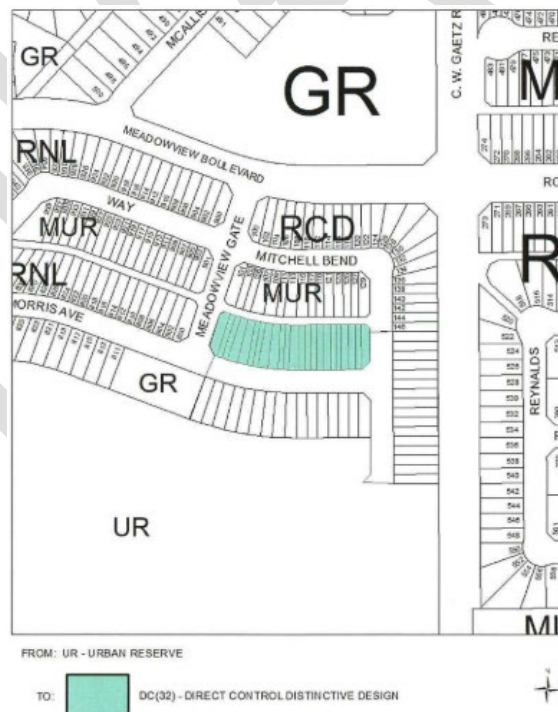
9.11.1.1 General Purpose

To allow residential **Density** in the form of townhouse and duplex dwellings which is compatible with **Adjacent** low-**Density** housing and neighbourhood **Development**, on narrow lots allowing for a mix of **Lot** widths. This **Development** is supported by a variety of nearby neighbourhood amenities such as enhanced park spaces, commercial uses, school sites and local transit stops.

9.11.1.2 Area of Application

The DC District shall apply to the lots shown within Meadowview Stage 16B (part SE-24-49-25-W4) as shown on Figure 9.11 – Applicable Area for DC(11).

Figure 9.11: Applicable Area for DC(11)



9.11.2 Development Criteria

9.11.2.1 The minimum **Site Width** shall be:

- a) 4.27 m for internal units;
- b) 5.56 m for end units; and
- c) 6.80m for corner sites.

9.11.2.2 The paved Driveway surface accessing any rear Detached **Garage** shall be limited to the width of the **Garage** door. Should there be no **Garage** at the time of **Development** of the Dwelling, the paved Driveway surface accessing any **Parking** Pad shall be limited to the required width of a single **Parking** Space or double **Parking** Space under the **Land Use** Bylaw, at the discretion of the **Development Authority**.

9.11.3 Development Regulations

9.11.3.1 Townhouse **Development** in this District shall be evaluated with respect to compliance with the MUR Mixed-Use Residential **Land Use** district while duplex **Development** in this District shall be evaluated with respect to compliance with the RCD Residential Compact **Development** district. All other provisions of **Land Use** Bylaw 809-2013 shall apply where not specifically overridden by this Direct Control zoning.

9.11.3.2 No **Variance** to the minimum requirements of this direct control zoning will be permitted.

9.12 DC(12) Direct Control – Grayson Estates (Narrow and Shallow Lot Townhouse – 14'/18' pocket)

9.12.1 Intent and Applicability

9.12.1.1 General Purpose

To allow residential **Density** in the form of townhouse dwellings which is compatible with **Adjacent** low-**Density** housing and neighbourhood **Development**, on narrow lots allowing for a mix of **Lot** widths. This **Development** is supported by a variety of nearby neighbourhood amenities such as enhanced park spaces, commercial uses, school sites and local transit stops.

9.12.1.2 Area of Application

The DC District shall apply to the lots shown within Grayson Estates Stage 1 (part **Lot 1, Block 1**, Plan 2220827) as shown on Figure 9.12 – Applicable Area for DC(12).

Figure 9.12: Applicable Area for DC(12)



9.12.2 Development Criteria

- 9.12.2.1 The minimum **Site Width** shall be:
- a) 4.27 m for internal units;
 - b) 5.85 m for end units; and
 - c) 8.27 m for corner sites.
- 9.12.2.2 The minimum **Site Depth** shall be 25.0 m.
- 9.12.2.3 The paved Driveway surface accessing any rear Detached **Garage** shall be limited to the width of the **Garage** door. Should there be no **Garage** at the time of **Development** of the Dwelling, the paved Driveway surface accessing any **Parking** Pad shall be limited to the required width of a single **Parking** Space or double **Parking** Space under the **Land Use** Bylaw, at the discretion of the **Development Authority**.

9.12.3 Development Regulations

- 9.12.3.1 **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.
- 9.12.3.2 No **Variance** to the minimum requirements of this direct control zoning will be permitted.

10.0 Overlays

<u>10.1</u>	Establishment of Overlays	These regulations apply to all Overlays and provide direction for interpreting and applying overlay regulations.
<u>10.2</u>	Telford Lake Protection Overlay	An Overlay to protect the integrity of Telford Lake and the park-like nature of lands Adjacent to the lake by providing additional Land Use and design regulations on Buildings and sites.
<u>10.3</u>	Industrial Protection Overlay	An Overlay to protect the integrity of the Industrial Special District by reducing public congregation in close proximity to identified Sites.
<u>10.4</u>	Airport Vicinity Protection Overlay	An Overlay to coordinate with applicable federal and provincial regulations to ensure appropriate Development in close proximity to the Airport .

10.1 Establishment of Overlays

10.1.1 General Regulations for Overlays

10.1.1.1 Intent of Overlays

Overlays provide a means to add or remove land uses or regulations for permitted and discretionary uses in otherwise appropriate districts, in order to achieve the local planning objectives in specially designated areas.

10.1.1.2 Overlays Affecting the City

For the purpose of this Bylaw, the following overlays shall apply:

Airport Vicinity Protection Overlay	(AVPA)
Industrial Protection Overlay	(IPO)
Telford Lake Protection Overlay	(TLPO)

10.1.1.3 Application of Overlays

Overlays shall only be applied where specified in the Bylaw, and shall include:

- a) A map of the location(s) or neighbourhood(s) affected by the overlay; and
- b) Every use and regulation specified or changed by the overlay.

10.1.1.4 Use with Direct Controls

An overlay shall not apply to a direct control district, unless the direct control district specifically says otherwise.

10.1.1.5 AVPA Application to Direct Controls

Notwithstanding 10.1.1.4, the Airport Vicinity Protection Area shall apply to all lands within its boundaries, including direct control district lands.

10.1.1.6 Regulation Hierarchy

Where an overlay regulation and a district or general regulation can both be met, both regulations shall be met.

Where an overlay regulation and a district or general regulation conflict, the overlay regulation shall take precedence.

In a conflict, the Airport Vicinity Protection Area shall take precedence over any other overlays that may affect the land.

10.2 Telford Lake Protection Overlay

10.2.1 Intent and Applicability

10.2.1.1

Intent

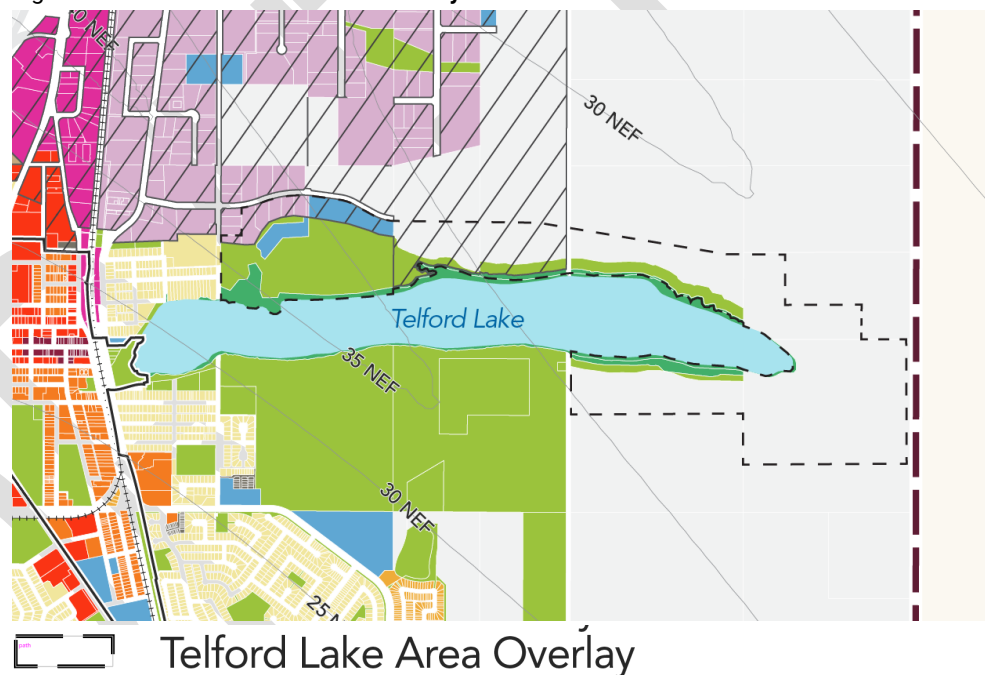
To protect the integrity of Telford Lake and the park-like nature of lands **Adjacent** to the lake by providing additional **Land Use** and design regulations on Buildings and sites.

10.2.1.2

Applicability

The **Overlay** applies to the area outlined below in Figure 13: City of Leduc Telford Lake Protection **Overlay**.

Figure 13: Telford Lake Protection **Overlay** Area



10.2.2 Development Regulations

10.2.2.1 Buildings

For all Buildings located within the **Overlay**:

- a) Vertically oriented material transitions shall occur every 30.0 m or less on Primary and Secondary Frontages for large buildings to break up the perceived mass and appear as two (2) or more visually distinct buildings;
- b) Buildings shall screen rooftop mechanical equipment from public view in a way that is architecturally appealing; and
- c) Roof drains shall be directed towards landscaped areas on **Site** to discourage excessive runoff.

10.2.2.2 Setbacks

For all portions of Sites **Abutting** a **Park & Trail, Natural Heritage Land Use**, or Utility used as a public **Walkway** within the **Overlay**:

- a) Shall have a minimum of 3.0 m **Building Setback**. Where District regulations require greater than 3.0 m, the greater shall apply;
- a) no **Parking** or loading area shall be permitted within the Setbacks; and
- b) all Setbacks shall be landscaped.

10.2.2.3 Telford Lake Adjacent Sites

For Sites and Buildings that directly face onto a **Park & Trail, Natural Heritage Land Use**, or Utility used as a public **Walkway** that surrounds Telford Lake:

- a) **Development** should be of a higher standard that contributes to the park-like setting of Telford Lake;
- b) low Impact Design features such as bioswales, rain gardens, permeable pavers, green roofs, bioretention basins shall be incorporated into **Site** design;
- c) blank walls are not permitted;
- d) brick, stone, tile or other similar high-quality materials shall be incorporated in the **Façade** treatment as deemed appropriate by the **Development Authority**;
- e) **Building** entrances must be highly visible and transparent;
- f) for any **Building Façade** longer than 30.0 m, vertically oriented material transitions, massing articulation, or architectural details shall be located every 15.0 m or less to break up the **Building's** perceived mass and create interest at the pedestrian level; and
- g) windows must be located on every Story of the **Building** in a fenestration pattern that contributes to **Building** design.

10.2.2.4 Landscaping

Landscaping requirements shall be taken from the underlying District except for Industrial and Commercial Sites, which shall be landscaped at the following rates:

- a) Industrial Sites: 1 tree per 45 m² based on 9 % of the **Lot** area;
- b) Commercial: 1 tree per 30 m² based on 9 % of the **Lot** area.

**10.2.2.5
Fencing**

Where a **Fence** is erected along a property boundary **Adjacent** to a Park, Trail, Natural Heritage **Land Use**, or Utility used as a public **Walkway**, that **Fence** shall be black chain link and a **Height** of 1.83 m.

**10.2.2.6
Lighting**

All permanently installed lighting shall minimally impact wildlife and be designed to:

- a) Be directed downward;
- b) Be shielded in a manner to not be directed towards **Adjacent** lots; and
- c) Shall not, in the opinion of the **Development Authority**, adversely impact safety.

**10.2.2.7
Digital Signs**

Digital Signs are not permitted.

10.3 Industrial Protection Overlay

10.3.1 Intent and Applicability

10.3.1.1

Intent

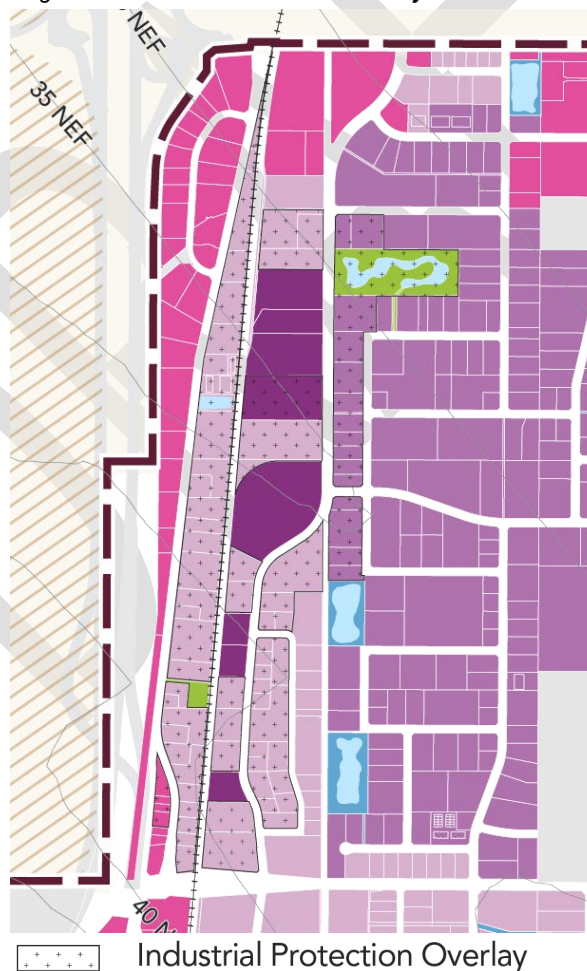
To protect the integrity of the Industrial Special District by reducing public congregation in close proximity to identified Sites. The application of use restrictions and additional regulations is to reduce the risks to public safety and minimize **Nuisance** associated with Industrial Special Uses, as well as to facilitate emergency management in the event of an industrial accident through the implementation of a buffer zone.

10.3.1.2

Applicability

This **Overlay** shall apply to the area outlined in Figure 14: Industrial Protection **Overlay** Area.

Figure 14: Industrial Protection **Overlay** Area



10.3.2 Development Regulations

10.3.2.1 Development Regulations

Development within this **Overlay** shall be evaluated with respect to compliance with the underlying district and all other provisions of this Bylaw where not specifically overridden by this **Overlay**. In the case of conflicting regulations within this **Overlay** and other sections of the **Land Use** Bylaw, interpretation of the applicable regulation is dependent upon the **Development Authority's** discretion.

10.3.2.2 Food Services

Food Services establishments, including those within a Service Station, shall be limited to a maximum of ten (10) seating spaces.

10.3.2.3 Prohibited Uses

Uses in **Table 10.3.2** are Prohibited within the Industrial Protection **Overlay**. Permitted and Discretionary Uses within this **Overlay** shall follow those in the underlying **Land Use** Districts unless it is one of the following prohibited uses identified.

Table 10.3.2 Prohibited Uses within the Industrial Protection Overlay

Prohibited Uses
Commercial Uses
Adult Entertainment Facility
Bar
Child Care Facility
Hotel and Motel
Indoor Entertainment - General
Indoor Entertainment - Large
Outdoor Entertainment
Retail & Service – General
Institutional Uses
Community Service Facility
Emergency Response Service
Government Service
Health Service
Recreation Facility – Indoor
Recreation Facility – Outdoor

10.4 Airport Vicinity Protection Area Overlay

10.4.1 Intent and Applicability

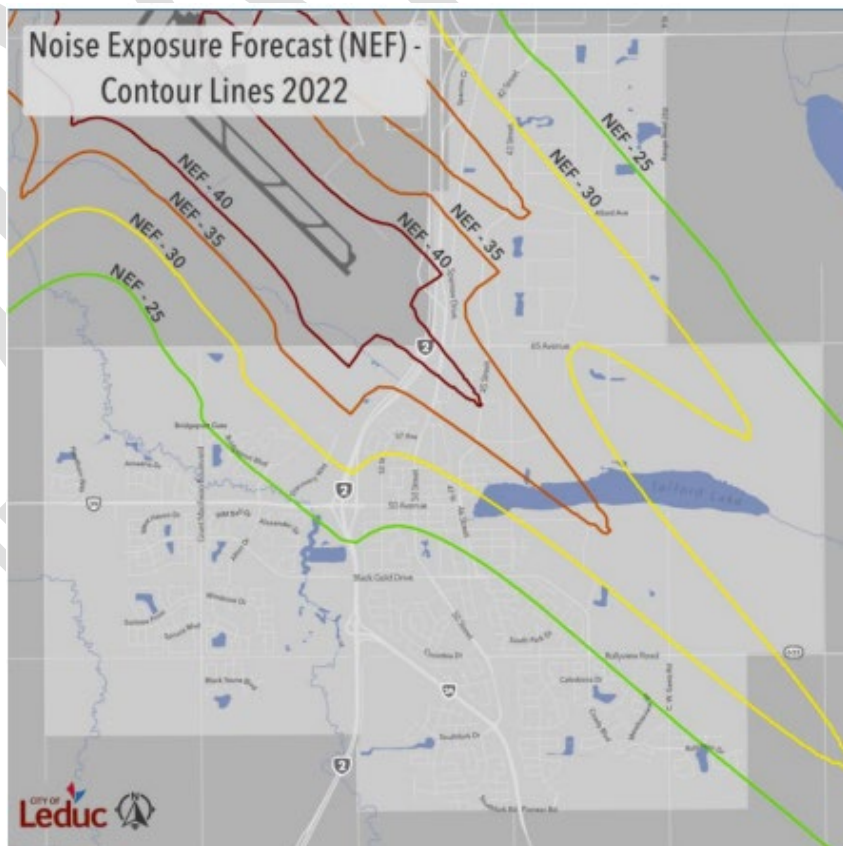
10.4.1.1 Intent

To coordinate with applicable federal and provincial regulations and ensure appropriate **Development** in close proximity to the **Airport**.

10.4.1.2 Applicability

This **Overlay** shall apply to all lands included in the established Edmonton International **Airport Vicinity Protection Area** established under AR 55/2006 as amended from time to time. **Figure 15: Noise Exposure Forecast Contour Lines 2022** below represents the areas within the City of Leduc affected by the Noise Exposure Forecast Contours and where the **Overlay** is applicable.

Figure 15: Noise Exposure Forecast Contour Lines 2022



10.4.2 Development Regulations

10.4.2.1

Coordination with Airport Authority

The **Development Authority** shall refer to the **Airport Operator**, a copy of any application it receives for a **Subdivision** or a **Development Permit** relating to land:

- located in a Noise Exposure Forecast Contour Area of 30 or more; and
- where the use of the land will change as a result of the application being Approved.

10.4.2.2

Interpretation

Table 10.4.2 AVPA Land Use Translation below outlines the interpretation of the **Airport Vicinity Protection Area** Land Uses and this Bylaw to provide clarification of the types of **Development** that are restricted within the Noise Exposure Forecast Contours. Where there is more than one definition in the Bylaw to address a **Land Use** from the **Airport Vicinity Protection Area**, the appropriate use is at the discretion of the **Development Authority**.

Table 10.4.2 AVPA Land Use Translation Table

Edmonton International Airport Vicinity Protection Area AR 55/2006	Land Use Bylaw
Campgrounds	Campground
Churches	Community Service Facility - Place of Worship
Clinic	Health Service Retail (General) – Veterinary Clinic
Day Care	Child Care Facility
Nursing Home	Human Services – Assisted Living Facility
Residence	Dwelling
Schools	Education
Spectator Entertainment Facilities	Outdoor Entertainment
Spectator Sport Facility	Indoor Entertainment

11.0 Citywide Standards

[11.1](#) Multi-Unit Developments

Regulations for multi-unit residential and mixed-use developments, including **Site** and **Building** design, amenity area requirements, and reduced **Lot** standards.

[11.2](#) Parking Standards

Regulations that apply to **Parking** across the City including minimum **Parking** rates, **Parking** design and layout standards, and minimum **Parking** space dimensions.

[11.3](#) Signage Standards

General regulations that apply to Signs across the City, including Signs that do not require a permit, general sign design and placement standards, and specific standards for different types of Signs.

[11.4](#) Easements

Specific regulations on use and setbacks to protect **Easement** right-of-ways.

11.1 Multi-Unit Developments

11.1.1 Applicability

11.1.1.1 Underlying District

Multi-unit **Development** located on one (1) **Site** and Bare Land Condominium projects shall follow regulations as set out in the underlying District in addition to the regulation identified within this section 11.1 Multi-Unit **Development**.

11.1.1.2 Design Plan Requirements

The **Development Authority** may request the **Applicant** to provide a **Design Plan** for the area. To the satisfaction of the **Development Authority**, a **Design Plan** shall include an overview of the **Site** design and surrounding areas that addresses the following:

- a) The surrounding context which should include existing and proposed land uses, with densities and **Height** indicated
- b) any natural or manmade constraints;
- c) roadway network and pedestrian circulation connecting to and from the **Site**; and
- d) any other information the **Development Authority** deems necessary based on **Site** specific circumstances or characteristics.

11.1.2 Site and Building Design

11.1.2.1 Reduced Lot Minimums

Where residential access for a Multi-Unit **Development** is from a private internal roadway the minimum **Lot** area required for a dwelling unit may be reduced at the discretion of the **Development Authority**.

11.1.2.2 Emergency Vehicle Standards

Sites shall be designed so that streets and points of access for emergency vehicles and equipment shall be provided in accordance with requirements of relevant safety codes, Engineering Design Standards, and to the satisfaction of the City.

11.1.2.3 Pedestrian Linkages

The private internal roadway and pedestrian linkages shall be designed to foster connectivity to the Buildings, various amenities and facilities such as **Parking** areas, public perimeter Sidewalks and bus stops within the neighbourhood.

11.1.2.4 Trees and Lighting

Private internal roadway and perimeter streets, to the **Extent Reasonably Feasible**, should be tree lined and lit with appropriate lighting

**11.1.2.5
Setbacks**

The minimum **Setback** shall comply with the underlying District, unless noted below:

- a) The minimum **Setback** for an internal Dwelling unit from the exterior wall of a **Building** to a private roadway or to a **Parking Space** shall be:
 - i. 3.0 m for front
 - ii. 1.5 m at the secondary front, side and rear
- b) The minimum **Setback** between the exterior of the side wall of a **Building** and the side wall of any other **Building** shall be 3.0 m unless a greater **Setback** is required under the applicable **Building** code.

**11.1.2.6
Open Spaces**

Open Space such as playgrounds, plazas, gardens, or similar uses that are designed within developments or redevelopment:

- a) Shall be located in prominent locations near corners or interior to the **Site** with **Street Frontage** along at least one side of the **Open Space**; and
- b) shall promote public gathering through sightlines, seating area, patios or other areas, and may be evaluated based on Crime Prevention Through Environmental Design principles.

11.1.3 Amenity Area Requirements

**11.1.3.1
Standard Amenity Area
Requirement**

All Residential and Mixed-Use Multi-Unit Developments shall provide a minimum of 7.5 m² of **Private Outdoor Amenity Area** per proposed Dwelling Unit and may include balconies, gardens/Patios, rooftops, and terraces. The **Private Outdoor Amenity Area** shall:

- a) Have a width or length of no less than 4.0 m, except when it is provided above the first **Storey** then the minimum dimension shall be 2.5 m;
- b) be allowed to be located in any **Yard**; and
- c) be landscaped and / or surfaced for convenient use of the proposed outdoor activities.

**11.1.3.2
Amenity Area
Requirement – 20 or
more Dwellings**

For Multi-unit **Development** containing twenty (20) or more Dwelling Units, Private outdoor common amenity areas:

- a) Shall have a minimum area of 50 m², excluding **Parking** lots and pedestrian walkways.
- b) Shall include **Open Space** that provides adequate area for unstructured passive or active recreation to the satisfaction of the **Development** Officer, that may include the following:
 - i. A rooftop amenity area;

- ii. An at-**Grade** amenity area including playground equipment, benches, picnic tables, or other seating;
 - iii. A **Balcony**;
 - iv. A common garden area, courtyard, gazebo, or **Patio**;
 - v. Benches, picnic tables, or other seating;
 - vi. Other recreational or amenity uses that would meet the needs of the residents for the specific **Development** under consideration.
- c) Shall have convenient pedestrian connections and be universally accessible.
 - d) Shall be located in prominent locations and promote public gathering through sightlines, seating areas, and patios, associated with Active Uses on the ground floor.
 - e) A private common outdoor area may be shared with other Multi-Unit Developments within the same **Site** provided the overall minimum requirements for the private common outdoor area are met.
 - f) A portion of the private common amenity area may be provided indoors at the discretion of the **Development Authority**.

11.2 Parking Standards

11.2.1 Minimum Parking Requirements

Where **Parking** calculations result in a fractional number, the fraction shall be rounded up to the next whole number

Table 11.2.1 : Minimum Parking Requirements

Use	Minimum Parking Requirement
Residential Uses	
Dwelling Units	2 Parking Spaces per Dwelling Unit; and 1 Parking Space per Dwelling may be in Tandem
Accessory Dwelling Unit	1 Parking Space per bedroom up to a maximum requirement of 2 Parking Spaces per Accessory Dwelling Unit; and 1 Parking Space per Dwelling may be in Tandem
Multi-Unit Development with More Than Four (4) Dwellings	Resident Parking: 1 Parking Space per Dwelling Unit; Visitor Parking: 1 Parking Space for every 5 units shall be clearly marked visitor parking; and Bicycle Parking: 0.5 Spaces per Dwelling Unit
Home Based Business - Major	1 Parking space located on Site that is available to client or customers during business hours.
Housing Designated as Affordable by the Development Authority	Vehicular Parking: No minimum other than accessible Parking ; and Bicycle Parking: 0.5 Spaces per Dwelling Unit
Commercial Uses	
All Commercial Uses, Other Than Uses Noted Below.	1 Parking Space for every 25 m ² of Public Floor Area shall apply to all Commercial uses, provided it is not less than 1 Parking Space per tenant or establishment; unless otherwise noted.
Child Care Facility	1 Parking Space for every 10 patrons; and 1 marked on- Site drop-off area equal to or greater than the size of a standard Parking Space, for every 20 patrons
Food Services	1 Parking Space per 3 seating spaces
Hotel and Motel; and Bed and Breakfast	1 Parking space per sleeping unit. Additional spaces required for other uses at the discretion of the Development Authority
Professional, Financial, and Office Services	1 Parking Space per 35 m ² of gross Floor Area
Vehicle Support Service – General; and Vehicle Sale, Leasing, or Rental Facility	1 Parking Space per 100 m ² of Public Floor Area , provided it is not less than 3 Parking Spaces per tenant or establishment
Institutional Uses	
All Institutional uses, other than uses noted below.	No minimum requirement except required Accessible Parking , unless otherwise noted
Education	Elementary and Junior High School: 2 Parking Spaces per classroom; and High School: 10 Parking spaces per classroom.

Government Service	1 Parking Space per 35 m ² of Public Space
Health Services	1 Parking Space per 35 m ² of Public Space
Hospital	1 Parking Space per 3 beds.
Recreation Facility – Indoor	12 Parking Space per 100 m ² of Public Floor Area ; additional Parking Spaces required for other uses, at the discretion of the Development Authority
Industrial Uses	
All Industrial Uses	No minimum requirement except required Accessible Parking

Table 11.2.2 : Parking Reductions within the Urban Centre

Use	Minimum Parking Requirement in the Urban Centre (Urban Centre is identified in Schedule 1 Land Use Map)
Residential Uses	
Dwelling Units	1 Parking Space per Dwelling Unit
Multi-Unit Development with More Than Eight (8) Dwellings	Resident: 1 Parking Space per Dwelling Unit Visitor: 1 Parking Space for every 8 Dwellings shall be clearly marked visitor parking
Accessory Dwelling Units	No minimum required.
Non-Residential Uses	
All Other Non-Residential Uses Other Than a Hospital, Hotel, and Motel Within the Urban Centre	For all other uses other than Hospital, Hotel & Motel , Parking minimums identified in Table 11.2.1 Minimum Parking Requirements shall be halved. Where a fractional number of Parking spaces is required, the minimum requirement shall increase to the next highest whole number. Non-residential Parking may be waived where it is deemed that adequate Street Parking is available for the intended use - at the discretion of the Development Authority .

11.2.2 General Parking Requirements

- 11.2.2.1. Non-specified uses** In the case of a Use not being specified in **Table 11.2.1 Minimum Parking Requirements**, the minimum **Parking** requirements shall be required at a rate for similar Uses as determined by the **Development Authority**.
- 11.2.2.2. Front Yard Parking** No vehicles shall be parked in the **Front Yard** unless the vehicle is parked on an approved Driveway or Parking Space.
- 11.2.2.3. Parking Reductions** The number of **Parking** Spaces required may be reduced where identified through a **Parking** Demand Study, to the satisfaction of the **Development Authority**.
- 11.2.2.4. Shared Parking** Where a mix of Uses creates a staggered peak period of **Parking** demand, shared **Parking** calculations, alternative **Parking** ratios, or an alternative number of **Parking** spaces may be considered by the

Development Authority to reduce the total amount of required **Parking** in accordance with the following:

- a) In no case shall shared **Parking** calculations, alternative **Parking** ratios, or an alternative number of **Parking** Spaces be considered for Dwelling Units, Accessory Dwelling Units, and Multi-Unit **Development** with more than four (4) Dwellings, as identified within Table 11.2.2 Minimum Parking Requirements;
- b) two (2) or more Uses may share **Parking** Spaces. A maximum of 20% of the required **Parking** may be combined or shared **Parking**;
- c) Authorization to share **Parking** Spaces may only be granted by the **Development Authority** in the following circumstances;
- d) the **Development** sites are within 150.0 m of each other as measured in cumulative walking distance along public Streets or managed internal walkways within the **Site**;
- e) the demand for **Parking** Spaces generated by each **Development** is not likely to occur at the same time; and
- f) an agreement is Signed between the owners of the sites that are sharing the **Parking** Spaces, and the agreement is registered on the Titles of the properties that are subject to the agreement with the City of Leduc named as third party.

**11.2.2.5.
Off-Site Parking**

Parking may be provided at a **Site** other than the **Site** of the Primary **Building** Use, provided that it is in accordance with the following:

- a) For Sites outside Residential Established, Residential General, and Residential Urban, and subject to the approval of the **Development Authority**, an **Owner** of land or a group of such Owners may pool the required **Parking** Spaces within one or more communal **Parking** facilities and may thereby collectively fulfill the requirements of Table 11.2.1.
- b) where a group of users is served by a communal **Parking Facility**, the requirement for such a facility shall be the sum of the off-street **Parking** requirements for each of the uses served by the **Parking Facility**; and
- c) where two (2) or more parties agree to combine **Parking** in accordance with 11.2.2.4.a. above.

11.2.3 Parking Layout and Design

11.2.3.1. 5 or More Parking Spaces

All off-street **Parking** facilities containing five (5) or more **Parking** Spaces with access from **Street** other than a **Lane** shall:

- a) have the necessary curb crossings located and constructed to meet the City's Minimum Engineering Standards;
- b) be **Hard Surfaced**;
- c) be separated from streets by a landscaped area of at least 1.82 m in width from the property line to **Parking** Space and shall have suitable barriers to prevent Motor Vehicles from encroaching onto landscaped areas;
- d) have Grades and drainage to dispose of surface water. In no case shall Grades be established that would permit surface drainage to cross any **Sidewalk** or **Site** Boundary without the approval of the **Development Authority**;
- e) have **Parking** Curb Cuts, medians, **Parking** space markings, signs, and **Landscaping** to the satisfaction of the **Development Authority**; and
- f) have adequate lighting for the entire **Parking Facility**. Lighting shall be directed away from Public Roads and shall not unduly light or illuminate any **Abutting Lot**.

11.2.3.2. 25 or More Parking Spaces

All off-street **Parking** facilities containing twenty-five (25) or more **Parking** Spaces shall:

- a) comply with standards 11.2.3.1 **Parking** Lots Design – more than 5 **Parking** Spaces;
- b) specifically address the interrelation of pedestrian, vehicular, and bicycle circulation in order to provide continuous, direct pedestrian access to **Building** entrances with a minimal Driveway and drive aisle crossings. To the Maximum Extent Feasible, a pedestrian access and circulation is in the form of minimum 1.5 m wide well-marked **Walkway** that is separated from **Parking** spaces through **Landscaping** and curbs;
- c) minimize potential hazards by using **Landscaping**, bollards, special paving, painting, lighting and other means to clearly delineate pedestrian areas, where complete separation of pedestrians and vehicles is not feasible; and
- d) have landscaped **Open Space** within the **Parking** area in the minimum amount of 1.7 m² for each **Parking** Space in order to provide visual relief. The required **Landscaping** shall not be located in only one area.

**11.2.3.3.
Accessible Parking
Standards**

Designated **Parking** Spaces for use by persons with physical disabilities shall:

- a) be provided in accordance with appropriate Safety Codes, or other Provincial requirements and shall be included as part of and not in addition to the applicable minimum **Parking** requirements;
- b) be located as close as possible to ramps, Walkways and entrances. The ramp shall be required in addition to the specified **Parking** Space size; and
- c) use the following calculation, where the minimum off-**Street Parking** space is not required, to determine the **Parking** spaces required by the **Development Authority** for use by Persons with Disabilities or barrier free **Parking** spaces required in accordance with the applicable Building Code: 1 **Parking** space per 100.0 m² of Gross **Floor Area**.

**11.2.3.4.
Parking and Loading
Conflicts**

Parking spaces shall not be included in loading bay areas.

11.2.4 Minimum Parking Space Dimensions

Table 4.1.3: Minimum Parking Space Dimensions

Parking Angle (Degrees)	Space Width (m)	Space Depth – curb overhang (m)	Space Depth – Abutting Structure (m)	Aisle Width One-Way (m)	Aisle Width Two-Way (m)
0	2.75	2.8	2.8	3.4	6.7
30	2.75	3.9	4.9	3.6	—
45	2.75	4.9	5.8	3.6	—
90	2.75	5.5	5.5	7.0	7.0

Note: Small car spaces use a space width of 2.50 m with proportionally reduced dimensions.

11.3 Signage Standards

11.3.1 Development Permit for Signs

11.3.1.1 Permit Requirements

Unless otherwise stated in Table 11.3.2 Signs Not Requiring a Development Permit in this Bylaw, the enlargement, relocation, erection, construction, or alteration of a Sign requires a **Development Permit**.

11.3.2 Signs Not Requiring Development Permit

11.3.2.1 Updates and Enhancements

A **Development Permit** shall not be required for:

- a) Routine maintenance of a Sign, including cleaning, painting, or repair;
- b) Replacement of any existing approved Sign, provided the sign area and size **Height** are not increased; and
- c) Signs described in the Table 11.3.2 Signs Not Requiring a **Development Permit**.

Table 11.3.2 Signs Not Requiring a Development Permit

Sign Type	Description and Provisions
1. A-Board (or Sandwich Board) Signs	One (1) Temporary Sign made of two panels that form a portable "A" shape, may be erected per commercial Occupancy , provided that: a) The sign is not higher than 1.2 m and not wider than 0.9 m. b) The Sign advertises a business on the Site. c) The Sign is erected during business operating hours only. d) The Sign does not impede the flow of pedestrian traffic on sidewalks.
2. Address Signs	Signs that identify an individual residential address, a neighbourhood, or home-based business may be erected provided the location and size meet the requirement of the <i>Leduc Address Bylaw</i> .
3. Banner Signs	A Temporary Sign constructed of non-rigid material that promotes a special event, announces the opening of a business, or temporarily replaces a Fascia Sign.

4. Bench Signs	Signs may be located on benches that are accessible to the public on private land provided they are located in a Commercial or Industrial District.
5. Community Event Signs	Signs on City owned property, excluding road right-of-way, when the sign copy is used to advertise community events or non-profit groups.
6. Contractor and Development Signs	Temporary Signs relating to construction work in progress on the land or Structure on which the sign is erected, provided that the signs are wholly situated upon the Site or Structure to which it refers and: a) The Sign is limited to a maximum of 9.0 m² in size; b) there is a maximum of one (1) Sign per contractor and Site or Structure; and c) The sign is removed prior to Occupancy of the Building.
7. Development Signs	Temporary Signs that are being used to identify a Development under construction or awaiting installation of a permanent Sign, provided the Sign does not exceed 6.0 m ² .
8. Directional Signs	A Temporary Sign that is non-illuminated and freestanding on private land, does not exceed 0.1 m ² in area and has the purpose of directing vehicle and pedestrian movement within a Site (e.g., curb side pickup, loading areas, no Parking areas, etc.)
9. Election Signs	A Temporary Sign used for federal, provincial, municipal or school board elections provided that: a) The Sign placement commences on Nomination Day, as defined under the Local Authorities Election Act, or such other time as regulated under provincial or federal legislation, and the Signs are removed within three (3) days after the election date; and b) The sign placement is not on City of Leduc Civic Centre lands.
10. For Sale / For Rent Signs	Temporary Sign displaying that an item such as a Dwelling, Building, vehicle or similar, is for sale or for rent by Owner, provided the Sign: a) Is removed within 48 hours of possession or Occupancy date. b) Sign Area is not larger than 0.6 m². c) The Sign is Setback a minimum of 3.0 m from a public right-of-way if it is a freestanding sign, or within a window of the item for sale or rent.

	d) There is one sign per item for sale or rent.
11. Garage or Yard Sale Signs	Temporary Signs displaying the address or location of a Garage, Yard , basement sale or other similar type of sale providing the Sign is placed in locations designated for this use by the Director of Public Services up to seven (7) days before the sale and Shall be removed within three (3) days after the end of the sale.
12. Government Signs	Any Sign sanctioned by the City of Leduc shall be erected at the discretion of the City.
13. Inflatable Signs	One (1) Temporary Sign that is inflatable may be erected per commercial or industrial Site provided that the Sign is tethered or anchored to the ground and not located on a roof. Temporary inflatable signs are only permitted to remain onsite for a period not exceeding fourteen (14) consecutive days, after which time the inflatable sign shall be removed and not replaced on the same Site for a minimum of thirty (30) days.

11.3.3 Applications for Signs

11.3.3.1 Owner Consent

Application for Signs shall be submitted by the **Owner** of the Sign or the **Owner** of the property upon which the Sign is proposed to be placed, and there shall be Signed consent from the **Owner** of the property

11.3.3.2 Application Requirements

Applicants must provide the following information in addition to section [12.4.3 Requirements for a Development Permit Application](#), when applying for a **Development Permit** for a Sign:

- a) all dimensions of the Sign **Structure**, including **Height** and **Projection** of the Signs attached to the **Building**;
- b) area of Copy face(s);
- c) design of Copy face(s);
- d) details of Sign **Illumination** and/or animation (if any);
- e) type of construction and finishing to be utilized;
- f) method of support;
- g) **Site Plan** showing Sign location in relation to property boundaries and Buildings; and
- h) the fees required for the permit.

11.3.4 General Sign Regulations

11.3.4.1 Hazardous Design

Any Sign shall be constructed so that it does not:

- a) due to its position, colour, format, or **Illumination**, obstruct the view of, or be confused with, official traffic or emergency response **Signage**, signals, or devices, as determined by the **Development Authority**; or
- b) create hazards for traffic through flashing messages or light reflectors.

**11.3.4.2
Circulation**

Any Sign shall be located so that it does not interfere with vehicular or pedestrian **Site** access or circulation.

**11.3.4.3
Size**

The location, size, and copy area of signs that require permits shall be to the satisfaction of the **Development Authority**.

**11.3.4.4
Safety**

All signs shall be maintained in a good and safe structural condition. No sign shall be allowed to fall into a state of disrepair.

**11.3.4.5
Location**

All signs shall be located entirely on private property.

**11.3.4.6
Multiple Signs**

The placement of any Sign does not prevent the erection of any other permitted sign on the same **Site**, subject to required minimum separation distances.

**11.3.4.7
Vertical Clearance**

All signs that are affixed to Buildings shall have a vertical clearance of not less than 2.5 m between the bottom of any projecting feature of the Sign and the **Grade** directly below.

**11.3.4.8
Projecting into Public Property**

The size and location of all Signs projecting over a City property shall be at the discretion of the **Development Authority**

**11.3.4.9
Light Intensity**

The intensity of exposed bulbs on an illuminated sign shall not exceed an intensity of 1,100 lumens.

**11.3.4.10
Landscaping Conflicts**

Existing landscaping shall not be removed to improve a sign's visibility. **Landscaping** may be removed and replaced on **Site** in order to install a new sign, subject to **Development Authority** approval

**11.3.4.11
Vehicles and Trailers**

A sign shall not be located on a parked vehicle or trailer on a **Site** where the primary purpose of the vehicle or trailer is the display of the sign.

**11.3.4.12
Distracting Illumination**

Illuminated or Digital signs shall not strobe, reflect light onto **Abutting** residential uses, or interfere with traffic safety such as resembling emergency vehicles, to the satisfaction of the **Development Authority**. The **Development Authority** may require a reduction of lumens if the sign creates a **Nuisance** for occupants of surrounding uses.

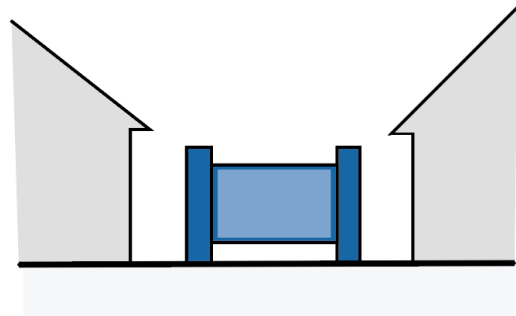
11.3.4.13 Temporary Signs

Temporary signs (including Banner Signs, Election Signs, Lawn signs, Garage/Yard Sale Signs, Address Signs, and A-board/Sandwich Board Signs) do not require a **Development Permit**, provided the proposed sign complies with applicable regulations in this Bylaw and all of the following:

- a) Shall be located on private property and not on **Public Road** right-of-way.
- a) Shall not be located on or obstruct sightlines of traffic control devices under any City bylaw.
- b) Shall not obscure views of intersections for oncoming traffic under any City bylaw.
- c) Shall not project over any **Sidewalk** or traffic roadway, or otherwise interfere with the orderly movement of pedestrians or vehicles.
- d) Shall not be digital.
- e) Inflatable signs shall comply with Table 11.3.2 2 Signs Not Requiring a Development Permit.
- f) When placed on private property by someone other than the property **Owner** or occupant, the consent of the property **Owner** or occupant shall be obtained.
- g) Shall not be located on City buildings or property, City-owned fencing, trees, or **Street** furniture, or on any transit shelter or bus, unless initiated by the City of Leduc.

11.3.5 Identification Signs

An Identification Sign is a permanent outdoor marker that displays the name of a specific area of the City, community, **Subdivision** to create a welcoming access and help people recognize where they are.



11.3.5.1. Size

Shall have a maximum total copy area of 6.0 m².

11.3.5.2. Height

Where the sign is detached from a **Building**, the top of the sign shall not be more than 2.0 m above **Grade**.

11.3.5.3. Related to the Use

Shall be for wayfinding, identity, and community character purposes.

11.3.5.4.
**Landscaping around
Signs**

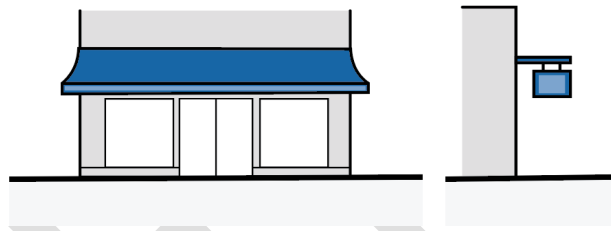
Landscaping and finishing materials complementary to the architectural character of the **Building** and **Subdivision** theme are encouraged, at the discretion of the **Development Authority**.

11.3.5.5.
Illumination

Shall be limited to **External Illumination** only.

11.3.6 Projecting Signs

Projecting Sign means a sign that projects from a **Building Façade**, either as a retractable or fixed **Awning** covering a window, door, or other opening in a **Building** or sticking out perpendicularly making it easily visible to people walking or driving from both directions.



11.3.6.1.
Retractable

May be permanent or retractable. Retractable awnings and canopies shall be constructed of durable materials, and be in good condition with no, or few, rips, tears or holes no larger than 5 cm in size.

11.3.6.2.
Location

Shall be located between the first and second **Storey** of a Building.

11.3.6.3.
Projection

Shall have a maximum **Building Projection** from the **Building Façade** of 1.5 m but shall not project over the curb or any **Street**.

11.3.6.4.
Related to the Use

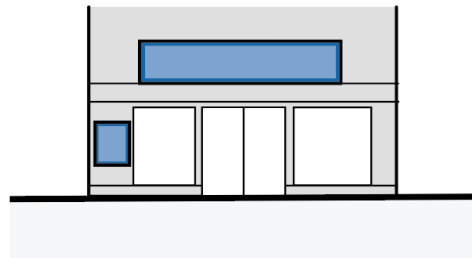
Shall be directly related to the use of the **Building** to which the sign is affixed or related to the tenant of a multi-tenant **Building**.

11.3.6.5.
Illumination

Shall be limited to **External Illumination** only.

11.3.7 Fascia Signs

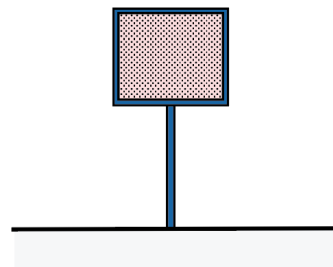
Fascia Sign means a sign that is affixed to, supported by, or painted directly on an exterior wall of a **Building**, including Window Signs, wall-mounted posters, and Murals, typically located horizontally above the main entrance of a business or storefront.



11.3.7.1. Size	Unless otherwise approved by the Development Authority , a Fascia Sign shall not exceed: a) a Height of 2.0 m; b) an area of 3.0 m² for Signs other than a Home-Based Business; and c) a sign area of 1.0 m² for Home-Based Business Signs.
11.3.7.2. Design Integration	Shall be architecturally integrated into the Building with respect to size, scale, location, and material.
11.3.7.3. Projections	Shall have a maximum Building Projection from the Building Façade of 0.3 m.
11.3.7.4. Related to the Use	Shall be directly related to the use of the Building to which the sign is affixed or related to the tenant of a multi-tenant Building .
11.3.7.5. Illumination	May be illuminated through backlighting, neon, exterior lighting, or similar: a) illumination shall be limited to External Illumination only in the Historic Main Street, or any Residential District; and b) Fascia Signs for Home Based Businesses must not be illuminate

11.3.8 Digital Signs

Digital Sign means an electronic screen to show moving or changing pictures or text.



11.3.8.1. Digital Signs as other Sign types	Digital signs may be developed in the form of Freestanding Signs, Fascia Sign, or Roof Signs. In such cases, the Digital Sign shall comply with regulations set out for those Sign types, in addition the Digital Sign regulations herein
11.3.8.2. Size	Unless otherwise approved by the Development Authority , Digital Signs shall not exceed: a) maximum Height of 8.0 m; b) maximum width of 8.0 m; and c) maximum digital Copy Area of 12.0 m²

**11.3.8.3.
Digital Signs on
Buildings**

Digital signs affixed to a **Building** shall have a minimum 0.9 m separation distance from an operable window on any portion of the **Building** to which the Sign is attached, except where mechanical equipment protection is provided to protect persons from coming into contact with components of the Sign.

**11.3.8.4.
Dwell Time**

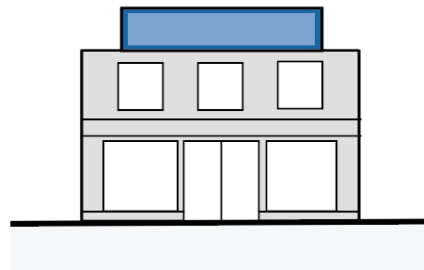
An image and/or text shall stay on a Digital Sign for a minimum of eight (8) seconds before transitioning to another image and/or text.

**11.3.8.5.
Transition Between
Images or Text**

Transitions between each digital copy/electronic messaging shall be instantaneous and not involve any visible effects, including but not limited to action, motion, fading in or out, dissolving, blinking, intermittent or flashing lights, or the illusion of such effects.

11.3.9 Roof Signs

A Roof Sign means any display **Structure** for art or advertising erected, painted, or mounted wholly upon or above the roof or **Parapet Wall** of a **Building**.



**11.3.9.1.
Size**

Roof Signs may not exceed an area of 24.0 m².

**11.3.9.2.
Height**

Shall not exceed the maximum **Building Height** limit of the **Land Use** district in which they are proposed to locate.

**11.3.9.3.
Design Integration**

Shall be constructed so that it appears as an architectural feature of the **Building** and no supporting **Structure** shall be visible.

**11.3.9.4.
Projections**

No portion of a Roof Sign shall project beyond the exterior wall of the **Building** upon which the sign is located, and no portion of a sign shall exceed the maximum **Building Height**.

**11.3.9.5.
Related to the Use**

Sign shall be directly related to the use or **Development** on the **Site**.

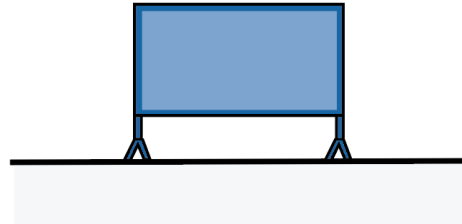
**11.3.9.6.
Illumination**

May be illuminated through backlighting, neon, exterior lighting, or similar:

- a) **illumination** shall be limited to **External Illumination** only in the Historic Main **Street**, or any Residential District.

11.3.10 Temporary Portable Signs

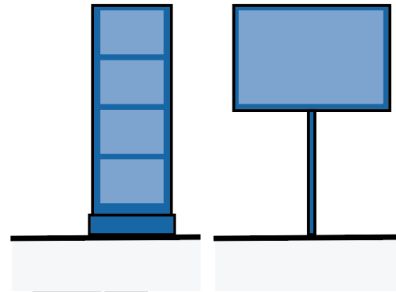
A Temporary Portable Sign is a rigid, free-standing display that is not permanently attached to the ground or any **Building** and can be easily moved from place to place. Typical examples include portable roadside signs or banner stands.



11.3.10.1. Size	The maximum copy area for a single sign face on a Temporary Portable sign shall be 5.0 m ² .
11.3.10.2. Height	The maximum Height of a Temporary Portable Sign shall be 3.0 m.
11.3.10.3. Spacing	Temporary portable signs located on the same Site shall be a minimum of 60.0 m apart.
11.3.10.4. Related to the Use	Sign shall be directly related to the use or Development on the Site .
11.3.10.5. Location	Must be located entirely on private property and Setback from the property line by a minimum of 1.0 m.
11.3.10.6. Foundation	A Temporary Portable Sign shall not be fastened to the ground on a permanent Foundation .
11.3.10.7. Permit Length	The maximum period of time for which a temporary portable sign Development Permit may be issued is three (3) years. For periods longer than three (3) years, a new Development Permit approval must be obtained prior to the expiration of the existing permit. The permit holder must reapply within thirty (30) days of expiration.
11.3.10.8. Illumination	May be illuminated through exterior lighting only.

11.3.11 Freestanding Signs

A Freestanding Sign is a tall, freestanding outdoor sign supported by one or more poles or a permanent **Structure** that elevates the display high above the ground. These are typically vertically oriented and display multiple business or a large panel used to display advertisements. Freestanding Signs typically include pylon signs and billboard signs.



11.3.11.1. Size	The maximum total copy area of a Billboard sign shall be 19.0 m ² and the maximum sign Height shall be 9.0 m above ground or Sidewalk Grade .
11.3.11.2. Height	Shall not exceed 9.0 m in Height .
11.3.11.3. Spacing	A Freestanding sign shall be located no less than: a) 60.0 m from any other Freestanding sign; b) 10.0 m from any Building on a parcel; and c) 30.0 m from an intersection.
11.3.11.4. Site Location	The location of a Freestanding sign on any parcel shall be to the satisfaction of the Development Authority , having regard for apparent constraints including, but not limited to, location of utilities, buildings, property lines, and potential distraction to passing motorists.
11.3.11.5. Setback	All portions of a Freestanding Signs shall be Setback a minimum of 1.5 m of any property line.
11.3.11.6. Structure Appearance	The appearance of a Structure supporting a Freestanding sign shall match the appearance and colour of the City's Street furniture or other Development on the Site .
11.3.11.7. Landscaping	Shall incorporate Landscaping at the base.
11.3.11.8. Related to the Use	Sign shall be directly related to the use or Development on the Site . Signs used for advertisement unrelated to the Site use may be permitted at the discretion of the Development Authority
11.3.11.9. Illumination	May be illuminated through exterior lighting only.

11.3.12 Sign Enforcement

11.3.12.1 Enforcement

All Sign Developments shall be subject to the following:

- a) Any Sign or other advertising device placed on any wall or fence or elsewhere on or adjacent to a Public Roadway or public place without a permit, or those placed in contravention of the regulations of this bylaw, shall be liable for removal and damages incurred by the City without any notice or warning to the owner thereof.
- b) Any Sign or other advertising device removed in accordance with this Section must be claimed within thirty (30) days of its removal by the City.
- c) Any Sign or other advertising device not claimed within the timeframe outlined in Section 7.2.3.2 becomes the property of the City and the City may dispose of the property as provided in Section 610 of the **Act**.

11.4 Easements

11.4.1 Easements Protections

11.4.1.1 Easement Use

Easements and right-of-ways shall be protected:

- a) No **Structure** other than a **Fence or hand rail** shall be constructed or placed on a **Utility Easement** or right-of-way unless written consent has been obtained from the person whose use of the **Easement** or right-of-way has been granted and the proposed **Structure** does not restrict access to the **Utility Easement** or right-of-way for the purpose of installation and maintenance in the opinion of the **Development Authority**.
- b) When a **Drainage Swale** is established within an **Easement** or right-of-way on a **Site**, swale Grades shall be maintained, and the swale shall be kept free from any obstructions by the **Owner** of the **Site**.

11.4.1.2 Easement Setbacks

Easements and right-of-ways shall be protected:

- a) No **Building** or **Structure** shall be located closer than 15.0 m to the centre line of a pipeline (as defined in the Pipeline Act, 2000) or the centre line of the pipeline right-of-way, whichever is the lesser.
- b) No **Building** or **Structure** shall be located closer than 5.0 m to a railway right-of-way.
- c) A minimum **Setback** of 15.0 m to any other permanent **Structure** shall be required within any lands immediately adjoining the Rimbey Pipeline Right-of-Way Plan 3762MC located in the SE and SW ¼ Sec. 30-49-25-W4th, the NW ¼ Sec. 19-49-24-W4th, **Lot A**, Plan 9623541, and the SE and SW ¼ Sec. 24-49-25-W4th.

12.0

Administration

[12.1](#) **Enactment**

[12.2](#) **Bylaw Administration**

[12.3](#) **Bylaw Interpretation**

[12.4](#) **Development Applications and Process**

[12.5](#) **Bylaw Amendments and Redistricting**

[12.6](#) **Compliance Letters**

[12.7](#) **Variances**

12.1 Enactment

12.1.1 Title & Purpose

12.1.1.1 Bylaw Title	This Bylaw shall be referred to as the City of Leduc Land Use Bylaw. This Land Use Bylaw may be referred to as 'the Bylaw' or similar variation in this text.
12.1.1.2 Purpose	The purpose of this Bylaw is to facilitate the orderly, economical, and beneficial Development and use of land and Buildings within the City. In doing so, this Bylaw: a) divides the City into Land Use Districts; b) prescribes and regulates the uses for each Land Use District; c) established the roles of the approving authorities; d) establishes the method of making decisions on applications for redesignation and Development Permits; e) establishes the means of issuing Development Permits; f) provides to whom and the manner in which notice of the issuance of a Development Permit is given; and g) sets out the method of appealing a decision relative to this Bylaw.

12.1.2 Consistency With Legislation

12.1.2.1 Severability	Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.
12.1.2.2 Municipal Government Act	This Bylaw is consistent with the <i>Municipal Government Act</i> , as amended from time to time.
12.1.2.3 Alberta Land Stewardship Act	In the event of a conflict or inconsistency between the Land Use Bylaw and an Alberta Land Stewardship Act (ALSA) regional plan, the ALSA regional plan prevails to the extent of the conflict or inconsistency.
12.1.2.4	This Bylaw is consistent with the <i>City of Leduc Municipal Development Plan (MDP)</i> , as amended from time to time.

Municipal Development Plan

12.1.2.5 Statutory Plans

This Bylaw shall be applied in a manner that serves to implement Statutory Plans that have been adopted by the **City**.

12.1.2.6 Policies and Procedures

This Bylaw shall be used in conjunction with policies and procedures as adopted and amended by **Council** from time to time.

12.1.2.7 Reserve Lands

Notwithstanding the regulations of this Bylaw, and land identified as reserve land in accordance with the **Act**, shall be limited to those development limitations stated in the **Act**.

12.1.2.8 Airport Vicinity Protection Area

Limitations as described by mapping within the Bylaw as it pertains to the Airport Vicinity Protection Area (AVPA) are for convenience only.

The actual AVPA shall be used for legal interpretation and determination of the exact location of contour lines.

12.1.2.9 Provincial Authorization

A license, permit, approval, or authorization granted by the Government of Alberta Natural Resources Conservation Board, the Government of Alberta Energy Resources Conservation Board, the Alberta Energy and Utilities Board, or Alberta Utilities Commission shall prevail over the Land Use Bylaw, any **Development** decision by the Development Authority or Subdivision Authority, the Subdivision and Development Appeal Board (SDAB), or the Land and Property Rights Tribunal in accordance with the **Act**.

12.1.2.10 Responsibility over Development

Any person applying for, on in possession of, a valid **Development Permit** is not relieved from complying with carrying out the **Development** in accordance with the requirements of a **Statutory Plan**, the requirements of any other applicable Federal or Provincial or Municipal legislation, the Building Code, or the conditions of any caveat or covenant or easement or instrument or agreement affecting the land or **Building**.

The **Development Authority** may refuse to grant a **Development Permit** if any of the aforementioned are not complied with.

12.1.2.11 Obligation to Review

The Development Authority shall not be required to examine if the title to any land, or to discover whether or not the use of land or a **Building**, is affected by any Federal or Provincial or other Municipal legislation, regulations, codes, standards or Bylaws.

The Development Authority shall not be required to examine if the title to any land, or to discover whether or not the use of land or a

Building, is affected by caveats, covenants, easements, instruments, agreements, or conditions thereof.

12.1.3 Establishment of the Development Authority

12.1.3.1 Establishment of the Development Authority

The Development Authority to govern this Bylaw may include one or more of the following:

- a) a Development Officer designated to the position on the authority of the City Manager;
- b) City Manager;
- c) Council;
- d) the Subdivision and Development Appeal Board (SDAB); or
- e) any party authorized to act on behalf of the parties listed above, in regards to a development related matter.

12.1.3.2 Duties of A Development Officer

A Development Officer shall receive, consider, and make a decision on applications for a Development Permit.

12.2 Bylaw Administration

12.2.1 Transition of Bylaw

12.2.1.1 Applications In Progress	All redesignations, subdivision, and development applications received in a complete or incomplete form prior to the effective date of this Bylaw shall be processed and considered based on the regulations in effect at the time of decision.
12.2.1.2 New Applications	All redesignation, subdivision, or development applications received on or after the effective date of this Bylaw shall be processed and considered upon the provisions of this Bylaw.
12.2.1.3 Direct Control Integration	Direct Control Districts in effect prior to this Bylaw are repealed or adjusted to meet the regulations outlined in this Bylaw accordingly.

12.2.2 Lawfully Non-Conforming Buildings & Uses

12.2.2.1 Non-Conforming Permit	If a Development Permit has been issued before this Bylaw or a Bylaw amendment comes into force, and the Bylaw or amendment makes the corresponding Development a non-conforming use or non-conforming Building under the new regulations, the Development Permit continues in effect.
12.2.2.2 Continuation of Non-Conforming Buildings and Uses	A non-conforming use or Building may continue, subject to the following: a) A non-conforming use of part of a parcel shall not be extended or transferred in whole or in part to any other part of the parcel, and no additional Buildings may be constructed on the parcel while the non-conforming use continues. b) A non-conforming Building may continue to be used, but the Building may not be enlarged, added to, rebuilt, or structurally altered except: i. to make it a conforming Building; ii. for routine maintenance of the Building, if the Development Authority considers it necessary; or iii. in those instances where the Development Authority deems a minor variance to enlarge, add to, rebuild, or structurally alter the Building is warranted and compatible with Adjacent land uses.

12.2.2.3 Discontinuation of a Non-Conforming Use or Building	If a non-conforming use or Building is discontinued for a period of 6 consecutive months or more, any future use of the land or Building must conform to this Bylaw.
12.2.2.4 Damage or Destruction of a Non-Conforming Building	If a non-conforming Building is damaged or destroyed to more than 75% of the value of the Building above its foundation, the Building may not be repaired or rebuilt except in accordance with this Bylaw.

12.2.3 Fees

12.2.3.1 Bylaw Fees	Fees regarding Development Permit applications and decision appeals shall be established by Council .
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12.3 Bylaw Interpretation

12.3.1 Rules of Interpretation

12.3.1.1 References to Act	References in this Bylaw to ' Act ' or 'the Act ' shall refer to the <i>Municipal Government Act</i> , unless otherwise specified.
12.3.1.2 References to Other Bylaws	References in this Bylaw to another Bylaw shall refer to the Bylaw named as passed and amended by Council, unless otherwise specified.
12.3.1.3 Elements Outside Regulatory Text	The following elements are provided for convenience only. These elements sit outside the regulatory text and shall not be used in the regulatory interpretation of this Bylaw: a) title page; b) page numbers; c) graphic design elements; d) Table of Contents; e) Understanding What's Possible on Your Lot section.
12.3.1.4 Interpretation of a Use	It shall be the Development Authority's discretion what use class(es) a proposed Development falls under. The Development Authority may consider uses not defined in the Bylaw in its consideration.
12.3.1.5 Interpretation of 'Permitted Use'	A 'permitted use' means the use of land or Building allowed in a given district, for which a Development Permit must be issued, with or without conditions, if the Development conforms to this Bylaw. All permitted uses require the issuance of a Development Permit, unless identified as not requiring a permit under this Bylaw.
12.3.1.6 Interpretation of 'Discretionary Use'	A 'discretionary use' means the use of land or Building that may be allowed in a given district at the discretion of the Development Authority, with or without conditions. All discretionary uses require the issuance of a Development Permit.
12.3.1.7 Uses not listed in a District	Where a use is defined by this Bylaw but not listed in a given district as permitted or discretionary, the use is not allowed in that district.

12.3.1.8 Interpretation of 'Shall'	The word 'shall' means the provision is required and therefore must be complied with, or requires the highest burden of justification for why it cannot be met in order to request a variance where allowed.
12.3.1.9 Interpretation of 'May'	The word 'may' is a discretionary term, providing notification that the regulation in question can be enforced if the City chooses to do so, and is usually dependent on the particular circumstances of the application or in discretionary consideration.
12.3.1.10 Tenses	Words used in the present tense shall also mean the future tense.
12.3.1.11 Plurals	Words used in the singular shall also mean the plural
12.3.1.12 Capitalization	Terms defined in the Glossary have been capitalized and bolded within this Bylaw. Words that are not capitalized shall be given their plain and ordinary meaning as the context requires
12.3.1.13 Conjunctions	Where a regulation involves two (2) or more conditions, provision, or events connected by conjunction, the following shall apply: a) 'and' means all the connected items are applicable in combination; and b) 'or' indicates that any one of the listed conditions or regulations joined by the 'or' is required to be met at minimum;
12.3.1.14 Metric	This Bylaw is written in metric units of measurement. All numerical values for measurements are rounded to one decimal place unless otherwise specified.
12.3.1.15 Rounding	Unless otherwise specified, rounding shall occur as follows: a) where the rounding portion to be rounded starts with a 1, 2, 3, or 4, it shall be rounded down; and b) where the rounding portion starts with a 5, 6, 7, 8, or 9, it shall be rounded up.
12.3.1.16 Conflict – Numbers and Text	In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern.
12.3.1.17 Conflict – Text and Images	In the case of any conflict between the text of this Bylaw and maps or drawings used for illustration, the text shall govern.

12.3.2 Interpretation of Boundaries

12.3.2.1 Map Boundaries

The boundaries on the Land Use District Maps shall be interpreted as follows:

- a) where a boundary follows a public roadway, railway, pipeline, power line, or utility right-of-way or easement, it follows the centre line unless otherwise indicated;
- b) where a boundary is shown as approximately following the City boundary, it follows the City boundary;
- c) where a boundary is shown as approximately following the edge of shorelines of any river, lake, creek, or other water body, it follows the edge or shoreline. In the event of a change in the location of said edge or shoreline, it moves with the same;
- d) where a boundary is shown as approximately following a parcel line, it follows the parcel line;
- e) where a **Land Use District** has been established in accordance with a proposed subdivision of the land, the districts shall be understood to conform to the certificate of title or the plan of survey when registered at a land titles office;
- f) where adjacent lands are governed by different districts, the centre of the roadway is the district boundary, unless the district boundary is shown clearly to follow the edge of the roadway; and
- g) for circumstances not covered above, the location of the boundary shall be determined by any dimensions set out in this Bylaw and by measurements of the Land Use District Maps.

12.3.2.2 Map Boundary Dispute

Where the exact location of a boundary under this Bylaw is in dispute, the Development Authority shall determine the exact location of a boundary in dispute, in a manner consistent with the provision of this Bylaw and as circumstances require.

- a) After the Development Authority has determined the location of a boundary in dispute, the boundary shall not be altered, except by an amendment to this Bylaw.

12.3.3 Relation to Road Right-of-Ways

**12.3.3.1
Application to Public Road
Right of Ways**

The district provisions of this Bylaw do not apply to public road right-of-ways.

**12.3.3.2
Application upon Closure
of a Road**

When a road loses its designation through the passing of a road closure bylaw:

- a) then in conjunction with the road closure bylaw, Council shall approve a corresponding district assignment to the created parcel of land; or
- b) immediately following road closure, the closed roadway is considered consolidated with an adjoining parcel, in which case that adjoining parcel's district designation applies.

12.3.4 Relation to Area Structure Plans and Area Redevelopment Plans

**12.3.4.1
Application of Plans in
regards to potential Uses**

Despite the permitted uses and discretionary uses listed in a district, the use shall adhere to the built-form outlined in an applicable Area Structure Plan or Area Redevelopment Plan affecting the **Site**.

12.4 Development Applications and Process

12.4.1 Commencement of Development

- 12.4.1.1 Requirements of a Permit** Except as outlined where a permit is not required, no **Development** shall be undertaken within the City unless a **Development Permit** application has been approved, a **Development Permit** issued, and the **Development** is in accordance with the terms and conditions of the **Development Permit** issued pursuant to this Bylaw.
- 12.4.1.2 Requirements when No Development Permit is Needed** Where a **Development Permit** may not be required, all exempt **Developments** shall still comply with all regulations of this Bylaw and all other relevant statutes.
- 12.4.1.3 Acceptance of Multiple Pending Permits** The Development Authority shall not intake or approve a Development Permit on a property if the provisions on a previous Development permit approved have not yet been met unless, at the Development Authority's discretion:
- a) the Development Authority is satisfied that the proposed new Development Permit will result in meeting the requirements of the approved permit;
 - b) the Development Permit is part of a series of permits needed to complete an overall project; or
 - c) the Development Authority views the proposed Development Permit as being unrelated to and having no impact on finalizing the Development Permit with unmet conditions.

12.4.2 No Development Permit Required

- 12.4.2.1 No Development Permit Required** A Development Permit is not required for developments outlined in the following table, provided the development otherwise complies with the applicable regulations of the bylaw.

Table 14.4.2.1 Developments not Requiring a Development Permit

Development Type	Stipulations
Accessory Developments less than 10.0m ²	Shall not have a permanent foundation, and must meet Land Use District regulations for siting.

Air Supported and Fabric Covered Structures Associated with events of a temporary nature	When the use is for an air supported and fabric covered structure on a temporary basis, for events and fundraisers.
Carnivals and Fairs	Despite not needing a Development Permit, written authorization from the Development Authority is still required and which shall contain any given specific directions. These uses are not allowed in residential districts.
Child Care Facility	A secondary use to a Dwelling that may be licensed by the Province to provide personal care, maintenance, supervision or education, without overnight accommodation, for up to six children under the age of 15 years at one time.
Communication Towers	Communication Towers shall adhere to the notification and engagement regulations as stipulated in Federal legislation.
Decks below 0.6m in height	Must meet required district regulations.
Developments Associated with a Development Agreement	Any Developments or improvements related to the construction of public infrastructure, Identification Sign, or others, as authorized by a Development Agreement.
Fences and Gates	The erection of a fence or gate which is no higher than 1.8 m in height provided that there is no contravention of this or any other Bylaw of the Municipality and provided that such fence or gate does not in the opinion of the Development Authority obstruct the vision of persons using roads abutting the parcel.
Flag Poles and Other Poles	Not exceeding the height and siting requirements of the District.
Home Office	A secondary use located within a Dwelling for the purpose of a business which does not require business associated visits, does not require any non-resident persons employed within the Dwelling, is not detectable from outside the Dwelling, and does not extend the business activity to the outside yard;
Hot Tub (Above Grade)	Where the hot tub is above Grade and meets the appropriate setback and lot coverage requirements for the Site.
Landscaping and Gardening	General landscaping or gardening where the proposed Grades will not adversely affect the subject or Adjacent properties, except where landscaping forms part of a Development that requires a Development Permit.
Maintenance of a Building	The carrying out of routine maintenance to any Façade or Building, provided that such work does not include or constitute structural alterations. This provision does not exclude Façade or Building improvements located in the Historic Main Street District unless allowed otherwise by the Development Authority
Municipal Building or Development Project	Any Building or Development project wholly undertaken by the City of Leduc, in accordance with City policy This exemption does not include any projects managed through public/private partnerships nor projects on behalf of a municipal board or committee.

	Projects exempted from requiring a permit shall still be referred to the Development Authority for review of compliance with the Land Use Bylaw.
Occupancy of Commercial or Industrial Business	The Occupancy of vacant space by a Permitted Use in an existing or approved commercial centre or industrial business centre if the Development Permit for that space is still valid and the Development standards have not changed.
Parks	When Developed by the City, Provincial or Federal Governments, undertaken on their behalf under direct authorization.
Public Improvements	The completion, alteration, maintenance or repair of a street, Lane or Utility, undertaken upon a public thoroughfare or Utility Easement, or undertaken to connect the same with any lawful use of Building or land.
Removal and Demolition of Buildings and Structures	Will still require a Building Permit to be issued.
Removal and Installation of Fuel Tanks	As required under the Provincial Fire Code, the Fire Department must be notified of the intent to remove or install fuel tanks. The Fire Department shall outline any requirements for the development to occur.
Residential Renovations	The internal alteration to a residential Building as long as the alterations do not result in an increase in the number of Dwelling Units or makes changes to include a use which requires a permit.
RV Parking	Must comply with the regulations of this Bylaw and the Community Standards Bylaw.
Satellite Dish	When less than 1.2m in diameter and directly attached to a roof, side wall or Balcony.
Sign - Addressing	Addressing signs must adhere to the Address Bylaw.
Sign – Street Furnishings	Signs on street furnishings do not require a permit, unless they are: 1) On private land within the Historic Main Street; and 2) visible to pedestrians on 50th Avenue within the Historic Main Street area. Where the furnishing is on public land, an agreement with the City will be required.
Sign – Change of Copy	When Development Permit for the Sign is approved and only the Sign copy is changing.
Sign – Commercial A-Frame	One (1) A-frame Sign is allowed per commercial occupancy provided it is displayed on private property subject to the following: 1) The sign is a maximum 1.2m in height; 2) The sign is a maximum 0.9m in width; 3) The sign is not placed in a manner that will impair traffic or sightlines; and 4) The sign advertises a business on the property it is located on.
Sign – Commercial Window	Signs within Commercial developments behind a window do not require a permit.
Sign - Construction	Temporary signs used to identify a project under construction or awaiting an installation do not require a permit.
Sign – Drive-Through	Menu Board Signs at Drive-Throughs do not require a permit provided: 1) A valid development permit is issued for the Drive-through

	2) Individual signs shall not exceed 3.0m in height; 3) Individual signs shall not exceed a maximum copy area of 3.0m² 4) It meets all setback and signage regulations of the bylaw other than separation distances; and 5) is in a location acceptable to the Development Authority
Sign - Election	Election signs for federal, municipal, or school board elections do not need a permit provided: 1) The Sign placement occurs no earlier than Nomination Day, or other such time as regulated under legislation; 2) The Signs are removed within 3 days after election date; 3) The maximum area of an election sign shall be 6.0m²; 4) Consent of property owner is needed where a sign is placed on private land, including mounted any structures or furnishings placed on that private land; 5) Sign indicates the name and address of the sponsor and the person responsible for removal; 6) Signs are not digital or inflatable; Elections Signs are prohibited placed in the following locations: 1) City-owned buildings; 2) On roadway center medians, traffic circles, or traffic islands; 3) On a traffic control device or sign 4) Where they obscure, detract from, or could be confused with a traffic control device; 5) Where they physically obstruct the sightlines or view of an intersection for oncoming vehicles; 6) Where they will project over any sidewalk or traffic roadway; 7) Where they interfere with the safe and orderly movement of pedestrians and vehicles; 8) On City-owned trees, fences, or any other street furnishing; or 9) In any transit shelter or on any bus, unless done via paid advertising through the City of Leduc Public Transportation. Pursuant to provincial legislation, sign rules shall not apply to provincial election signs
Sign – For Sale or For Rent	Limited to one sign, or two signs only where the property is a corner lot. The sign shall: 1) Be no larger than 0.6m² in area; 2) Be no closer than 3m to a public road right-of-way; and 3) Be removed within 48 hours after possession date or occupancy. Where the sign is for the sale or rental of a Multi-Unit Development or non-Residential Development, the maximum height shall be 3.0m and the maximum Copy area shall instead be 6.0m²
Sign – Garage Sale or Yard Sale	Signs for a garage sale or yard sale or similar temporary residential sale do not require a permit provided it is displayed on private property subject to the following: 1) The sign is a lawn sign that is less 0.6 m wide and 0.46 m tall;

	2) The sign is not erected more than four (4) days prior to the sale date; and 3) The signs are removed the same day the sale ends.
Sign – Land Use Bylaw Change	A Sign placed to identify a site under an active application proposing to amend this Bylaw or redistrict the site, provided the sign is removed within 72 hours upon the proposal or application being concluded.
Sign – Parking Regulations	Signs that identify accessible parking stalls, post limitations on parking, or serve a similar function at the discretion of the Development Authority.
Sign – Show Home	Banner Signs acceptable to the Development Authority advertising Shows Homes located in the same subdivision where the sign is located do not require a permit.
Solar Panels	Must comply with the regulations of this Bylaw.
Stripping, Site Grading or Excavation	Stripping, Site grading or Excavation that is part of a Development for which a Development Permit has been issued or a Development Agreement was entered into. Drilling of testing holes by a qualified professional for the purposes of environmental testing, groundwater monitoring, slope stability, or other similar activity shall also be exempted. A survey for the location of existing underground services or utilities shall be conducted prior to any stripping, grading, or excavation occurring.
Swimming Pool (temporary)	Must be above Grade, installed on a seasonal basis and removed during winter months. Must meet required district regulations.
Temporary Buildings Associated with Construction	A temporary Building such as a construction trailer, where the sole purpose of the Building is incidental to the erection or alteration of a permanent Building for which a Development Permit has been issued under this Bylaw. The temporary Building shall be removed within thirty (30) days of substantial completion or as determined by the Development Authority. This does not include a real estate sales office, show home or similar facility. This provision includes Container, Shipping Container or Sea Can. The temporary building cannot be used to live in.
Temporary Government Services	The use of a Building, or part thereof, in connection with a Federal, Provincial or Municipal election, referendum or census.
Temporary Retail Sales	Temporary/transient hawking of food products or other miscellaneous items.
Tenant Improvements	Modifications to the interior of a commercial unit that do not impact the regulations of this Bylaw or an issued permit.
Utilities on Public Land	The installation, maintenance and repair of public works, services and utilities carried out on behalf of Federal, Provincial or Municipal authorities on land that is publicly owned or controlled.

Utilities on Private Land

Railways, pipelines, irrigation ditches, conduit flumes and Utility lines not integral to an approved Development.

12.4.2.2**Variance Requirements to Otherwise Exempted Development**

Where a proposed use under Table 12.4.2.1 does not comply with the Land Use Bylaw regulations, an application for a variance will be required, and a permit shall be issued for the variance if approved.

12.4.3 Requirements for a Development Permit Application

12.4.3.1**Requirements for a Development Permit Application**

A Development Permit Application shall include all of the following items, unless the Development Authority deems otherwise:

- a) an application on the prescribed form that shall be signed by the Applicant or their agent authorized in writing;
 - i. The correctness of the information supplied shall, when required by the Development Authority, be verified by a Statutory Declaration;
- b) landowner Authorization where the application is made by someone other than the landowner;
- c) a statement of the proposed use or Occupancy of all parts of the land and Building, and such other information as may be required by the Development Authority;
- d) elevations, floor plans and the perspective of the proposed Development including a description of the exterior finishing materials and colours;
- e) a readable Site plan showing all of the following:
 - i. North Arrow;
 - ii. Scale of plan;
 - iii. Legal description of the property;
 - iv. Municipal address;
 - v. Lot lines shown with dimensions;
 - vi. Front, side, and rear yards with dimensions;
 - vii. dimension layout of existing and proposed parking areas, Driveways, paved areas, entrances and exits Abutting streets, avenues and Lanes shown and labeled;
 - viii. location of sidewalks and curbs;
 - ix. location of existing and proposed municipal and private local improvements;

- x. location and dimensions of principal Buildings and other Structures including Accessory Developments, and Fences, that are existing and proposed;
 - xi. location of major landscaped areas including retaining walls, existing trees, buffering, and Screening areas were provided;
 - xii. site topography, drainage patterns, Grades and any other conditions;
 - xiii. any significant physical features in the vicinity which may have implications on the proposed Development; and
 - xiv. location of all registered Utility Easements and right-of-ways.
- f) when proposing significant infill development, or when proposing new development to an undeveloped site, a detailed Landscaping plan of the entire Site to show:
- i. Detailed site Grading and servicing;
 - ii. Loading and parking spaces;
 - iii. Tree planting locations and species;
 - iv. Tree removals;
 - v. Grassed areas;
 - vi. Playgrounds and parks.
- g) where subdivision is first required, proof of registration of the appropriate subdivision pursuant to subdivision requirements;
- i. This may be waived for a show home application where an approved show home agreement is in effect for the area the show home is to be located
- h) the applicable Development Permit fee.

**12.4.3.2
Supplementary
Requirements for A
Development Permit
Application**

The Development Authority may require:

- a) A fire safety plan;
- b) photographs of the Site in its current condition;
- c) details on how the form, mass, and character of the proposed Development will relate to neighbouring Development;
- d) details on how the exterior finish of a Building will relate to existing or planned facades of neighbouring Buildings;
- e) a geotechnical or Floodplain study prepared by a qualified engineer if, in the opinion of the Development Authority, the Site is potentially hazardous or unstable;

- f) a level one and/or level two environmental Site assessment, conducted according to Canadian Standards Association (CSA) guidelines, to determine potential contamination and mitigation;
- g) an environmental impact assessment prepared by a qualified professional if the proposed Development may, in the opinion of the Development Authority, result in potentially significant environmental effects;
- h) a traffic impact analysis prepared by a qualified engineer specializing in transportation engineering. Such an analysis shall address, but not be limited to, impact on Adjacent Public Roadways, pedestrian circulation on and off site, vehicular circulation on and off the site, turning radius diagrams for large truck movements on and off Site and any other information required by the Development Authority;
- i) a parking study prepared by a qualified engineer specializing in transportation engineering;
- j) a noise attenuation study prepared by a qualified professional;
- k) a report showing the effect of wind and shadow produced by the proposed Development;
- l) copies of a Plan of Survey prepared by an Alberta Land Surveyor showing the Site to be developed;
- m) a reclamation plan for aggregate extraction or other major surface disturbance;
- n) information to assist in assessing the impact the proposed Development may have on utilities, services, traffic circulation within the Site and on Adjacent Public Roadways, Land Use, tax base, community facilities, employment and other matters;
- o) samples of exterior finishing materials;
- p) Elevations of any Signs proposed for the Development;
- q) information showing that the Applicant has discussed the proposal with nearby property owners; or
- r) such other plans, photographs or other documents or information of any kind that the Development Authority may consider necessary to properly evaluate the proposed Development.

12.4.4 Requirements for a Sign Permit

12.4.4.1 Requirements for a Sign Permit Application

In addition to the submission requirements outlined in section 12.4.3.1, an application for a sign will include the following information:

- a) all dimensions of the sign structure including height and the projection of the sign;
- b) area of the copy face(s);
- c) design of the copy face(s);
- d) details on sign illumination and/or animation;
- e) type of construction;
- f) types of finishings;
- g) method of mounting or support.

12.4.5 Notification and Community Consultation

12.4.5.1 Requirement of A Visual Notice

Prior to an application being considered for a Discretionary Use or for a Development in a direct control district, the Development Authority may require the Applicant to display, in a form prescribed by the Development Authority, for no less than seven (7) days in a conspicuous place on the Site a notice or notices setting out the proposed use.

12.4.5.2 Visual Notice Requirements

The notice required by the Development Authority pursuant to section 12.4.5.1 shall state:

- a) the proposed use of the Building or site;
- b) that an application respecting the proposed use will be considered by the Development Authority; and
- c) that any person who objects to the proposed use of the Site may deliver to the Development Authority a written statement of the objection to such use indicating:
 - i. the full name and the address for service of any notice to be given in respect of the objection, and
 - ii. the reasons for the objection to the proposed use. The statement must be received by the Development Authority no later than the day specified in the notice.

12.4.5.3 Community Consultation

Prior to an application being considered for a Discretionary Use, or for a Development in a direct control district, the Development Authority may require that the Applicant carry out a community consultation program. The community consultation program shall be subject to the approval of the Development Authority.

12.4.6 Notification of Application Status

12.4.6.1 Notification Period

Within twenty (20) days after a development permit application is deemed received, the Development Authority shall determine

whether the application meets the requirements of section [12.4.3 Requirements for a Development Permit Application](#), [12.4.4 Requirements for a Sign Permit](#), and [12.4.5 Notification and Community Consultation](#) of this Bylaw.

12.4.6.2
Contents of the Notice

The Development Authority shall notify the Applicant to indicate:

- a) the application meets the requirements and is determined to be a complete application; or
- b) the application does not meet the requirements and is determined to be an incomplete application.

12.4.6.3
Incomplete Application

Where an application is determined to be incomplete, the Development Authority shall:

- a) outline which required items or elements are missing from making the application complete; and
- b) provide a date for when the items are to be received by. the Applicant may request from the Development Authority an alternate date, however acceptance of an alternate date will be at the discretion of the Development Authority.

12.4.6.4
Failure to Provide Missing Information

If the application is deemed incomplete and the Applicant fails to submit all of the outstanding information and documents by the date established via 12.4.6.3, the application is deemed to be refused.

12.4.7 Deeming an Application Complete

12.4.7.1
Considering an Application Complete

An application for a Development Permit shall not be considered complete until such time as the requirements of section [12.4.3 Requirements for a Development Permit Application](#), [12.4.4 Requirements for a Sign Permit](#), and [12.4.5 Notification and Community Consultation](#) have been met to the satisfaction of the Development Authority;

12.4.7.2
Meaning of Deemed Complete

A review of completeness shall be for whether the application provides the documents requested in section [12.4.3 Requirements for a Development Permit Application](#), [12.4.4 Requirements for a Sign Permit](#), and [12.4.5 Notification and Community Consultation](#) only. Deeming an application complete provides no weight on the adherence of acceptability of the development, which shall instead be conducted during the review process stage

12.4.7.3
Failure to Notify

If the Development Authority fails to notify the Applicant of the status within twenty (20) days the application will be considered deemed complete.

12.4.8 Development Approval Process

- 12.4.8.1 Review Parameters** Development Permits shall be reviewed:
- a) in accordance with the regulations set out in the Land Use Bylaw;
 - b) in accordance with the **Act**; and
 - c) in accordance with any relevant plans, bylaws, or other information the Development Authority deems applicable and necessary.
- 12.4.8.2 Review Referrals** The Development Authority may refer a Development Permit application to any City Department and to any external agency for comment and advice.
- 12.4.8.3 Review Considerations** In reviewing a Development Permit application, the Development Authority shall consider any technical study deemed necessary to support the review of the application, and, based on those technical study results, recommend approval or refusal of the application.
- 12.4.8.4 Issuance of Conditions** In issuance of a permit, the Development Authority may impose such conditions that are considered necessary to mitigate any potential problems.
- 12.4.8.5 Decision Timeline** Upon an application being deemed complete, a decision by the Development Authority is must made within forty (40) days, unless the Applicant has entered into an agreement with the Development Authority to extend the forty (40) day period.
- If the forty (40) days are elapsed and no agreement entered, pursuant to the **Act**, the application may be considered refused.

12.4.9 Decision on a Development Permit Application

- 12.4.9.1 Conformance to Engineered Drawings** When considering a permit for a Permitted or Discretionary Use, the Development Authority may require conformance to approved Subdivision engineering drawings including but not limited to:
- a) Lot grading;
 - b) Roadway plan;
 - c) Utility servicing plans; or
 - d) Storm water servicing plans.
- 12.4.9.2 Application for a Permitted Use** On a Development Permit application for a Permitted Use, the Development Authority:
- a) may approve, with or without conditions, the application if the proposed Development conforms with this Bylaw,

and the relevant Area Structure Plan or Area Redevelopment Plan where this Bylaw makes the plan applicable; or

- b) may refuse the application if the proposed Development does not conform to this Bylaw or the relevant Area Structure Plan or Area Redevelopment Plan where this Bylaw makes the plan applicable.

12.4.9.3

Application for a Discretionary Use

On a Development Permit application for a Discretionary Use, the Development Authority may consider:

- a) the circumstances and merits of the application, including but not limited to:
 - i. the potential impacts on nuisances on other properties in the area;
 - ii. the design, character and appearance of the proposed Development and its compatibility with surrounding properties; and
 - iii. the servicing requirements for the proposed Development.
- b) input from surrounding area residents;
- c) the purpose and intent of any Statutory Plan adopted by the City; and
- d) the purpose and intent of any non-Statutory Plan and pertinent policy adopted by the City.

12.4.9.4

Decision on a Discretionary Use

When making a decision on a Development Permit Application for a Discretionary Use, the Development Authority:

- a) may approve, with or without conditions when:
 - i. the proposed Development otherwise conforms with this Bylaw, and the relevant Area Structure Plan or Area Redevelopment Plan where this Bylaw makes the plan applicable; and
 - ii. The Development Authority with its discretion determines the development to be appropriate after considering the context of the surrounding area.
- b) may refuse the application:
 - i. if the proposed Development does not conform to this Bylaw or the relevant Area Structure Plan or Area Redevelopment Plan where this Bylaw makes the plan applicable; or
 - ii. The Development Authority with its discretion determines the development to be incompatible after considering the context of the surrounding area.

**12.4.9.5
Application in a Direct
Control District**

For an application for a Development Permit in a Direct Control District, the Development Authority shall:

- a) consider the application and may approve the application providing it meets the directions set out by Council, where Council has delegated the decision to the Development Authority; and
- b) when Council has not delegated the decision to the Development Authority, refer the Development application to Council for decision.

**12.4.9.6
Required Refusal**

The Development Authority shall refuse a Development Permit for a use or Development that is not listed as a Permitted or Discretionary Use.

12.4.10 Conditions on a Permit

**12.4.10.1
Allowance of Conditions**

Pursuant to the **Act**, the Development Authority may impose conditions to a Development Permit.

**12.4.10.2
Conditions on a
Development Permit**

The Development Authority may condition:

- a) a person to whom a Development Permit has been issued shall obtain permits relating to Building, Grades, sewers, water mains, electricity and Highways, and all other permits required in connection with the proposed Development;
- b) notification when the preliminary layout of the Site is complete, but prior to the commencement of actual Development thereon;
- c) notification when the project of an approved Development Permit is complete;
- d) arrangement with the Development Authority for an on-site inspection before, during, or after construction commences;
- e) the prevention of excess soil or debris from being spilled on public streets, Lanes and Sidewalks;
- f) the prevention of the placement of soil or any other materials on Adjacent properties without permission in writing from Adjacent property owners;
- g) require a Real Property Report relating to the Building for which a permit has been applied;
- h) no use or occupancy, and no change in the existing Occupancy classification, until the Development Authority is satisfied that the project is substantially complete in accordance with the Development Permit issued;

- i) requirements to connect to public sewer and water services; Where public sewer and water services are available, Development will be required to connect to these services;
- j) require with respect to the Development that the Applicant pay an off-site levy and/or redevelopment levy imposed by Bylaw and/or, the Applicant enter into an agreement to do all or any of the following:
 - i. to construct or pay for the construction of:
 - a) a road required to give access to the Development;
 - b) a pedestrian Walkway system to serve the Development or to give access to an Adjacent Development, or both; and
 - c) off-street or other parking facilities and loading and unloading facilities.
 - ii. to construct, install or pay for any local improvements and utilities which are needed to serve the Development including, but not limited to, on-site storm water management facilities, any required Easements and joint drainage and access requirements;
 - iii. to pay an off-site levy or redevelopment levy;
 - iv. to pay a recreation contribution as per City of Leduc Development Recreation Contribution Policy;
 - v. to repair or reinstate to original condition any private or public property including, but not limited to, street furniture, curbing, Sidewalk, boulevard Landscaping or trees which may be damaged or destroyed or otherwise harmed by Development or Building operations upon the site;
 - vi. to provide security acceptable to the Development Authority, to guarantee performance of the conditions imposed upon the Development Permit;
 - vii. to enter into a Development Agreement with the City which may require the Applicant to perform any of the tasks set out above, in addition to other matters; or
 - viii. to attend to all other matters the Development Authority considers appropriate.
- k) Register a caveat against the property being developed for compliance with a Development Agreement;

- I) whatever conditions the Development Authority considers appropriate including, but not limited to:
 - i. Landscaping requirements;
 - ii. Noise or nuisance attenuation;
 - iii. special parking provisions;
 - iv. location, appearance and character of a Building;
 - v. grading of a Site to protect Adjacent properties;
 - vi. conditions to manage regulations found in the Bylaw;
 - vii. any other condition to ensure that the proposed Development is compatible with surrounding Land Uses; or
 - viii. on-site water, sanitary, or storm servicing requirements.

12.4.10.3
Time Limitations on a Permit

The Development Authority may impose the condition that a proposed development is allowed temporarily on a time-limited basis.

12.4.11 Notice of Decision

12.4.11.1
Notice Timeline

The decision of the Development Authority on an application for a Development Permit shall be given to the Applicant on the same day a decision is made.

Where the decision is for an approval, the Development Authority shall issue the Development Permit to the Applicant on the same day the decision is made.

12.4.11.2
Notice of Refusal

If a Development Authority refuses an application for a Development Permit, a notice of refusal containing the reasons for the refusal shall be issued on the same day the decision is made.

12.4.11.3
Notice on an Approved Discretionary Use

When an application for a Development Permit is approved for a Discretionary Use in any Land Use District, the Development Authority shall

- a) post online a notice of the Discretionary Use approved. The notice shall contain:
 - i. the location for the property;
 - ii. the discretionary use approved;
 - iii. the date the permit was issued; and
 - iv. notice that an appeal may be made by a person affected by the decision within twenty-one (21) days of the date the Development Permit was issued.

Notices posted online shall appear within one (1) business day of the date of permit issuance, and remain posted for no less than until after the twenty-one (21) day appeal period has ended

- b) send a notice in the mail to property owners within a 61.0 m radius from the site, or greater distance at its discretion. The notice shall contain:
 - i. the location for the property;
 - ii. the discretionary use approved;
 - iii. the date the permit was issued; and
 - iv. notice that an appeal may be made by a person affected by the decision within twenty-one (21) days of the date the Development Permit was issued.

12.4.12 Validity of a Development Permit

12.4.12.1

Validity of a Development Permit

If an appeal is made to the Appeal Authority against the Development Permit, the Development Permit will cease to be in effect until the Appeal Authority approves or upholds the issuance of the Development Permit with or without conditions.

12.4.13 Display of a Development Permit

12.4.13.1

On-Site Information

During construction, a copy of the issued Development Permit or placard identifying the Development Permit shall be posted in a conspicuous location on Site.

12.4.14 Commencement and Completion Periods

12.4.14.1

Failure to Commence

If the Development authorized on an approved Development Permit is not commenced within twelve (12) months from the date of its issuance, or the Applicant has not obtained an approved Building Permit within twelve (12) months from the date of its issue, the Development Permit shall be deemed void.

12.4.14.2

Extension of Commencement Period

An Applicant may seek extension if they advise the Development Authority within 30 days prior to the expiry of such twelve (12) month period, that the Applicant desires an extension and the Development Authority grants an extension.

The Development Authority may grant up to a six (6) month extension of a Development Permit.

**12.4.14.3
Completion of
Development**

Development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Authority's approval of the Development Permit.

**12.4.14.4
Extension of Completion
Period**

An Applicant may seek extension by applying for and obtaining an extension from the Development Authority prior to the end of the twenty-four (24) month period.

12.4.15 Suspension or Cancellation of A Permit

**12.4.15.1
Reasons for Suspension or
Cancellation**

The Development Authority may suspend or cancel a Development Permit following its approval or issuance if:

- a) the application contains a misrepresentation;
- b) the fees have not been paid or a cheque is returned "NSF";
- c) facts have not been disclosed which should have been at the time of consideration of the application for the Development Permit;
- d) the Development Permit was issued in error; or
- e) the requirements or conditions of the Development Permit have not been complied with.

**12.4.15.2
Required Notice**

If the Development Authority suspends or cancels a Development Permit, the Development Authority must provide notice of the suspension or cancellation of the Applicant.

If the cancellation relates to the correction of a clerical error, then the Development Authority only needs to provide a copy of the rectified permit and not notice of the cancellation of the permit with clerical error.

**12.4.15.3
Cessation of Activities**

Upon receipt of the written notice of suspension or cancellation, the Applicant must cease all Development and activities to which the Development Permit relates.

12.4.16 Reapplication for a Development Permit

**12.4.16.1
Limits on Reapplication**

When an application or Development Permit is deemed refused, the submission of another application for the same or similar use on the same Parcel by the same or any other Applicant may not be made for a period of six (6) months from the date of issue of the refusal.

Determination of same or similar shall be by the Development Authority.

**12.4.16.2
Council Waiver**

Council may by resolution waive the 6 month waiting period.

12.4.17 Development Permit Securities

**12.4.17.1
Execution of a Security**

Before any Building permit is issued and before any construction is started the Applicant shall execute and deliver to the City the security, in the form of to the City a cash or cheque payment, or an irrevocable Letter of Credit, if required under the conditions of the Development Permit.

**12.4.17.2
Requirements of the Security**

The amount and duration of the irrevocable Letter of Credit or cash security required by the Development Authority will be outlined in the conditions of the Development Permit, and in alignment with the following:

- a) the Development Authority may require the Applicant to provide an irrevocable Letter of Credit or cash security in the amount of \$7000.00 for each as-built grading plan and each as-built Site servicing plan. The security will be released upon approval of the as-built grading and as-built site servicing plan by the City.
- b) the Development Authority may require an irrevocable Letter of Credit or cash security in the amount of 125% of the value of the Landscaping required for the Development.
- c) the Letter of Credit shall contain provisions for either a covenant by the issuer that if the issuer has not received a release from the City sixty (60) days prior to the expiry date of the security, then the security shall automatically be renewed, upon the same terms and conditions, for a further period of one (1) year.
- d) any irrevocable Letter of Credit shall allow for partial draws by the City, if the conditions of the Development Permit are not completed to the satisfaction of the Development Authority. .

**12.4.17.3
Security Reduction**

The landscaping security may be reduced to no less than 100% at the Development Authority's discretion.

**12.4.17.4
Issuance of Security**

The Letter of Credit shall be issued by a "chartered Bank" or a "Treasury Branch" or such other security as may be approved by the Development Authority.

**12.4.17.5
Holding Security**

The City shall hold security, without interest payable, until the conditions of the Development Permit have been met to the satisfaction of the Development Authority.

**12.4.17.6
Drawing on Security**

The City may draw on a cash security or an irrevocable Letter of Credit and the amount thereof shall be paid to the City for its use absolutely.

All expenses incurred by the City, to renew or draw upon any irrevocable Letter of Credit, shall be reimbursed by the owner/Developer to the City by payment of invoice or from the proceeds of the irrevocable Letter of Credit.

The City shall provide an accounting to the owner indicating how the draws of the irrevocable Letter of Credit or cash security were applied, within sixty (60) days of completing the conditions of the Development Permit.

**12.4.17.7
Insufficient Coverage**

In the event the owner/Developer does not complete the required conditions of the Development Permit and the cash security or the proceeds from the irrevocable Letter of Credit are insufficient for the City to complete the required work, should it elect to do so, then the owner/Developer shall pay such deficiency to the City immediately upon being invoiced.

If the owner/Developer does not pay the deficiency to the City the deficiency shall be applied to the tax role for the property in question as per the MGA.

**12.4.17.8
Release of Security**

Once all the conditions of the Development Permit pertaining to the security are met, the irrevocable Letter of Credit or cash security will be released.

12.5 Bylaw Amendments and Redistricting

12.5.1 Procedure for Amendments

12.5.1.1 Who May Apply	Any Person may apply to amend this Bylaw by making an application for a redesignation or text amendment to the Development Authority.
12.5.1.2 City-Led Amendments	Council or the Development Authority may initiate an amendment to this Bylaw affecting any parcel without the property owner's consent.
12.5.1.3 Act Requirements	Any amendment to this Bylaw shall be made pursuant to the Act .

12.5.2 Requirements for a Text Amendment Application

12.5.2.1 Appropriate Form	A text amendment application shall be made to the Development Authority on the prescribed form.
12.5.2.2 Validity of Information	The correctness of the information supplied shall, when required by the Development Authority, be verified by a Statutory Declaration.
12.5.2.3 Minimum Accompanying Requirements	The following shall accompany submission of a text amendment application: a) payment of appropriate fees; b) a statement of the reason for the request to amend the Bylaw; and c) a draft version of the proposed amendment.
12.5.2.4 Discretionary Accompanying Requirements	At its discretion, the Development Authority may also require with submission of a text amendment application: a) a statement describing how the Municipal Development Plan or any other relevant Statutory Plan affecting the application and this Bylaw have been considered; or b) any technical studies deemed necessary by the Development Authority.

**12.5.2.5
City-Led Exemptions**

Where an application is made by Council or the Development Authority, all other sections in [12.5.2 Requirements for a Text Amendment Application](#) shall not apply.

12.5.3 Requirements for an Application to Redistrict Land

12.5.3.1 Appropriate Form	A text amendment application shall be made to the Development Authority on the prescribed form.
12.5.3.2 Validity of Information	The correctness of the information supplied shall, when required by the Development Authority, be verified by a Statutory Declaration.
12.5.3.3 Minimum Accompanying Requirements	The following shall accompany submission of a text amendment application: a) payment of appropriate fees; b) signed landowner authorization when the applicant is not the landowner; c) explanation of what district for the land is sought and why the current district is unsuitable; d) a copy of the Certificate of Title for the lands affected; e) a properly dimensioned map showing the affected properties and the districts on adjacent lands; and f) when the district sought is a new direct control district, a draft version of the proposed regulations.
12.5.3.4 Discretionary Accompanying Requirements	At its discretion, the Development Authority may also require with submission of a text amendment application: a) conceptual drawings of any future Development on the property, including but not limited to a Site plan and elevations; b) a statement describing how the Municipal Development Plan or any other relevant Statutory Plan affecting the application and this Bylaw have been considered; or c) any technical studies deemed necessary by the Development Authority.
12.5.3.5 City-Led Exemptions	Where an application is made by Council or the Development Authority, all other sections in 12.5.3 Requirements for an Application to Redistrict Land shall not apply.

12.5.4 Amendment Review

- 12.5.4.1
Other Parties Involvement** Upon receipt of an amendment Application, the Development Authority may refer the application to any City Department or external agency it deems necessary for review and comment.
- 12.5.4.2
Other Documents to Prepare** The Development Authority may require, prior to considering a proposed amendment to this Bylaw, that the Applicant prepare an **Area Structure Plan** in accordance with the **Act** or an **Outline Plan** in accordance with the Municipal Development Plan.
- The Area Structure Plan or Outline Plan shall address all issues considered necessary for Development within the area covered by the Area Structure Plan or Outline Plan.

12.5.5 Advertising and Public Hearing

- 12.5.5.1
Bylaw Alignment** Advertisements shall be conducted in alignment with this Bylaw and the Advertising Bylaw.
- 12.5.5.2
Public Hearings** Public Hearings shall be conducted in alignment with the *Municipal Government Act*.
- 12.5.5.3
Sign Requirements** If the amendment is to redesignate an existing parcel away from any Land Use district other than UT – Urban Transition, then upon a date for a public hearing being set, the Development Authority may require the Applicant to erect a sign on the affected properties.
- a) the sign shall be a minimum 1.0 m² and located in a clearly visible location.
 - b) the sign shall be erected no less than fourteen (14) days ahead of the public hearing.
 - c) the sign shall detail the following information to the satisfaction of the Development Authority:
 - i. the legal description and/or municipal address of the site;
 - ii. proposed Land Use district(s);
 - iii. Permitted uses allowed under the proposed district;
 - iv. Discretionary uses allowed under the proposed district;
 - v. a statement on the intended use of the site;
 - vi. a map of the Site; and
 - vii. contact information for City of Leduc Planning and Economic Development department.

12.5.5.4
Development Authority
Notification

Where a Public Hearing is set for the redesignation of a parcel of land, the Development Authority shall provide a notice to:

- a) the property owner of the subject land; and
- b) all Adjacent property owners within a minimum 61.0 m radius.

12.5.6 Decision on Amendments

12.5.6.1
Decision Body

Amendments will be decided by Council in adherence to the *Municipal Government Act*.

12.5.6.2
Council Considerations

Council may consider in its decision:

- a) any presentation made at Public Hearing;
- b) any Statutory or Non-Statutory plans affecting the application and the provisions of the Bylaw; or
- c) any other relevant information or documents.

12.5.7 Reapplication Interval

12.5.7.1
Reapplication Interval

If Council refuses an application for a text amendment or redistricting of land, the City shall not accept another application on the same land for the same or similar purpose until six (6) months after the date of refusal.

12.6 Compliance Letters

12.6.1 Compliance Letter Applications

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| 12.6.1.1
Who Can Apply | The property owner or a person with legal or equitable interest in a property may apply for a Compliance Letter |
| 12.6.1.2
Application Requirements | <p>An application for a Compliance Letter shall include:</p> <ul style="list-style-type: none"> a) an application on the methods and forms prescribed by the Municipality; and b) a Real Property Report for the Site that is less than one (1) year old and is prepared by a registered Alberta Land Surveyor. <ul style="list-style-type: none"> i. where the submitted Real Property Report is greater than one (1) year and less than three (3) years of age, it must be accompanied by a Statutory Declaration from the property owner or an authorized agent verifying its accuracy. ii. real Property Reports three (3) years or older are not accepted and a new Real Property Report will be required. iii. the Municipality shall not cover any costs associated with the preparation of the Real Property Report. |
| 12.6.1.3
Development Authority Reliance | The Development Authority shall rely on the Real Property Report submitted by the Applicant in its evaluation. |

12.6.2 Compliance Letters

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| 12.6.2.1
Details of the Letter | <p>The Compliance Letter shall inform whether or not the Structures located on the property, and shown on the Real Property Report, are located on the property in accordance with the Setback regulations of this Bylaw and/or the Setbacks specified in any Development Permit which may have been issued for the property.</p> <p>Where the Compliance Letter identifies a property does not comply, the Development Authority shall notify of the steps required to bring the property under compliance.</p> |
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12.6.2.2 Compliance Letter Coverage	The Compliance Letter shall only cover those Buildings and Structures, or parts thereof, shown on the Real Property Report submitted by the Applicant.
12.6.2.3 Development Authority Refusal	The Development Authority may refuse to issue a Compliance Letter when, in their opinion, they do not have sufficient information to determine if a Building or Structure is located in accordance with the setback requirements or allowances.
12.6.2.4 Development Authority Liability	The Development Authority shall not be liable for any damages arising from the use of a Compliance Letter containing errors where the errors are the result of incorrect or incomplete information on the Real Property Report.

12.7 Variances

12.7.1 Variance to Regulations

12.7.1.1 General Establishment of Variance Powers	The Development Authority may approve or conditionally approve an application for a Development that does not comply with this Bylaw or is a non-conforming Building.
12.7.1.2 Limitations on Variance Powers	The Development Authority cannot issue a variance on anything identified in the Bylaw and not allowed to be varied
12.7.1.3 Variance Test	In considering a variance, the Development Authority may allow if in it's opinion the proposed development conforms with a use prescribed in the District and: a) the proposed Development would not unduly interfere with the amenities of the neighbourhood; or b) the proposed Development would not materially interfere with the use, enjoyment, safety, or value of neighbouring parcels of land.
12.7.1.4 Community Input	Prior to granting a variance, the Development Authority may request input on the proposed variance from adjacent or affected property owners.
12.7.1.5 Permit Requirements	If a variance is granted, the Development Authority shall specifically detail its nature and extent in the Development Permit.

12.8 Development Appeals

12.8.1 Procedure For Development Appeals

12.8.1.1

Things That Can Be Appealed

Any person affected may appeal the following:

- a) when the Development Authority refuses or fails to issue a Development Permit to a person;
- b) the conditions when the Development Authority issues a Development Permit subject to conditions;
- c) the discretionary use when the Development Authority issues a Development Permit for a discretionary use;
- d) the variance when the Development Authority issues a variance to the provisions of this Bylaw; or
- e) the Development Authority issues a Stop Order under the **Act**.

12.8.1.2

Appeal Deadline

An appeal must be filed with the appeal authority within twenty-one (21) consecutive days from the date of decision or issuance of the Development Permit.

12.8.2 Determination of Appeal Authority

12.8.2.1

Provincial Land and Property Rights Tribunal

The Provincial Land and Property Rights Tribunal will be the appeal authority where the land in question:

- a) contains, is adjacent to, or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site;
- b) is the subject of a license, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, or Alberta Utilities Commission license or approval;
- c) is the subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas; or
- d) is subject to any other circumstance described in the regulations under Section 694(1)(h.2)(ii) of the *Municipal Government Act*.

12.8.2.2
All Other Appeals

Whenever the land in question is not subject to any of the conditions noted in 12.8.2.1, then the Subdivision and Development Appeal Board (SDAB) is the appeal authority.

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12.9 Enforcement

12.9.1 Bylaw Enforcement

12.9.1.1 Offence	A person is guilty of an offence when allowing or commencing any Development: a) that contravenes, or does not comply with, the provisions of this Bylaw; b) that requires a Development Permit in the Bylaw that has not been issued; c) that is contrary to a Development Permit that has been issued or a condition of the permit; d) that is contrary to a Subdivision approval that has been given or a condition of the approval; or e) that contravenes a Stop Order.
12.9.1.2 Notice	After reasonable notice is given to the owner of land or a Building in accordance with the Act, a designated Officer of the City or their delegate may enter property at reasonable times to ascertain if the requirements of this Bylaw are being met.
12.9.1.3 Obstruction	A person shall not obstruct or hinder any person in the exercise or performance of the person's powers pursuant to this Bylaw.
12.9.1.4 Enforcement Fines	A person who is guilty of an offence or breach under this Bylaw is liable to a fine in an amount not less than \$500.00, and not exceeding \$10,000.00. Non-payment of the fine may result in imprisonment for not more than six (6) months.

12.9.2 Municipal Tags

12.9.2.1 Issuance of a Municipal Tag	A designated Officer may issue a municipal tag to any person who the Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
12.9.2.2 Form of Issuance	A municipal tag may be issued to such person: a) either in person; or b) by mailing a copy to such person at their last known post office address.
12.9.2.3 Details of Municipal Tag	A municipal tag shall be on a form approved by the City Manager and shall state: a) the name of the person issued to;

- b) the offence;
- c) the specified penalty established by this Bylaw for the Offence;
- d) that the penalty shall be paid within thirty (30) days of issuance of the municipal tag; and
- e) any other information that may be required by the City Manager.

12.9.3 Violation Tickets

12.9.3.1

Issuance of a Violation Ticket

If a Municipal ticket has been issued and if the specified penalty has not been paid within the prescribed time, then a designated Officer is authorized and empowered to issue a Violation Ticket pursuant to the Provincial Offences Procedure Act.

A designated Officer may issue a Violation Ticket to any person who the designated Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.

12.9.3.2

Details of Municipal Tag

If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:

- a) specify the fine amount established by this Bylaw for the offence; or
- b) require a person to appear in Court without the alternative of making a voluntary payment.

12.9.3.3

Voluntary Payment

A person who commits an offence under a Violation Ticket may make a voluntary payment by submitting to a Clerk of the Provincial Court, on or before the initial appearance date indicated on the Violation Ticket, the specified penalty set out on the Violation Ticket:

- a) if a Violation Ticket is issued in respect of the offence; and
- b) if the Violation Ticket specifies the fine amount established by this Bylaw for the offence.

12.9.4 Stop Orders

12.9.4.1

Issuance of a Stop Order

When an offence has been or is being committed, the Development Authority may issue a Stop Order.

12.9.4.2

Requirements of the Order

When issuing a Stop Order, the written notice shall order the owner, the person in possession of the land or Building, the person responsible for the contravention, or any or all of them to:

- a) stop the Development or use of land that is contrary to the Bylaw;
- b) demolish, remove or bring the Development into compliance with the Bylaw;
- c) carry out any other actions required by the notice so that the Development complies with the provisions of this Bylaw; and
- d) complete the actions in the notice before a date set out in the notice.

**12.9.4.3
Appeal of an Order**

The Stop Order shall make the recipient of the Stop Order aware of the option to launch an appeal to the appropriate Appeal Authority.

**12.9.4.4
Failure to Comply**

If a person fails or refuses to comply with a Stop Order, the Development Authority may take action as outlined in the **Act**.

**12.9.4.5
Further Actions By The
Development Authority**

If a person fails or refuses to comply with an order, the Development Authority may:

- a) obtain an injunction from an Alberta Court to enforce the Order and the Bylaw;
- b) register a caveat under the Land Titles Act in respect of the order;
- c) enter into or upon the land or building pursuant to Section 542 of the **Act**, and take any action necessary to carry out the order under Section 646 of the **Act**; and
- d) the cost of action or measure will be:
 - i. charged to the registered owner of the land; and
 - ii. added to the tax roll of the lands owned by the registered owner and collected in like manners as taxes owed against the property.

**12.9.4.6
Collection of Fines**

The Development Authority is authorized and directed to take whatever action is required to collect fines levied for offences of the Bylaw.

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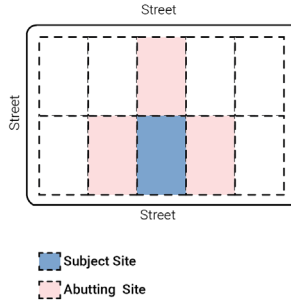
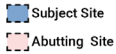
Definitions

Definitions

Definitions identify key terms used throughout the **Land Use** Bylaw, including a general glossary of terms and **Land Use** definitions.

Jump to:

[A](#), [B](#), [C](#), [D](#), [E](#), [F](#), [G](#), [H](#), [I](#), [J](#), [K](#), [L](#), [M](#), [N](#), [O](#), [P](#), [Q](#), [R](#), [S](#), [T](#), [U](#), [V](#), [W](#), [X](#), [Y](#), [Z](#)

Term	Definition
A	
Abutting	means immediately contiguous to and when used with respect to a Lot or Site, means that the property line or boundary of the Lot or Site is shared.   ■ Subject Site ■ Abutting Site
Accessibility Features	means physical design elements incorporated into a Site or Building to ensure safe, independent, and equitable access for individuals of all ages and abilities, including those with mobility, sensory, or cognitive disabilities.
Accessory Development	means a Building , Structure , or use that is subordinate to, incidental to, and located on the same Site as the Primary Building or use; including Outdoor Storage . Where a Structure is attached to a Primary Building on a Site by a roof, an open or enclosed Structure , a floor or Foundation , or any Structure below Grade allowing access between the Building and the Structure , it is considered part of the Primary Building . Accessory Structures may include sheds and sea cans, detached garages, pool houses, saunas, or backyard studios, children's play Structures that are enclosed or other similar Structures.
Act	means the Municipal Government Act, RSA 2000, c M-26, as amended.
Active Use	means uses on the ground floor of Buildings that provide a mix of uses to support active pedestrian environments. Active uses include Commercial Uses, Institutional uses, or other public uses and lobbies. Active uses may also include private amenity spaces or ground oriented Dwelling units with front doors that provide direct access to public space.
Adjacent	means contiguous or would be contiguous if not for a river, stream, railway, road, Utility right-of-way, Utility Lot , or Reserve Land .
Administrative Review	means the review of an application in accordance with section 12.0 Administration .
Adult Entertainment Facility	means Development that provides services which are of sexual intent including live entertainment with nudity or partial nudity with sexual intent.
Agriculture	means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes:

- a) The cultivation of land.
- b) The raising of livestock, including domestic cervids within the meaning of the Livestock Industry Diversification Act and poultry.
- c) The raising of fur-bearing animals, game birds or fish.
- d) The production of agricultural field crops.
- e) The production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops.
- f) The production of eggs and milk.
- g) The production of honey.
- h) The operation of agricultural machinery and equipment, including irrigation pumps.
- i) The application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes.
- j) The collection, transportation, **Storage**, application, use, transfer and disposal of manure, composting materials and compost, and the abandonment and reclamation of confined feeding operations and manure **Storage** facilities. **Agriculture**.

Cannabis Production and Distribution shall not be considered or included under the definition of **Agriculture**.

Air Supported and Fabric Covered Structure	means an accessory Building where the outer shell is supported by artificially produced and constantly maintained air pressure above local atmospheric level or the outer shell is made of artificial fabric spanned across rigid trusses. This use class is excluded from all Residential Districts, Mixed-Use, and Historic main Street Districts.
Airport	means Edmonton International Airport , in the Province of Alberta.
Airport Operator	means the Edmonton Regional Airports Authority established as a corporation under the Regional Airports Authorities Act R-9 RSA 2000, as amended, or a successor to that corporation.
Airport Vicinity Protection Area	means the area established under the Edmonton International Airport Vicinity Protection Area Regulation A.R. 55/2006, as amended or replaced.
Applicant	means the Owner , or an agent, person, firm or company acting on the Owner's behalf or authorized by the Owner to apply for a Development Permit, Building permit, Subdivision , or Land Use Bylaw amendment.
Area Redevelopment Plan	means a Statutory Plan adopted by Council by bylaw pursuant to the Act that provides a framework for the preservation, rehabilitation, improvement, redevelopment, or future Development of land and Buildings within a defined redevelopment area, including proposed land uses, infrastructure, public services, and other matters necessary to guide redevelopment.
Area Structure Plan	means a Statutory Plan adopted by Council by bylaw pursuant to the Act that provides a framework for the future Subdivision and Development of a defined area, including the proposed sequence of

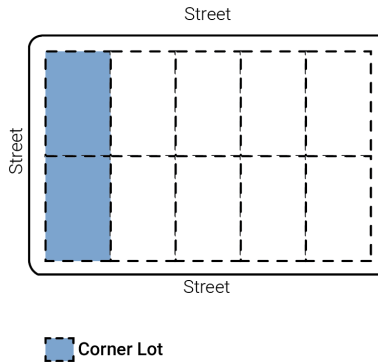
	Development , Land Uses, population Density , and the general location of major transportation routes and public utilities.
Attached Buildings	means Buildings that are attached to other Buildings side-by-side along a shared Lot line with common party walls. This includes Semi-Attached Buildings that have one (1) common Party Wall such as Semi-Attached and Double Attached Buildings that have two (2) common party walls such as Townhouses.
	
Awning	means a sheet of canvas or other material that stretches over a frame and is used to keep the sun, rain, or snow off windows, doorways, patios, or decks.
B	
Backyard Housing	means a Building containing one or more Dwellings, located wholly within the rear Yard , and partially or wholly within the rear Setback of a residential Site .
Balcony	means an outdoor platform accessed from an upper Storey door. Balconies may project from the side of the Building or be partially enclosed by Building Facades.
Bar	means Development where the primary purpose is the sale of alcoholic beverages for consumption within the premises or off the Site . This Land Use typically has a limited menu, and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Typical uses include neighbourhood pubs, Bars, dance clubs, beverage rooms, and cocktail lounges including the small-scale production of beer, wine, spirits, or other alcoholic beverages, with on- Site tasting and ancillary retail sales of the beverages. This use may also include late night clubs with no alcohol sales.
Bed and Breakfast	means a single Dwelling in which no more than four (4) guest rooms are made available by the resident of the said Dwelling for the temporary accommodation of travellers. Bed and Breakfasts typically offer prepared meals to travellers as part of their stay.
Blank Wall	means an exterior Building wall with no openings and a single material and uniform texture on a single plane.

Block	means a unit of land bounded by Streets or by a combination of Streets and public lands, railroad right-of-way, waterways or any barrier to the continuity of Development , but shall not include in the calculation of the Block size measurement the barriers creating the boundary.
Building	means anything constructed or placed on, in, over or under land but that is wholly or partially enclosed, featuring a roof supported by walls, columns, or other structural framework and fastened to a Foundation .
Building Mass	means the three-dimensional bulk of a Building : Height , width, and depth.
Building Separation	means the minimum distance between two Buildings on adjoining Parcels of Land as specified under the Alberta Safety Codes Act S-1 RSA 2000, as amended.
Buildings, Compact Mid-Rise	means a Building between 4-6 Storeys in Height .
Buildings, High-Rise	means a Building greater than 8 Storeys in Height . A High-Rise Building is composed of three components: a) Base Building: provides the primary Street interface with the Street, acting as a podium for the Tower, which is typically Setback from the Base Building; b) Tower: the slender portion of the Building, typically rising above the base Building; and c) Tower Top: is the upper termination of the Building with architectural features and or mechanical functions.
Buildings, Low Rise	means a Building that is 4 Storeys or less in Height .
Buildings, Mid-Rise	means a Building between 5-8 Storeys in Height .
Built Heritage Resource	means the Structure, Building , or group of Buildings of historical, cultural, or religious significance.

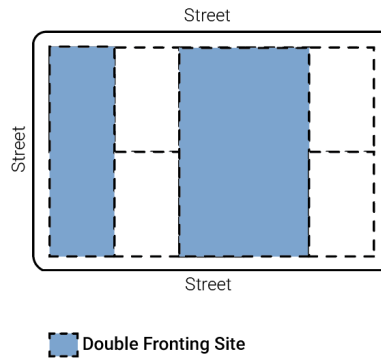
C

Campground	means the Development of land used to provide outdoor spaces to the public for temporary accommodation in holiday trailers, motor homes, tents, campers and similar Recreational Vehicles, and is not used as year-round Storage or accommodation for residential use.
Cannabis Production and Distribution	means a Development operated by a person who holds a license under the federal act that authorizes the person to produce cannabis. Typical activities would include the production, cultivation, processing, making, testing, manufacturing, packaging, storing, and transshipping of Cannabis in conformity with all federal and Province of Alberta Acts.

Cantilever	means a rigid structural element, like a beam or slab, that is firmly anchored at only one end while the other end projects out into space without any direct vertical support beneath it.
Cemetery	means a Development where land is used primarily as landscaped Open Space for burying the deceased, and may include the following Accessory Developments : cinerariums, columbariums, mausoleums, and Buildings used for funeral services. Typical uses include memorial parks, burial grounds and gardens of remembrance.
Change of Use	means the act of changing the use occupying a Building or Parcel of Land to a different use. A change occurs whenever: d) The occupant of a single-tenant Building or Parcel changes the use to a different use as defined within this Bylaw; e) the occupant of a tenant space, in a multi-tenant Building, changes to a use not currently existing in another tenant space of the Building or a use that did not previously exist in the Building within the last twelve (12) months; a) the use previously existing in a Building or Parcel has been Discontinued for a period of twelve (12) months; or b) a different use that did not previously exist on the property is proposed.
Chief Administrative Officer	means a person appointed to a position by Council under Section 205 of the Act , as amended.
Child Care Facility	means Development used for the provision of personal care, maintenance, supervision or Education for children without overnight accommodation. This includes daycare centres, nurseries, kindergartens, nursery schools, play schools, and other similar uses. This use does not include home based child care.
Commercial Storage Facility	means a single Building Storage facility in which all Storage is indoors with an interior loading and unloading dock. Exterior Storage is not permitted except for licensed vehicles that may be parked for extended periods of time, but does not include Recreation Vehicles. The Building will be of a single- or multi- Storey design with a higher exterior architectural standard suitable to a commercial usage area.
Community Service Facility	means Development for use by the public or public groups for cultural or community activities. Typical uses include museums, libraries, places of worship, YMCA/YWCA, tourist information/ interpretive centres and multi-purpose facilities and public clubs.
Compatibility	means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Some elements affecting Compatibility include Height , scale, mass and bulk of Buildings and Structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and Parking impacts. Other important characteristics that affect Compatibility are Landscaping , lighting, Nuisance , and architecture. Compatibility does not mean "the same as". Rather, Compatibility refers to the sensitivity

	of Development proposals in maintaining the use and enjoyment of existing Development .
Contractor Service	means Development used to provide Building construction, Landscaping , concrete and electrical, Excavation , drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature with limited Outdoor Storage that is accessory to the primary use.
Corner Lot	means a Lot located at the intersection of two Public Roads, other than a Lane .
 The diagram shows a grid of lots. A 2x2 grid of lots is highlighted in blue at the intersection of two streets. The streets are labeled 'Street' on the top and bottom, and 'Street' on the left and right. A legend below the grid shows a blue square labeled 'Corner Lot'.	
Council	means the Council of the Municipality of the City of Leduc, as defined in the Act , as amended.
Crime Prevention Through Environmental Design (CPTED)	means an approach to and principles for designing Buildings, Streets, Parks, and public spaces so they feel safer and make crime less likely to occur. It uses simple design choices, such as good lighting, clear sightlines, visible entrances, active public spaces, and well-maintained surroundings, to improve safety and discourage unwanted activity.
Crematorium	means Development where the Buildings or Structures are used to cremate human or pet remains.
Curb Cut	means the lowering of a curb, Sidewalk or boulevard to provide vehicular access to a Parcel.
D	
Dangerous or Hazardous Goods	means a product, substance, or organism listed in the Dangerous Goods Transportation and Handling Act and by the Major Industrial Accidents Council of Canada, as amended.
Deck	means an uncovered platform that is raised more than 0.6 m, and measured from, finished Grade to top of the Deck surface.
Density	means the number of Dwelling units within a specific, defined area of land, and is typically measured in units per net residential hectare.
Design Plan	means a plan that describes how a Parcel of Land is to be developed and its Compatibility with the surrounding area. A Design Plan illustrates the surrounding context which includes information such as existing and proposed Land Uses (with Building form and Building Height), natural or manmade constraints, the roadway network and the

	pedestrian circulation. A Design Plan is required to accompany a Development Permit Application for Developments within the Mixed-Use Land Use District for Residential Multi-Unit and Condominium Developments.
Designated Officer	means the Development Officer, Bylaw Enforcement Officer, or any other official appointed by Council to enforce the provisions of this Bylaw.
Development	means: a) an Excavation or stockpile and the creation of either of them; b) a Building or an addition to or replacement or repair of a Building and the construction or placing of any of them in, on, over or under land; c) a Change of Use of land or a Building or an act done in relation to land or a Building that results in, or is likely to result in, a change in the use of the land or Building; d) a change in intensity of use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the intensity of use of the land or Building; e) as defined in the Act, as amended.
Development Authority	means a Development Authority established pursuant to the Act as amended.
Development Footprint	means the land area covered by Buildings, Streets, Parking areas and other typically impermeable surfaces.
Development Permit	means a document that is issued under this Land Use Bylaw and authorizes a Development , as defined in the Act , as amended.
Discontinued	means the time at which, in the opinion of the Development Authority , substantial construction activity, a Non-Conforming Use or a conforming use has ceased.
Discretionary Use	means a Land Use , Building , or Structure that is not automatically allowed but may be approved by the Development Authority under the applicable Land Use District, with or without conditions, or may be refused, in accordance with this Bylaw and the Act .
Double Fronted Building	means Buildings that have more than one Frontage with Building entrances accessible to the general public. This may include Buildings on Corner Lots and/or Buildings with Frontages onto both a Street and an internal Parking Lot .
Double Fronting Site	means a Site on which a Front Yard Setback is required onto more than one Street , but also includes a Site which abuts two public Streets, except Lanes, which are parallel or nearly parallel where Abutting the Site .



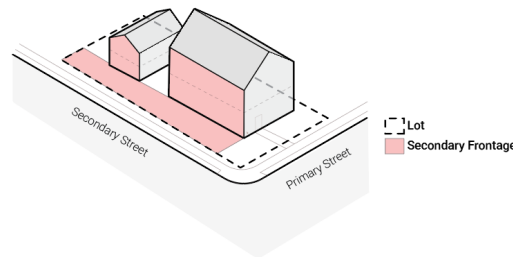
Drainage Swale	means a landscaped or engineered depression in the ground that is graded to collect and convey stormwater runoff from a Lot or Development to a storm sewer, watercourse, or other approved drainage facility, and may include vegetation or erosion control measures.
Drip Line	means the boundary on the ground directly beneath the outermost edge of a tree's canopy.
Drive Through Service	means a convenience-based business model that allows customers to order, pay for, and receive products or services without ever leaving their vehicle.
Dwelling Unit(s)	means a Building or a portion of a Building containing One (1) or more rooms used as a bedroom, bathroom, living room, and kitchen which make a self-contained residence. This includes Single Detached Dwelling, Duplex side-by-side, Duplex Stacked, Triplex, Fourplex, Townhouse, Apartment, Multi-Unit Development , and Accessory Dwelling Units such as Garage suite, Garden Suite, and Secondary Suite.
E	
Easement	means an Easement , interest or right held by a Municipality for the purpose of locating the system or works of a municipal public Utility, as defined in the Act , as amended.
Eave	means the lowest edge of a sloped roof that overhangs the vertical main wall of a Building .
Education	means a Development that has rooms to educate, train, or instruct children or adults. It may include administrative offices, Food Services , or other related facilities. This use does not include private facilities used for training and instruction in a specific trade, skill, service or artistic endeavour such as a commercial school. Typical examples include community colleges, public and private elementary and secondary schools, charter schools, universities, and their administrative offices.
Elevation	means a drawing made in Projection on a vertical plane to show a Building Frontage .

Emergency Response Service	means a Development where police, fire, ambulance, and publicly operated emergency medical services are provided.
Employees	means the total number of persons reasonably anticipated to be employed in a Building or on a Parcel of Land during normal periods of use.
Excavation	means any breaking of ground but does not include Landscaping for a use in which a Development Permit has been issued, common ground care or agricultural cultivation.
Extent Reasonably Feasible	means that, under the circumstances, reasonable efforts have been undertaken to comply with the regulation, but that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm, Nuisance , or adverse impacts resulting from noncompliance with the regulation.
External Illumination	means an external light source directed to illuminate the exterior surface of a Sign.
F	
Façade	means the exterior Building face. Typically, the Façade of interest is that surface that serves as the front of that Building and faces a Building's primary Street . Buildings on the Corner of two Streets present two public façades.
Fence	means a vertical physical barrier constructed to prevent visual intrusion, sound abatement or unauthorized access.
Flood Plain	means the area of land along a river, stream or creek that is potentially at risk of flooding from time to time, based on a 1:100-year event as established by the City and/or the Province of Alberta.
Floor Area	means the sum of the areas of all above Grade floors of a Building measured to the glass line, or where there is no glass line, to the outside surface of the exterior walls, or where Buildings are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a Building that do not contain a floor including atriums, elevator shafts, stairwells, basements, attached garages, sheds, open Porches, breezeways and similar areas.
Floor Area Ratio (FAR)	means the numerical value obtained by dividing the Floor Area of all Buildings on a Site , excluding Parking Structures, by the total area of the Site .
Floor Plate	means the total usable square footage and layout of a single, continuous level of a Building . It encompasses both the net usable space for occupants and the central core (elevators, Stairs , and utility shafts), measured from the exterior walls.

Food Services	means the Development where the primary purpose is the sale of prepared foods and beverages to the public, for consumption within the premises or off the Site . This use may include a secondary use for small scale production of beer, wine, spirits, or other alcoholic beverages, with on- Site tasting and may include ancillary retail sales of the beverages. This Land Use does not include Bars. Typical examples include fast food, café, restaurants, and mobile vendors such as food trucks.
Foundation	means the lower portion of a Building usually concrete or masonry and includes the footings, which transfer the weight of and loads on a Building to the ground.
Front Lot Line	means the property line separating a Lot from an Abutting Public Roadway other than a Lane . In the case of a Corner Lot , all property lines Abutting a Public Roadway, other than a Lane , are considered Front Lot Lines.
Frontage	Frontage means that portion of a Lot or Site that abuts a Street, comprising the abutting Lot line, the Yard or Setback area between that Lot line and the Building, and the corresponding face of the Building. Where a Site abuts more than one Street, each such abutment is a separate Frontage, designated under this Bylaw as either the Primary Frontage or a Secondary Frontage . Where used to calculate Site Width or another dimension, Frontage means the length of the Lot line comprising the abutment.
	The diagram shows a 3D perspective of a lot with a building. The lot is bounded by a Primary Street on one side and a Secondary Street on the other. The building is situated within the lot. The frontage of the lot along the Primary Street is highlighted in blue and labeled 'Primary Frontage'. The frontage of the lot along the Secondary Street is highlighted in pink and labeled 'Secondary Frontage'. A legend indicates that the blue area represents the 'Primary Frontage' and the pink area represents the 'Secondary Frontage'.
Frontage, Primary	means the Lot line Abutting the Primary Street from which a Lot derives its principal address, including the abutting Lot line, the Yard between that Lot line and the Building , and, where a Building exists, the corresponding Building face. For a Corner Lot , the Primary Frontage extends to include the corner area of the Lot formed by extending the front Building Façade line to the intersecting Street.
	The diagram shows a 3D perspective of a lot with a building. The lot is bounded by a Primary Street on one side and a Secondary Street on the other. The building is situated within the lot. The frontage of the lot along the Primary Street is highlighted in blue and labeled 'Primary Frontage'. The frontage of the lot along the Secondary Street is highlighted in pink and labeled 'Secondary Frontage'. A legend indicates that the blue area represents the 'Primary Frontage' and the pink area represents the 'Secondary Frontage'.

Frontage, Secondary

means any **Frontage** of a **Lot** or **Site**, other than the **Primary Frontage**, that fronts a public **Street**, including the flanking side of a **Corner Lot**, an additional **Street** frontage on a **Double Fronting Site**, or a **Side Yard** deemed to be a Secondary Frontage under this Bylaw. Secondary Frontage includes the abutting **Lot** line, the **Yard** between that Lot line and the **Building**, and the corresponding **Building** face.

**G****Garage**

means an Accessory **Building**, or part of a Primary **Building**, designed and used primarily to store vehicles and includes carports.

General Industrial – Light

means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk **Storage**, trucking and equipment facilities, or any industrial activities primarily within a **Building** and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts outside an enclosed **Building** or beyond the **Site** that would make the use incompatible with **Adjacent** nonindustrial uses. These uses are low risk prone activities, with no Dangerous Goods above minimum acceptable thresholds.

General Industrial – Medium

means the processing, manufacturing, or compounding of materials, products, warehousing or bulk **Storage**, trucking and equipment facilities, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond Siter boundary.

General Industrial – Special

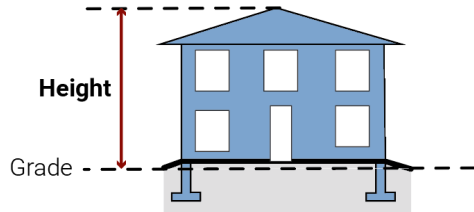
means industrial operations similar to those classified as **General Industrial – Medium**, but which include risk activities with Dangerous and Hazardous Goods.

Government Service

means **Development** providing Crown corporation, or municipal, provincial, or federal government services directly to the public. Typical uses include taxation offices, courthouses, postal stations, employment offices, and social service offices. It does not include **Emergency Response Service**, Detention and Correctional Services.

Grade

means the ground **Elevation** established for the purpose of regulating the number of Storeys and the **Height** of a **Building**. The **Building Grade** shall be the **Elevation Adjacent** to the walls of the **Building** if the finished **Grade** is level. If the ground is not entirely level the **Grade** shall

	be determined by averaging the Elevation of the ground for each face of the Building .
Gross Vehicle Weight (GVW)	means the total weight of a vehicle, including its maximum allowable load.
H	
Hard Surfacing	means asphalt, concrete, paving stone or similar material that is used in the construction of a Driveway or Parking area. Gravel is not considered Hard Surfacing. On driveways Hard Surfacing may include porous pavers.
Health Service	means Development that provides physical or mental health services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical activities include medical and dental offices, health clinics, and counseling services.
Height	means the vertical distance between Grade and the highest point of a Building ; excluding elevator housing, mechanical housing, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a firewall, a Parapet Wall, a flagpole, or similar device not structurally essential to the Building .
	
Home Based Business – Major	means secondary to the residential use of a Dwelling Unit and /or accessory Structure for the purpose of a business where business activities do not affect the residential character of the property. This Land Use allows client visits but does not include repairs or maintenance to vehicles, recreational vehicles or equipment, which involve mechanical, painting, or structural work.
Home Based Business – Minor	means secondary to the residential use of a Dwelling Unit for the purpose of a business where business activities do not affect the residential character of the property and has no client visits to the property. This Land Use does not include repairs or maintenance to vehicles, recreational vehicles or equipment, which involve mechanical, painting or structural work.
Hospital	means an institutional Development used to provide in-patient and out-patient health care to the public. Typical Developments include a community health centre and a full-service Hospital .
Hotel & Motel	means a Development used to provide temporary sleeping accommodation to the public, and may also contain eating and drinking establishments, conference and banquet facilities, Personal Services,

	retail stores and other guest services. Typical Development includes a hotel, hostel, or motel and may not be the Primary residence of anyone staying at the Hotel & Motel .
Household	means a person or group of persons who occupy the same Dwelling and do not have a usual place of residence elsewhere. A Household may consist of a census family, a family group which may include two or more related census families, two or more of unrelated individuals, or a person living alone.
Human Services	means an establishment that provides services to persons in need of assistance or medical treatment due to age, physical or mental disability, illness, or injury but does not include uses designed to provide supervision, rehabilitation, and reintegration programs. Typical uses include Assisted Living facility and group home.
I	
Illumination	means lighting by artificial means.
Indoor Entertainment – General	means a Development where people gather indoors for entertainment purposes. Supporting activities may include merchandise, food, or beverage sales. This activity is typically a local or district attraction, is likely to have minimal off- Site impacts, and may create minimal Nuisance . Typical uses include arcades, bowling alley, bingo halls, billiard/pool halls, gyms, indoor mini-golf, movie theatres, etc.
Indoor Entertainment – Large	means a Development where people gather indoors for entertainment purposes that typically require large spaces due to the scale and complexity of the entertainment use. Supporting activities may include merchandise, food, or beverage sales. This activity is typically a regional or city-wide attraction due to its scale, combination of multiple Indoor Entertainment - General uses, or is likely to have major off- Site impacts or create a Nuisance .
J	
K	
Kennel	means a Development for the purpose of boarding small animals normally considered as Household pets for periods of greater than 24-hours and includes outside enclosures, pens, runs, or exercise areas. This Land Use may also include training, grooming, impounding/quarantining facilities, animal shelters and retail sales of associated products.
L	
Land Use	means the purpose or activity for which a piece of land or its Buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Landscaping	means the preservation or modification of the Natural Features of a Site through the placement or addition of any or a combination of the following: a) Soft Landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings; b) Hard Surfacing elements such as bricks, pavers, shale, crushed rock, concrete, asphalt, or other suitable materials in the form of Patios, Walkways, Driveways, and paths; c) architectural elements such as fencing, walls, and sculpture; and d) grading.
Lane	means a narrow Street intended chiefly to give access to the rear of Buildings and Parcels of Land, also known as an alley, as defined by the Traffic Safety Act, RSA 2000, c T-6, as amended.
Legal Non-Conforming Building	means a Building: a) that is lawfully constructed or lawfully under construction at the date that a Land Use Bylaw or any amendment thereof affecting the Building or land on which the Building is situated becomes effective; and b) that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a Building under construction, will not comply with the Land Use Bylaw, as defined in the Act, as amended.
Loading Space	means an off-Street space on the same Site as a Building or group of Buildings, for the temporary Parking of a commercial vehicle while commodities are being loaded or unloaded.
Lot	means: a) a quarter section; b) a river Lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a Land Titles Office; c) a settlement Lot shown on an official plan, as defined in the Surveys Act, that is filed in a Land Titles Office; d) a part of a Parcel of Land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal Subdivision; or e) a part of a Parcel of Land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a Plan of Subdivision, as defined in the Act, as amended.
M	
Manufactured Home	means a prefabricated detached Dwelling Unit that is transportable. This definition applies to both single section and multi-section models but does not apply to homes built using Modular Construction, Recreational Vehicles or industrial camp trailers.

Marquee	means a permanent roof-like Structure projecting from the exterior wall of a Building over an entrance or Sidewalk , typically constructed of rigid materials and supported from the Building or by columns, and intended to provide weather protection and may incorporate Signage or lighting.
Modular Construction	means a residential Building of one or more sections constructed within a factory and transported to a Site to be permanently installed on a Foundation . A modular home shall be considered a detached single-family Dwelling providing it meets all of the architectural and provincial construction requirements of single family dwellings as outlined within this Bylaw but does not include a Manufactured Home or mobile home.
Multi-Unit Development	means a Development of more than four (4) Dwellings, commercial or industrial uses developed on a Site that includes common property, such as, but not limited to, communal parking areas, Driveways, private roadways, Amenity Areas or maintenance areas that are shared. Typical Multi-Unit Developments include rental projects and conventional Condominium Developments, developed in accordance with the Condominium Property Act, RSA 2000, c. C-22.
Municipal Development Plan	means a plan adopted by Bylaw under the Act .
Municipal Tag	means a ticket alleging an offence, issued pursuant to the authority of this Land Use Bylaw.
Municipality	means the Corporation of the City of Leduc, or the area contained within the boundaries of the City of Leduc, in the Province of Alberta.
N	
Natural Conservation	means land areas to protect sensitive natural features and/or areas of cultural or scenic value. Without restricting the generality of the foregoing, this would include for example: environmentally sensitive areas, wilderness areas, natural areas, ecological reserves and archaeological sites.
Natural Conservation	means land areas set aside for outdoor recreation, or to protect sensitive Natural Features and or areas of cultural or scenic value. Without restricting the generality of the foregoing, this would include for example: parks, environmentally sensitive areas, wilderness areas, natural areas, ecological reserves and archaeological sites.
Natural Feature	means any tree, plant life, water feature, natural Open Space , rock outcropping or view corridor which presents vistas to a Natural Feature . Natural Features include wetlands, forests, ravines, rivers, valleys and associated wildlife habitat areas along the edge of, or which support significant ecological functions within, the Natural Feature .
Natural Resource Development	means Development for the removal, extraction and primary processing of natural resources. Typical uses in this class include

	gravel pits, sandpits, clay pits, oil and gas wells, coal-mining and stripping of topsoil. This use class does not include the processing of raw materials transported to the Site .
Non-Conforming Use	means a lawful specific use: - being made of land or a Building or intended to be made of a Building lawfully under construction, at the date a Land Use Bylaw or any amendment thereof, affecting the land or Building becomes effective; and - that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a Building under construction, will not comply with the uses permitted in the Land Use Bylaw. As defined in the Act, as amended.
Nuisance	means anything that in the opinion of the Development Authority interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.
O	
Occupancy	means the use or intended use of a Building or part thereof for the shelter or support of persons or property.
Open Space	means a landscaped area of land that is not occupied by buildings or Structures and is intended to remain predominantly unobstructed for public use in perpetuity, regardless of ownership.
Outdoor Entertainment	means a Development where people gather outdoors for entertainment purposes that typically require large spaces. Supporting activities may include merchandise, food, or beverage sales. These activities may create a Nuisance . Typical uses include outdoor theatres, drive-in theatres, amusement parks; go-kart tracks, outdoor mini-golf, outdoor events and exhibitions.
Outdoor Storage	means the continuous or temporary keeping of goods, vehicles, equipment, or materials outside of an enclosed Building including small scale Storage areas Adjacent to Buildings, as well as commercial Lots used for logistics, construction, and fleet Parking .
Outline Plan	means a non-statutory planning document that provides a detailed framework for the future Subdivision and Development of a defined area, including the proposed pattern of Land Uses, Lots and Blocks, transportation networks, parks and Open Space , municipal infrastructure, servicing, and other matters necessary to guide subsequent Subdivision and Development applications. An Outline Plan is adopted by resolution of Council , Pursuant to the Act , and is otherwise equivalent to a "Conceptual Scheme" as described in the Act .
Overlay	means additional regulations superimposed on specific areas of the Land Use District Map, which supersede or add to the regulations of the underlying Land Use District.
Owner	means a person or entity who owns a property.

P

Parapet Wall	means that part of an exterior wall or firewall extending above the roof line, or a wall that serves as a guard at the edge of a Balcony or roof.
Parcel or Parcel of Land	means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a Land Titles Office, as defined in the Act , as amended.
Parking	means the standing or Storage of a motor vehicle, whether occupied or unoccupied, for a period of time other than for the immediate purpose of loading, unloading, or actively boarding or exiting passengers.
Parking Facility	means a Parking Lot or Structure intended for the Parking of multiple vehicles. It does not include the required Parking spaces on a Residential Site with four (4) or fewer Dwellings. This Land Use may be the Primary Use on a Site or an accessory use. Park and Ride facilities are included in Parking Facilities.
Parking Structure	means a Parking Facility that is organized into an above ground multi-story Building . This can be integrated entirely or partially into another Building , or as a partially open or entirely open standalone Building .
Parks and Trails	means a Development where land is publicly accessible and used for active or passive recreation. These may include facilities, playing fields, buildings and other Structures that serve a recreational purpose of the park. Typical examples include open green spaces, pedestrian trails and paths, picnic grounds, Plazas, sports fields, and associated Structures such as band shells, ice rinks, outdoor pools, playgrounds, and spray parks.
Party Wall	means either: - a wall erected at, or upon, a line separating two Parcels of Land, each of which is, or is capable of being, a separate legal Parcel subdivided under the Act; or - a wall separating two Dwellings, each of which is, or is capable of being, a separate legal Parcel divided under the Condominium Property Act.
Patio	means a surfaced outdoor area less than 0.6 m from finished Grade, designed for passive recreation, seating, or dining purposes, and not enclosed by permanent walls or a roof. A Patio may include accessory features such as railings, planters, or removable furnishings. Seasonal enclosures during winter months are permitted, provided they are temporary in nature.
Peace Officer	means a Peace Officer as defined in the Provincial Offences Procedure Act P-34 RSA 2000, as amended.
Permitted Use	means those uses of land, Buildings or Structures for which Permits must be issued by the Development Authority , if the Development meets all applicable regulations.

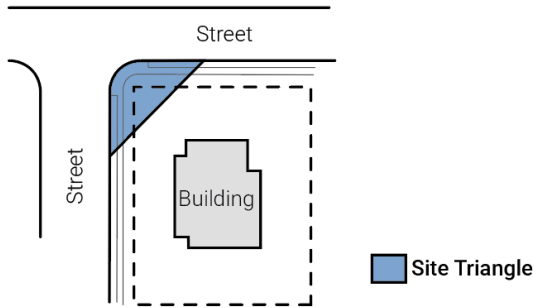
Plan of Subdivision	means a plan of survey prepared in accordance with the Land Titles Act for the purpose of effecting a Subdivision , as defined in the Act , as amended.
Plaza	means an open publicly accessible space, typically designed as a gathering space, that features hardscaping to encourage walking and gathering.
Porch	means an entrance Structure typically attached to the front or sides of a residential Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the Structure may be enclosed by solid walls and/or windows.
Primary Building or Use	means a Building or use that, in the opinion of the Development Authority: a) Occupies the major or central portion of a Site; b) is the main Building or use among one or more Buildings or uses on a Site; or c) constitutes, by reason of its use, the primary purpose for which the Site is used. There shall be no more than one (1) Primary Building or Use on each Site, unless permitted otherwise in this Bylaw.
Private Outdoor Amenity Area	means required Open Space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling and which is immediately Adjacent to and directly accessible from the Dwelling it is to serve.
Professional, Financial and Office Service	means a Development where the main activity is to provide professional, management, administrative, consulting, or financial services. Typical examples include offices for accountants, architects, financial institutions, employment or call centres, and real estate, law, and insurance firms.
Projection	means Structures projecting from the wall of a Building . Common Structures include balconies, terraces, alcoves, bay or oval windows and chimneys.
Public Floor Area (PFA)	means that portion of the Floor Area designed exclusively for public use and does not include the horizontal areas devoted to mechanical rooms, utility rooms, public washrooms, stairwells, elevators, escalators, common Walkways and non-leasable Basement space.
Public Road	means land: a) shown as a road on a plan of survey that has been filed or registered in a land titles office; or b) used as a Public Road, and includes a bridge forming part of a Public Road and any Structure incidental to a Public Road; as defined in the Act, as amended.

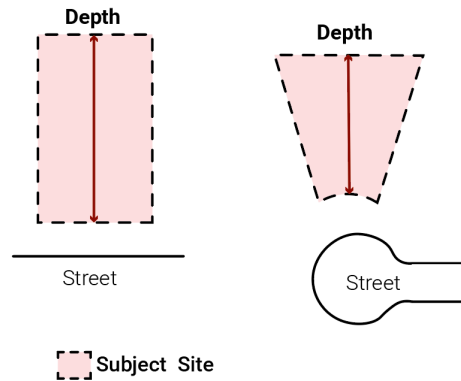
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R

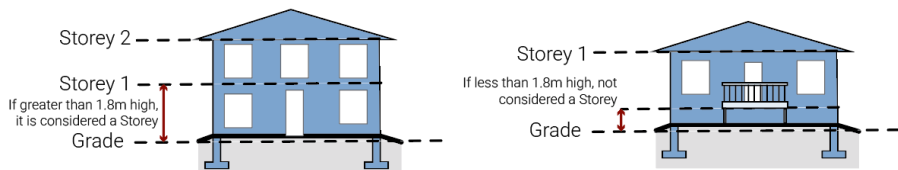
Rear Lot Line	means either the property line of a Lot which is furthest from and opposite the Front Lot Line , or, in the case of Corner Lots, the property line of a Lot which is opposite from the shortest of the Front Lot Lines . For Corner Lots that have Public Roadways on three or more sides, there is no Rear Lot Line .
Recreation Facility – Indoor	means a Development providing facilities that are available to the public for sports and recreational activities conducted indoors. Typical uses include indoor swimming pools, fitness centres, hockey rinks, gymnasiums, indoor tennis courts, and indoor athletic fields.
Recreation Facility – Outdoor	means a Development providing facilities that are available to the public for sports and recreational activities conducted outdoors. Typical uses include golf courses, outdoor swimming pools, hockey rinks, sports fields, parks, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, bowling greens, riding stables and trails.
Recreational Vehicle	means a portable Structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels, to provide temporary living accommodation for recreational or travel purposes and/or motorized sports activities conducted outdoors on both land and water. This includes but is not limited to: a) motor homes; b) travel trailers; c) fifth wheel travel trailers; d) campers, whether located on a truck or other vehicle or not; e) tent trailers; f) boats; and g) a trailer used to transport any of the above. This use does not include a Manufactured Home .
Recycling Depot	means a Development used for the collection and temporary Storage of recyclable materials, including bottles, cans, newspapers and similar Household goods for transfer.
Research and Development Facility	means premises used for the purpose of conducting low-hazard research and Development of products or services, but does not include retail or wholesale of those products or services. Businesses locating in a Building or part thereof are generally used by raw material Development and testing firms; processed products Development and testing firms; medical, health and computer-based research, and chemical and biological products Development and testing firms.
Reserve Land	means Environmental Reserve, Municipal Reserve, Community Services Reserve, School Reserve or Municipal and School Reserve as defined in the Act , as amended.

Residential Sales Centre	means permanent or temporary Building or Structure used for a limited period of time for the purpose of marketing residential land or Buildings. Typical uses include show or raffle homes.
Retail and Service – General	means a Development used for sale of goods and services such as retail, personal service, pet and veterinary service, or commercial school. Typical examples include retail stores, custom manufacturing, animal clinics, art and fitness studios, hardware stores that do not sell Building supplies, commercial schools, hair and nail salons, indoor markets, pharmacies, tailor shops, and tattoo parlours, as well as temporary or seasonal outdoor sales such as garden centres associated with retail shops.
Retail and Service – Large	Development used for sale of goods and services that typically require large spaces or outdoor displays of goods at a scale greater than retail spill-out activity. Typical uses include used lumber and Building supplies, large scale Landscaping supplies and equipment, vehicles, watercraft, and/or outdoor Structures as prefabricated sheds, Decks, Patios, swimming pools and play equipment, as well as temporary and permanent open air markets.
Retail – Cannabis	Retail store licensed by the Province of Alberta to sell cannabis and cannabis accessories, for consumption elsewhere.
Retail – Liquor	Retail store licensed by the Province of Alberta to sell alcoholic beverages for consumption elsewhere.
Retail - Vape	Retail store licensed by the Province of Alberta to sell vaporizer and vaporizer cartridges to the public, for consumption elsewhere, not including Retail and Service – General or similar uses that also sell vaporizers or Vapes.
S	
Screening, Screened	means a Fence , wall, berm or Landscaping feature used to visually separate areas or functions.
Setback	means the minimum horizontal distance set out in this Bylaw between the property line and the nearest portion of the finished exterior wall of a Building or Structure .
Shelter and Support Services	means a temporary refuge for individuals or families experiencing homelessness or housing crises as well as uses to supervise, rehabilitate and reintegrate individuals experiencing addiction or other forms of personal crises.
Shipping Container / Sea Can	means a standardized steel box, typically built for intermodal freight transport, that has been adapted to be used as a Structure .
Shut-off Valve	means a Shut-off Valve connected to a service connection that enables the water supply to a customer's property to be shut off.
Side Lot Line	means the property line of a Lot other than a Front Lot Line or Rear Lot Line .

Sidewalk	means a paved or asphalted path for pedestrians immediately next to vehicular lanes.
Sight Triangle	means a triangular portion of land established at roadway intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists or pedestrians entering or leaving the intersection.
	
Signage	means any device, Structure , surface, or visual medium used to display information, identification, direction, advertisement, or promotion, and which is visible from a public space or adjoining property.
Site	means an area of land consisting of one or more Abutting Lots under single ownership or control.
Site (Interior)	means a Site that is bounded by only one road or one road and a Lane .
Site Area	means the total area of a Site .
Site Coverage	means the ratio of the total horizontal area of all covered Buildings or Structures on a Site that are located at 0.6 m or more above Grade, including any covered Projections (i.e., Verandas, Porches, enclosed/covered raised Decks) less than 2.4 m above Grade, to the total Lot area. This definition shall not include: a) Steps, Eaves, cornices and similar Projections; or b) Driveways, aisles, and Parking Spaces unless they are part of a Parking Facility which is 0.6 m or more above Grade; or c) unenclosed inner and outer courts, terraces and Patios where these are less than 0.6 m above Grade.
Site Depth	means the average horizontal distance between the front and rear Site boundaries.



Site Plan	means a document that describes how a Parcel of Land is to be developed. It includes the outlines of all Structures and Site improvements, such as Buildings, driveways, Parking lots, and Landscaping . A Site Plan accompanies all Development Permit Applications.
Site Width	means the horizontal distance between the Side Lot Lines of a Site . Where the Side Lot Lines are parallel (or near parallel), the Site Width is the Frontage width of the Site . Where the Side Lot Lines are not parallel, the Site Width is the width as measured from the minimum Front Yard or Rear Yard Setback distance for the district, whichever is the lesser.
The diagrams show two types of subject sites: a rectangular one and a triangular one. Both are adjacent to a street. For the rectangular site, a red double-headed arrow labeled 'Width' indicates the horizontal distance between the side lot lines. For the triangular site, a red double-headed arrow labeled 'Width' indicates the horizontal distance between the side lot lines at the minimum setback line. A legend below shows a pink dashed rectangle labeled 'Subject Site'.	
Snow Storage Space	means the area provided for the purpose of storing snow and ice removed from private residential driveways.
Solar Energy System	means a solar collector or other device or structural design feature of a Structure that relies upon sunshine as an energy source and is capable of collecting, distributing and storing (if appropriate to the technology) the sun's radiant energy for a beneficial use.
Spill Out Activity	means an outdoor area immediately adjoining a Primary Building or business, intended to provide additional space for patrons or customers for activities associated with the primary use, such as dining, seating, or merchandise display. Seasonal closures or temporary modifications are permitted, provided the area remains

	accessory to the Primary Use and does not constitute a permanent enclosed Structure .
Stairs	means an exterior staircase used to access a Building that is a primary access and egress for a Building or a Dwelling or commercial unit within that Building .
Statutory Plan	means an Intermunicipal Development Plan , a Municipal Development Plan , an Area Structure Plan and an Area Redevelopment Plan adopted by a Municipality under the Act , as amended.
Stoop	means a small platform or set of steps providing access from Grade to the entrance of a Building , typically at the front or side of a Building , and not designed for extended use as a seating or gathering area.
Storage	means the keeping, holding, or reserving of goods, materials, equipment, or personal property, whether indoors or outdoors, for future use, sale, or distribution, and not involving active manufacturing, processing, or retail display.
Storey	means that portion of a Building , which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the Storey is the portion of the Building , which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a Basement is more than 1.8 m above Grade , such Basement shall be considered a Storey for the purpose of this Bylaw. Mezzanines are not considered storeys.
 The diagram consists of two building cross-sections. The left building has two floors above grade, labeled 'Storey 1' and 'Storey 2'. A vertical dimension line indicates that if the height from grade to the top of Storey 1 is greater than 1.8m, it is considered a storey. The right building has one floor above grade, labeled 'Storey 1'. A vertical dimension line indicates that if the height from grade to the top of Storey 1 is less than 1.8m, it is not considered a storey.	
Storey, Half	means that part of any Building wholly or partly within the framing of the roof, where the habitable Floor Area is not more than seventy percent (70%) of the ground floor.
Street	means a right-of-way used for a public thoroughfare and designed for the use of vehicles and/or pedestrians but does not include a Lane .
Street Enclosure	means the spatial relationship created by vertical elements, such as Building Facades , Street Wall , trees, Awnings, etc., that frame a Street by establishing a sense of proportion between the vertical elements and the width of the Street .
Street Wall	means the portion of a Building Façade that is oriented toward and immediately Adjacent to a Street or public space, forming a continuous edge along the Street to define the public realm.
Structure	means a Building or other thing erected or placed in, on, over or under land, whether or not it is so affixed to the land as to become transferred without special mention by a transfer or sale of the land, pursuant to the Act , as amended.

Subdivision	means the division of a Parcel of Land into one or more smaller Parcels by a Plan of Subdivision or another instrument, or as defined in the Act , as amended.
T	
Temporary Outdoor Events	means an organized public activity in that is temporary in nature and does not adversely impact Adjacent Land Uses. Typical uses may be active or passive in nature and include, but are not limited to, organized sporting events, community festivals, farmers and flea markets. This Land Use does not include Recreation Facility, Outdoor.
Traffic Island	means an area or space set aside within a Street , road, or Parking Facility, prohibited for use by motor vehicles and that is marked or indicated by paint or physical means, to be clearly visible at all times. Typically, islands are raised with perimeter concrete curbs and may be landscaped within.
Trail System	means a network of trails that are part of the integrated City of Leduc trail network, as per the Parks, Open Spaces & Trails Master Plan, as amended, and provide a variety of surface and experiences to meet the needs of a variety of users, and provides links to existing and proposed facilities.
U	
Urban Agriculture	means community-oriented, small-scale Agriculture , including, but not limited to, community gardens, and rooftop gardens.
Utility Service – Major	means a Development that provides utility infrastructure which is likely to create major Nuisances such as emissions, odour, light, or noise. Typical examples include compost facilities, cooling plants, garbage transfer and compacting stations, incinerators, power generating stations, sanitary landfills, sewage lagoons, sewage treatment plants, sludge disposal beds, and waste recycling plants.
Utility Service – Minor	means a Development that provides utility infrastructure which is likely to create minimal or no Nuisance . Typical examples include: communication towers, district heating plants, eco stations, gate stations for natural gas distribution, power terminals and distributing substations, snow dumping sites, switching centres, telecommunications centres, transit Storage and maintenance facilities, transit vehicle depots, traction power substations, utility Storage Yards, water towers, water treatment plants, and wire centres.
V	
Variance	means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority .
Vehicle Sales, Leasing or Rental Facility	means a Development used for the retail sale, service and rental of new or used motor vehicles, commercial vehicles, or industrial vehicles.

Vehicle Support Service	means a Development where the primary activity is vehicle servicing operations (including Storage of materials and equipment that supports the primary use) for the repair, maintenance, or fueling of automobiles and other vehicles. Typical examples include: fuel stations, car washes, and vehicle repair shops, such as transmission, muffler, tire, automotive glass, and upholstery shops.
Vehicle Support Service – Bulk Fuel Depot	means land, Buildings and Structures for the bulk Storage and distribution of petroleum products and may include key lock retail sales.
Veranda	means an entrance Structure typically located at the front or sides of a residential Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the Structure remain open to the outside elements.
Vertically Integrated	means a Mixed-Use Building that has two or more uses stacked on top of each other.
Violation Ticket	means a ticket that is issued pursuant to the Provincial Offences Procedure Act.

W

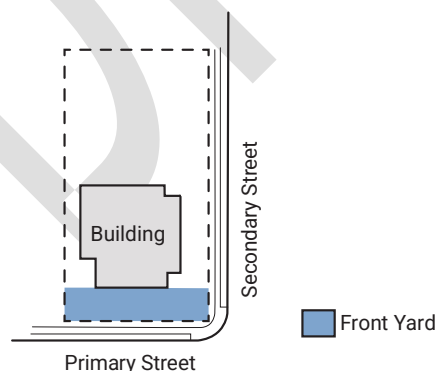
Walkway means an off-**Street** pedestrian path.

X

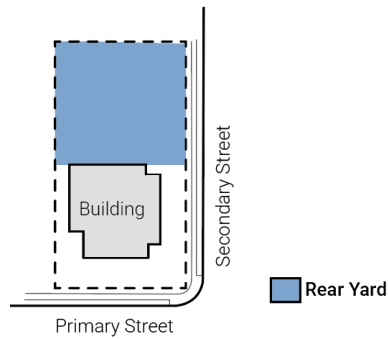
Y

Yard means a part of a **Site** unoccupied by any portion of a **Building** or **Structure** 1.0 m or more above **Grade** except for specifically permitted encroachments and **Accessory Developments** permitted in this Bylaw. A **Yard** may contain a boundary **Fence**.

Yard, Front means the portion of a **Site** **Abutting** the **Front Lot Line** extending across the full width of the **Site**, situated between the **Front Lot Line** and the nearest wall of the Primary **Building**.

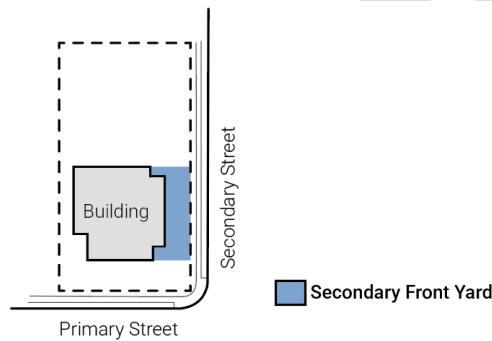


Yard, Rear means the portion of a **Site** **Abutting** the **Rear Lot Line** extending across the full width of the **Site**, situated between the **Rear Lot Line** and the nearest wall of the Primary **Building**.



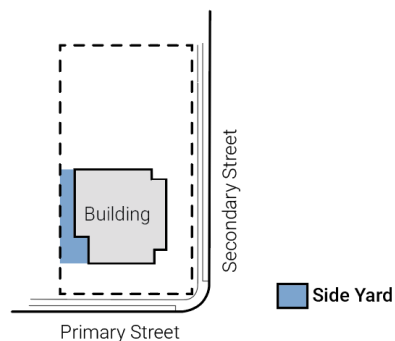
Yard, Secondary Front

means the side of a Corner, double fronting **Lot** that is parallel to the longest of the two property lines fronting a Public Roadway.



Yard, Side

means that portion of a **Site Abutting** a **Side Lot Line** extending from the Front **Yard** to the Rear **Yard**. The **Side Yard** is situated between the **Side Lot Line** and the nearest wall of the Primary **Building**.



Z

Zero-Lot-Line Structure

means a **Structure** with at least one (1) wall sharing a common **Lot** line, which may include footings, Eaves and gutters that encroach onto the **Abutting Lot** under the authority of an encroachment and maintenance **Easement**.

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