

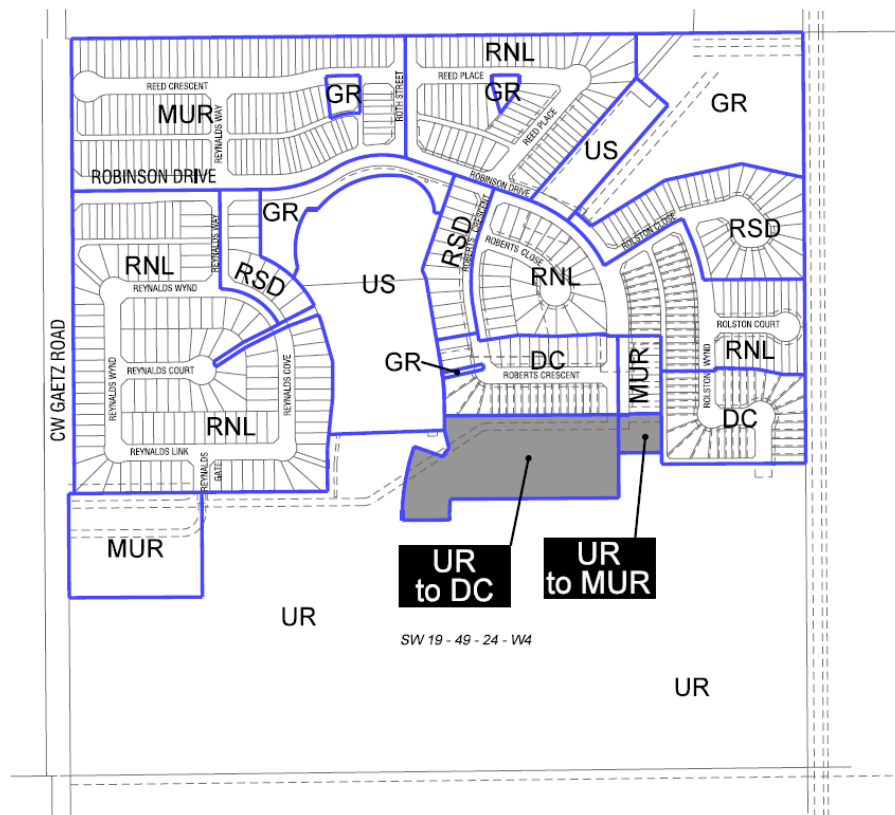
December 1, 2021

File No.: 1571-02

Dear Resident or Landowner:

**RE: PROPOSED REDISTRICTING (Urban Reserve to Direct Control and Mixed Use Residential District)
Robinson, Stage 12 (Portion of SW ¼ 19-49-24- W4)**

On behalf of the developer, *Amrik Land Development Corporation, Scheffer Andrew Ltd. (SAL)* has made an application to redistrict a portion of the property noted above from (UR) *Urban Reserve* to a (DC) *Direct Control District* and (MUR) *Mixed Use Residential District*. The parcel subject to redistricting is outlined in the figure below and contains 2.30 hectares (5.7 acres). This letter is being referred to you in accordance with Section 16.2.1.1(3) of the *City of Leduc Land Use Bylaw 809-2013*, as amended, to obtain public input related to this application.



The application proposes developing 43 single detached lots as a *Direct Control District*, and 6 units developed as Townhouses under the (MUR) *Mixed Use Residential District*. The general purpose of the *Direct Control District* is to enable a range of low-density housing types in the Robinson neighbourhood including both single detached and duplex building form. The proposed regulations will provide opportunity for flexible lot sizes and innovative housing products to enter the market. The general purpose of the (MUR) *Mixed Use Residential District* is to provide for the development of a range of Dwelling Unit types and densities.

This (DC) *Direct Control District* allows either a secondary suite or a garage suite as a use along with the principal dwelling. As reference, the *City of Leduc Land Use Bylaw* amended their bylaw to allow secondary suites as a use in their "Infill Overlay" approved May 2019 which allows this use in the Robinson neighbourhood in single family, duplexes or townhouse forms.

We are proposing an amendment to the *Direct Control District* approved by the municipality for Robinson 10 and Robinson 11 to include this stage of development.

Next Steps

Prior to approval of the *Direct Control District*, we are consulting with the area landowners to collect feedback. For more information and to view a copy of the complete *Direct Control District*, please visit www.schefferandrew.com notices section. Once the consultation period is closed, the *Direct Control District* will be finalized and presented to Council for consideration. As an affected landowner, you will be notified again in advance of the Public Hearing.

Please forward any questions or comments by **January 4, 2022** to Lee Ann Beaubien, Project Planner with Scheffer Andrew Ltd. at the contact information provided below and the City of Leduc, Planning & Development Department at planning@leduc.ca

Regards,

Scheffer Andrew Ltd.

Lee Ann Beaubien

Lee Ann Beaubien
Project Planner

Direct: 780.732.7788 Cell: 780-818-8069
Email: la.beaubien@schefferandrew.com

Bylaw No. 1098-2021
AMENDMENT TO LAND USE BYLAW 809-2013

PAGE 1

AMENDMENT #114

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

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, grants a municipality the authority to pass a Land Use Bylaw.

AND, in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

AND, in accordance with the Act, notice of intention to pass this bylaw has been given and a public hearing has been held;

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

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

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

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

and replacing with the following:

1051-2020	1098-2021	Robinson (SW ¼ 19-49-24-W4)	Narrow Lot Zero Lot Line (laned and unlaned)	DC(27)
-----------	-----------	-----------------------------	--	--------

2. **THAT:** Bylaw No. 1051-2020, forming part of Appendix 1 to Bylaw No. 809-2013, be amended as follows:

- a) Deleting Section 2.0 and replacing with:

"2.0 Area of Application

The DC District shall apply to:

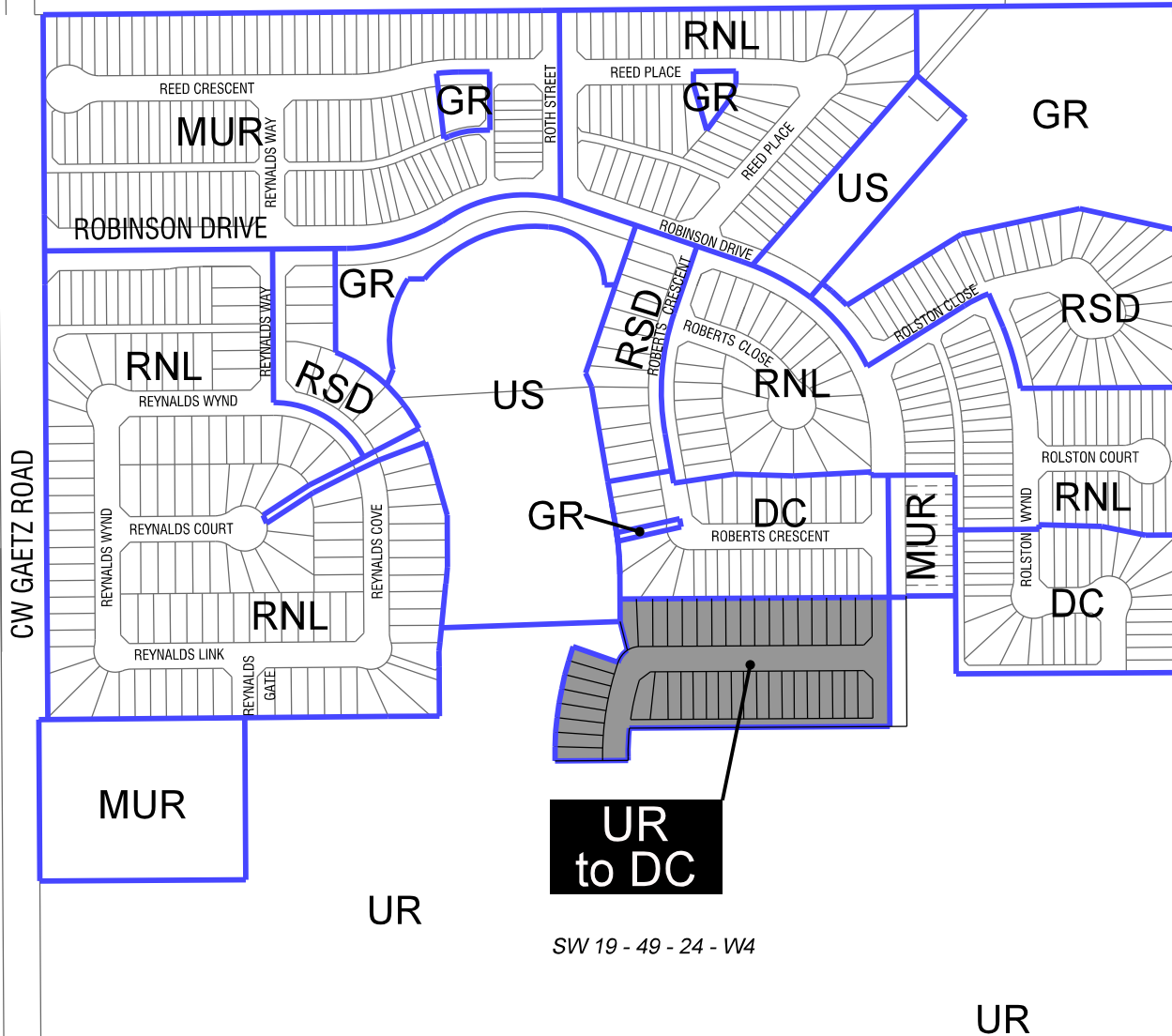
- i) Lots 1-32 (Stage 10); and
- ii) Lots 1-34 (Stage 11);

And to Lots 7 thru 49, within the twelfth stage of subdivision of the SW 1/4 Section 19-49-24-W4, as shown on Schedule "B" attached to and forming part of the regulations of this Bylaw.

as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw."

- b) Amending Section 4.0 by adding "Home Occupation (Limited)" to the list of Permitted Uses.

"SCHEDULE B"

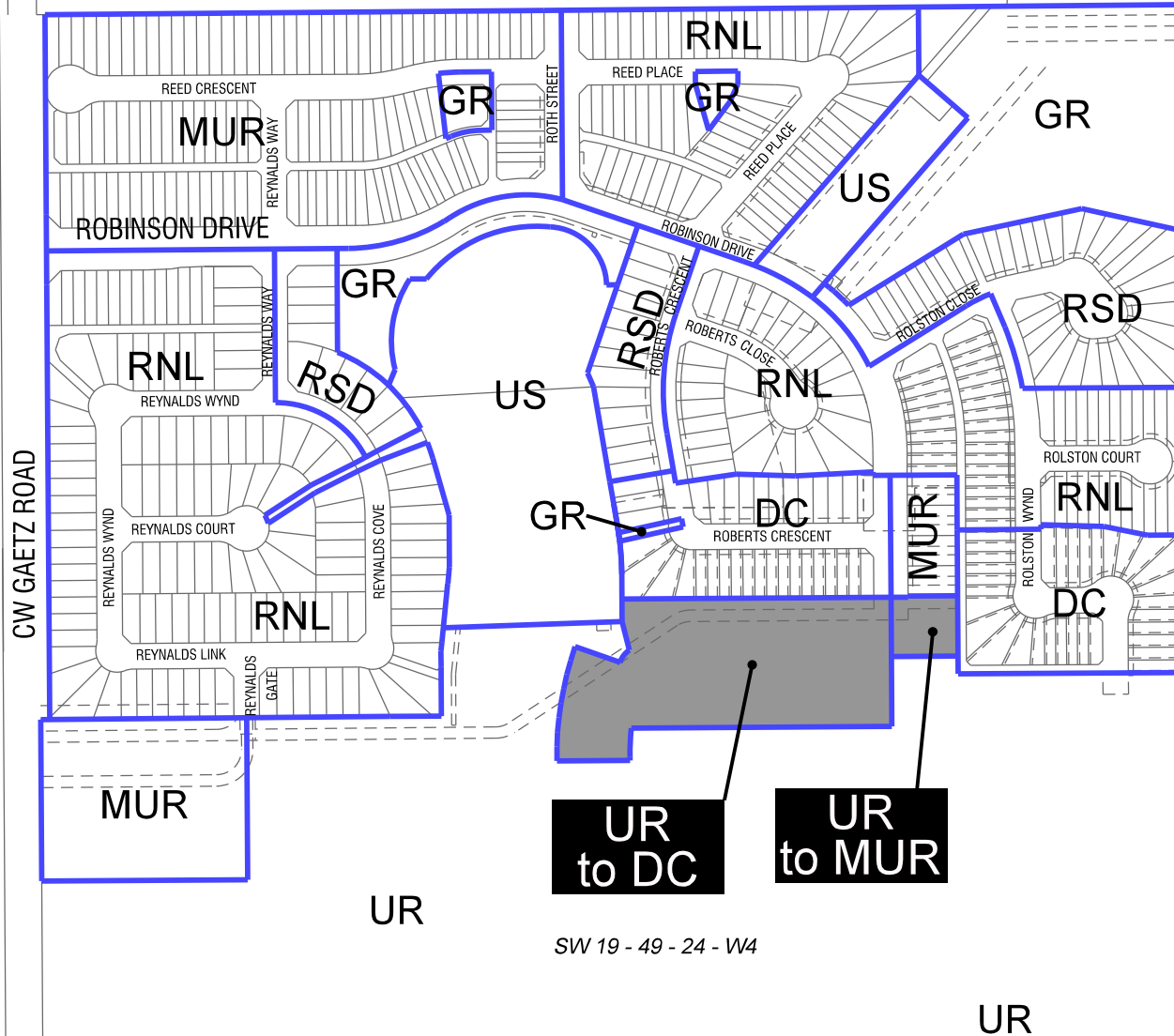


SW 19 - 49 - 24 - W4

PROPOSED REDISTRICTING ROBINSON STAGE 12 DIRECT CONTROL DISTRICT

Portion of SW 19 - 49 - 24 - W4
CITY OF LEDUC





PROPOSED REDISTRICTING ROBINSON STAGE 12 DIRECT CONTROL and MIXED-USE RESIDENTIAL DISTRICT

Portion of SW 19 - 49 - 24 - W4
CITY OF LEDUC



Bylaw No. 1051-2020

Page 1

AMENDMENT # 101 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

AND: in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

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

PART I: APPLICATION

1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of SW ¼ Section 19-49-24-W4
(Consisting of 1.59ha more or less)

From: UR- Urban Reserve

To: DC(27) – Direct Control – Distinctive Design

as shown in Schedule "A", attached hereto and forming part of this bylaw.

3. **THAT:** Table 41 of the Land Use Bylaw be amended by adding the following:

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

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

DC(27) Development Regulations

1.0 General Purpose of District

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

Bylaw No. 1051-2020

Page 2

2.0 Area of Application

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

3.0 Definition

For the purposes of this Bylaw:

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

4.0 Uses

Permitted Uses:

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

Discretionary Uses:

Home Occupation

5.0 Development Criteria

5.1 The maximum total Site Coverage shall be:

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

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

Bylaw No. 1051-2020

Page 3

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

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

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

5.3 The minimum Site Depth shall be 27.0 m.

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

Table (3) – Front Setback Regulations			
Front Yard Minimum Setback	Primary access from a lane		Primary access from a Public Road
	Boulevard is provided at the front of the Lot	No Boulevard	
	3.5 m	4.5 m	

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

5.6 The minimum Side Setback:

a. Shall be 1.2 m, except:

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

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

A. less than 2.4 m

B. more than 4.5 m

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

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

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

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

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

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

B. a 0.60 m footing encroachment easement;

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

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

5.7 The minimum rear yard amenity area shall be 16 m².

Bylaw No. 1051-2020

Page 4

- 5.8 A Zero Lot Line Development with front drive access shall not be located:
 - a. Directly across a Public Road, other than a Lane, from another Zero Lot Line Development with front drive access; or
 - b. On collector roadways.
- 5.9 In a case where a detached Garage would be developed with a Dwelling that has one 0 m Side Yard Setback, the detached Garage may have the same Side Yard Setback reduced to 0 m, but shall meet all the regulations in Section 5.6 of this District.
- 5.10 Where a Site Abuts a Lane at the Rear Lot Line, vehicle access to the detached garage shall be from the Lane.
- 5.11 The maximum building Height shall not exceed 12.0 m, except:
 - a. In the case of a Dwelling, Garage Suite:
 - i. located completely or partially above the Garage, it shall not exceed 7.1 m or the Height of the principal Dwelling, whichever is lesser;
 - ii. attached to the side or rear of the Garage, it shall not exceed 4.3 m.
- 5.12 Each principal Dwelling shall have an entrance door or entrance feature facing a Public Road, other than a Lane.
- 5.13 A detached Garage shall be separated from the principal Dwelling by a minimum of 2.0 m.
- 5.14 The maximum Density shall be two (2) units per Parcel, of which one unit shall be the principal dwelling and the other may be a garage suite or a secondary suite, except in the case of a Duplex Stacked Dwelling it shall be three (3) units per Parcel, of which two shall be the principal dwelling and the other may be a garage suite or a secondary suite.
- 5.15 To the Maximum Extent Feasible, a residential Development on a pie-shaped lot that includes access to a Garage from the Street shall have a Snow Storage Space as determined by the Development Authority or Subdivision Authority. This Snow Storage Space shall be measured from a line drawn from the Side Lot Line to the curb at the back of the sidewalk or, where a Parcel is not serviced by a public sidewalk, to the curb. The required Snow Storage Space:
 - a. Excluding Zero Lot Line Development, shall be 1.2 m on both sides of the lot;
 - b. For Zero Lot Line Development, shall be 1.2 m on one side of the lot;
 - c. In the case of adjoining Driveways, a Snow Storage Space shall only be required on the side of the Driveway not adjoined.

6.0 General Regulations

- a) Development in this District shall be evaluated with respect to compliance with the RNL – Residential Narrow Lot land use district and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this Direct Control zoning.
- b) No variance to the minimum requirements of this Bylaw will be permitted.

PART II: ENACTMENT

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

READ A FIRST TIME IN COUNCIL THIS 25TH DAY OF JANUARY, 2021.

Bylaw No. 1051-2020

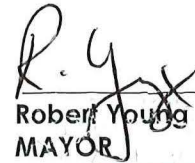
Page 5

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

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

March 8, 2021

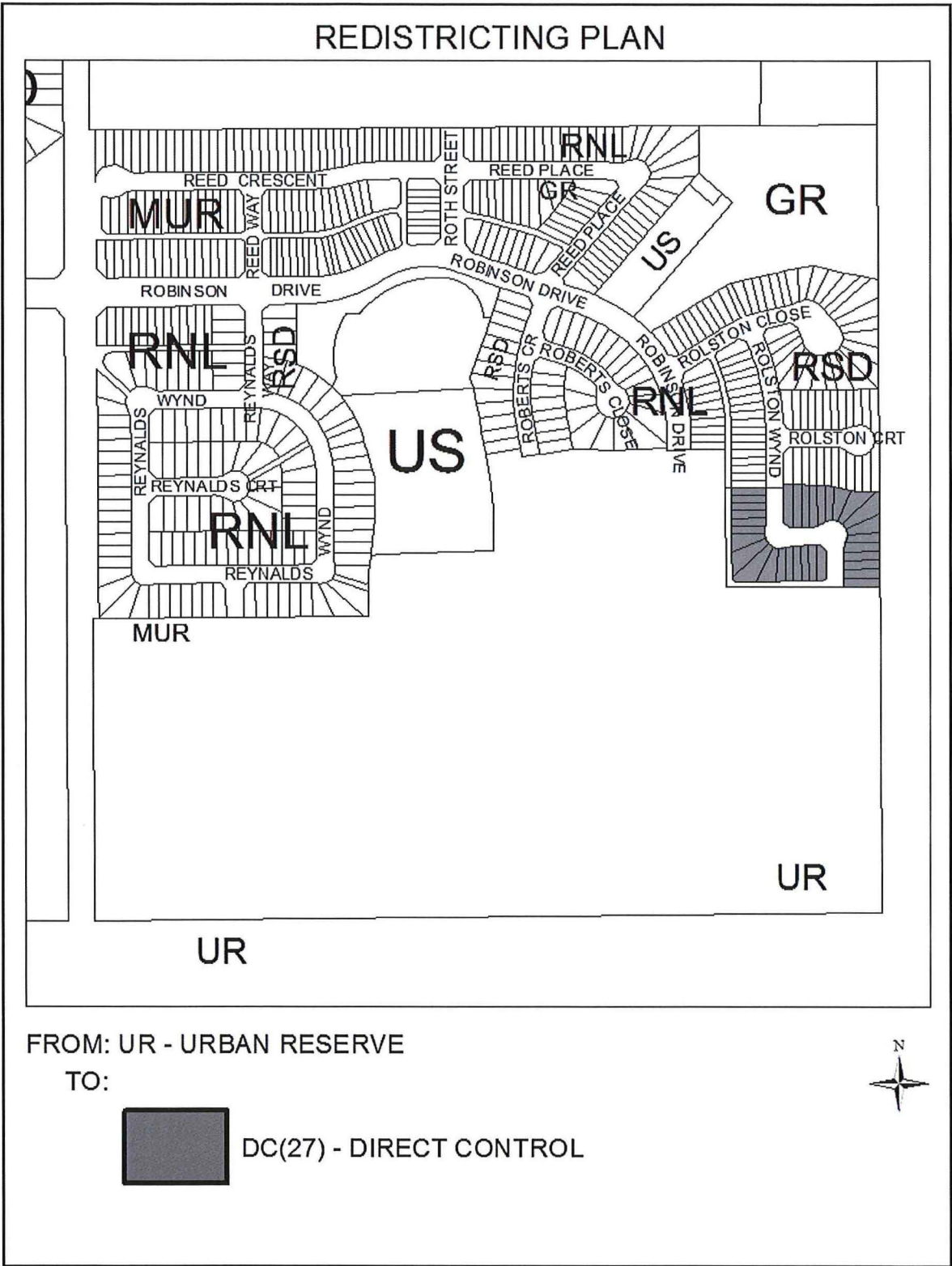
Date Signed


Robert Young
MAYOR


Sandra Davis
CITY CLERK

Bylaw No. 1051-2020

Schedule "A"



CW GAETZ ROAD

ROBINSON DRIVE

SWMF

Water Reservoir

30 NEF contour line

ROBINSON DRIVE

ROBINSON BOULEVARD

TOWNSHIP ROAD 493

Legend

- Low Density Residential
- Medium Density Residential
- Park
- Public Utility Lot
- Road Dedication



ROBINSON

Area Structure Plan Amendment

EXHIBIT 2 | LAND USE

DATE: January 24, 2019
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 117577

