

NOTICE OF PUBLIC HEARING

Proposed Amendment to Land Use Bylaw

The City of Leduc is divided into land use districts to manage the location of development and ensure good planning for the municipality. Each district, under the Land Use Bylaw, has permitted and discretionary uses as well as development regulations for those uses. To change a land use district from what is existing under the Land Use Bylaw, the proposed amendment must be published to allow citizens an opportunity to clarify what is proposed, ask questions, or present objections at a required public hearing held prior to Council approving the amendment.

Bylaw No. 1171-2024

Bylaw No. 1171-2024 proposes a number of amendments to the City's Land Use Bylaw, simplifying existing land use regulations. These amendments are intended to reduce development barriers and optimize existing infrastructure.

Generally, the proposed amendments centre around commercial and industrial regulations.

- The land use districts have been adjusted to remove the CSC – Commercial Shopping Centre District and consolidate regulations with the GC – General Commercial District.
- Industrial regulations have been amended to provide increased development flexibility.
- Text amendments have been added to support alignment with approved Area Structure Plans, including site coverage and clear regulations for outdoor operations.
- Redistricting 57 properties to support transitions between land uses.

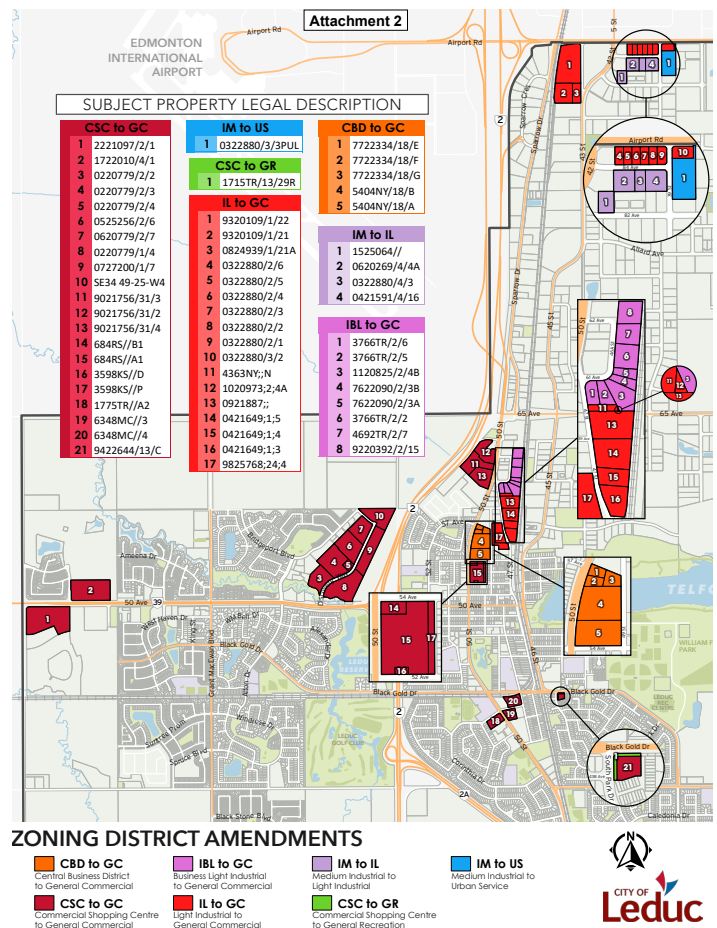
Various other amendments are proposed to increase clarity and consistency in the application of regulations throughout the city.

A copy of the proposed bylaws that will be presented to City Council may be inspected by the public between the hours of 8:30 a.m. and 12:00 noon and 1:00 p.m. and 4:30 p.m. at the Office of the City Clerk, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, Alberta. A copy of the proposed bylaws may also be viewed on the City's website (www.leduc.ca/hearing-notice). Inquiries can be made by contacting the Planning & Economic Development department (planning@leduc.ca; 780-980-7124).

Public Hearing – March 25, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, March 25, 2024 at 5:30 p.m.** or as soon thereafter as may be convenient, in the council chambers at the Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc. Anyone interested may be heard by council prior to the proposed bylaw being considered for second reading.

Presentations/submissions: Anyone who wishes to speak to council at the time of the public hearing or provide a written submission is asked to contact the City Clerk's Office (780-980-7156 or city_clerk@leduc.ca).



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AMENDMENT #151

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO

WHEREAS in accordance with the *Municipal Government Act*, RSA 2000 c. M-26, as amended (the "Act"), the City of Leduc has passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc,

AND City Council has deemed it necessary to amend Bylaw No. 809-2013 to allow for updates and regulatory clarity;

NOW THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts the following amendments to Bylaw No. 809-2013:

PART I: APPLICATION

1. Table 1: Land Use Districts, is amended by removing "Commercial Shopping Centre";
2. The wording of Section 13.1.2.1. is replaced with the following:

"The General Commercial District is intended to provide sites for the Development of business areas, retail, and service developments to serve the community and regional area. This District will normally be applied in areas served by collector or arterial roadways. Where residential uses are adjacent, adequate buffering and other mitigation measures may be required.";
3. Section 13.1.3. is deleted in its entirety;
4. The wording of Section 13.1.4.1. is replaced with the following:

"The Commercial Business Oriented District is intended to provide employment opportunities. This District includes a limited range of commercial uses as well as light industrial uses that are operated such that no nuisance factor is created or apparent outside the Building., and where adequate buffering and Land Use regulations can be applied to protect all Adjacent residential areas. Commercial Business Oriented sites can provide a buffer between residential, mixed-use, other commercial districts and Light Industrial District.";
5. Section 13.2.1.5. is replaced with the following:

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"The regulations of the MUN – Mixed-Use Neighbourhood shall apply for any development where Dwellings are proposed above the first Storey."

6. Table 25: Permitted and Discretionary Land Use Classes GC – General Commercial is replaced with the following:

Permitted Uses	Discretionary Uses
Accessory Developments	Auctioneering Facility
Banner Sign	Bars and Neighbourhood Pubs
Billboard Sign	Casino
Business Support Service	Commercial Storage Facility
Cinema	Community Service Facility
Commercial School	Day Care Facility
Container, Shipping Container or Sea Can	Dwelling, Apartment (above 1 st floor)
Contractor Service	Emergency Response Service
Custom Manufacturing Establishment Amended – Bylaw No. 1052-2020, adopted Sep 14-2020.	Entertainment Facility, Indoor
Digital Sign	Entertainment Facility, Outdoor
Drive Through Service	Farmers/Flea Market
Eating and Drinking Establishment	Funeral Home
Eating and Drinking Establishment (Limited)	Gaming Establishment
Fascia Sign	Government Service
Freestanding Sign	Greenhouse
Health Service	Kennel
Hotel	Late Night Club
Identification Sign	Motel
Light Business Facility	Pawn Shop
Inflatable Sign	Place of Worship
Parking Facility	Private Club
Personal Service	Recreation Facility, Indoor
Pet Care Service	Recycling Depot

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Permitted Uses	Discretionary Uses
Professional, Financial and Office Service	Research and Development Facility
Projecting Sign	Retail Store (Liquor)
Radio Communication Facility	Retail Store (Secondhand Shop)
Radio Communication Facility (Limited)	Service Station
Retail Store (Neighbourhood)	Shelter Services Amended – Bylaw No. 1100-2021, adopted Sep 13-2021
Retail Store (General)	Surveillance Suite
Roof Sign	Vehicle Repair Facility (Limited)
Service Station (Limited)	Vehicle Sales, Leasing or Rental Facility
Temporary Portable Sign	Veterinary Clinic
Utility	Warehouse Sales
Vehicle Oriented Service	Uses similar to the permitted and Discretionary Uses listed above
Vehicle Sales, Leasing or Rental Facility (Limited)	

7. Table 26: GC Site Subdivision Regulations is replaced with the following:

Site Subdivision Regulations	
GC – General Commercial	
SITE AREA MINIMUM	650.0 m ²
SITE AREA MAXIMUM	At the discretion of the Subdivision or the Development Authority
SITE WIDTH MINIMUM	5.0 m
SITE DEPTH MINIMUM	30.0 m

Site Development Regulations	
GC – General Commercial	
FRONT YARD SETBACK	At the discretion of the Subdivision or the Development Authority
REAR YARD MINIMUM SETBACK	At the discretion of the Subdivision or the Development Authority, excepting: 5.0 m where Abutting a railway line.

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	6.0 m if loading, parking and/or waste disposal areas are required in the Rear Yard; and
SIDE YARD MINIMUM SETBACK	At the discretion of the Subdivision or the Development Authority
CORNER PARCEL	Sight line regulations Section 20.7 Corner Lot and Sight Triangle Provisions
BUILDING HEIGHT MAXIMUM	5 Storeys or 20.0 m
SITE COVERAGE MAXIMUM	30%

8. The following sections are added after Section 13.6.7

“13.6.8. Container, Shipping Container or Sea Can developments shall be in accordance with the regulations in Sections 21.3.2”
9. Section 13.7 is deleted in its entirety; (Includes tables 27 & 28)
10. Section 13.8 is deleted in its entirety.
11. Table 30 CBO Site Subdivision Regulations is replaced with the following:

Site Subdivision Regulations	
CBO – Commercial Business Oriented	
SITE AREA MINIMUM	1300.0 m ²
SITE AREA MAXIMUM	At the discretion of the Subdivision or the Development Authority
SITE WIDTH MINIMUM	30.0 m
SITE DEPTH MINIMUM	34.0 m
Site Development Regulations	
CBO – Commercial Business Oriented	
FRONT YARD MINIMUM SETBACK	6.0 m
FLANKING FRONT YARD MINIMUM SETBACK	4.5 m
REAR YARD MINIMUM SETBACK	5.0 m
SIDE YARD MINIMUM SETBACK	1.2 m (An additional 1.0 m shall be added for every additional Storey over four (4) Storeys or 14.0 m).
CORNER PARCEL	Sight line regulations Section 20.7 Corner Lot and Sight Triangle Provisions
BUILDING HEIGHT MAXIMUM	4 Storeys or 14.0 m (the maximum Height may be increased up to six (6) Storeys or 21.0 m at the discretion of the Subdivision or Development Authority.
SITE COVERAGE MAXIMUM	The minimum total Site coverage shall be 30%.

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12. Section 13.10 is replaced with the following:

“13.10. Specific Development Regulations for CBO

“13.10.1. Uses in the CBO district shall:

13.10.1.1. have all activities confined primarily within an enclosed building, except for parking and loading operations;

13.10.1.2. not have any adverse effect or nuisance created or apparent outside of any building;

13.10.1.3. at the discretion of the Development Authority, have temporary short-term storage in the outside yard, only for goods related to the manufacturing process.”

13. The wording of Section 14.1.1.1. is replaced with the following:

“The Light Industrial District is intended to provide for light industrial uses that do not adversely affect Adjacent Land Uses by permitting uses where there are no significant, external, objectionable or dangerous conditions outside of any Building on the site. This District can be applied to sites Adjacent to major roadways on the periphery of industrial areas and may serve as a buffer between more intense industrial uses and other Land Uses.”;

14. The following sections are added as a new section 14.5.1.2. and 14.5.1.3. respectively:

“14.5.1.2. Any Developments located within East Telford Lake ASP area, or the 65 Avenue ASP area, shall not have any nuisance factor outside of an enclosed building, aside from the movement of goods in and out of the buildings. This excludes parking and loading activities and temporary storage short-term storage in the outside yard, for goods related to the manufacturing process.

14.5.1.3. Any Developments located within East Telford Lake ASP area, or the 65 Avenue ASP area, shall be permitted to have site coverage up to a maximum of 80%.”

15. Section 14.9.8. is deleted;

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16. Section 14.9.9. is deleted;
17. The wording of 18.10.4.2. is replaced with the following"
"In addition to the uses identified in Section 18.10.4.1., the following uses will be Discretionary within this Overlay:
- 1) Cannabis Counselling within the following underlying Land Use districts: GC – General Commercial; IL – Light Industrial; IBL – Business Light Industrial; and IM – Medium Industrial.
- 2) Cannabis Production and Distribution within the following underlying Land Use districts: IL – Light Industrial; IBL – Business Light Industrial; and IM – Medium Industrial.
- 3) Retail Store (Cannabis) within the following underlying Land Use districts: GC – General Commercial; IL – Light Industrial; IBL – Business Light Industrial; and IM – Medium Industrial."
18. The wording of 21.3.2.1. 2) is replaced with the following"
"2) be developed only in industrial land use districts, or in the General Commercial district where the lots are North of 54 Avenue, and abutting a Railway line;"
19. The following section is added to Section 21.3.3.1:
"5) be developed only in industrial land use districts."
20. The preamble wording in Section 21.16.1.2. is replaced with the following:
"21.16.1.2. not be located closer than 100.0 m to any Site being actively used for public parks, or public or private education at the time of the application for a Development Permit for the Retail Store (Liquor) use. Sites that are greater than 2.0 ha in size are exempted from this restriction. For the purposes of this subsection only:"
21. The wording in Section 23.1.10. is replaced with the following:
"Notwithstanding 23.1.11. and Table 44, there is no minimum number of off-street Parking Spaces required for Lots located within the IL, IBL, IM and IS land use districts and within the GC – General Commercial district, where the lots are North of 59 Avenue, and abutting a Railway line.;
22. The definition of Service Station (Limited) in Table 48 is replaced with the following:
"Service Station (Limited) means Development used for the servicing, washing and repairing of vehicles, with 3 bays or less, and for the sale of gasoline, other petroleum products and a limited range of automotive parts and accessories. Service Station (Limited) may include gas bars, Eating and Drinking Establishments, and/or a Retail Store

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(Neighbourhood). This may also include an ancillary vehicle rental. This Land Use Does not include Vehicle Repair Facility."

23. The following lots are designated GC - General Commercial district:

Part of SE ¼ Section 34 49 25 W4 (consisting of 3.19 ha more or less);

Plan 684RS
Lots A1, B1,;

Plan 3598KS
Lots D & P;

Plan 1775TR
Lot A2;

Plan 3766TR
Block 2
Lot 2, 5 & 6

Plan 4363NY
Lot N;

Plan 4692TR
Block 2
Lot 7

Plan 5404 NY
Block 18
Lot A & B

Plan 6348MC
Lot 3 & 4;

Plan 7622092
Block 2
Lot 3A & 3B;

Plan 7722334
Block 18
Lot E, F, G

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Plan 9021756
Block 31
Lots 1-4;

Plan 9825768
Block 24
Lot 4;

Plan 9220392
Block 2
Lot 15;

Plan 9320109
Block 1
Lots 21 & 22

Plan 9422644
Block 13
Lot C;

Plan 1020973
Block 2
Lot 4A;

Plan 0322880
Block 2
Lots 1-6;

Plan 0220779
Block 1
Lot 4 & 7

Plan 0220779
Block 2
Lots 2-4;

Plan 0322880
Block 3
Lot 2;

Plan 0421649
Block 1
Lots 3-5;

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Plan 0525256
Block 2
Lot 6;

Plan 0620779
Block 2
Lot 7;

Plan 0824939
Block 1
Lot 21A

Plan 0921887

Plan 1120825
Block 2
Lot 4B;

Plan 1722010
Block 4
Lot 1

Plan 2221097
Block 2
Lot 1

24. The following lots are designated IL – Light Industrial district:

Plan 0322880
Block 4
Lot 3;

Plan 0421591
Block 4
Lot 16

Plan 0620269
Block 4
Lot 4A

Plan 1525064

25. The following lots are designated US – Urban Services district:

Plan 0322880
Block 3

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Lot 3PUL

26. The following lots are designated GR – General Recreation district:
Plan 1775TR
Block 13
Lot 29R
27. Within Table 47: Land Use Districts, the words "CSC - Commercial Shopping Centre" are removed and replaced with GC – General Commercial;
28. Replace Figure 7: Land Use Map with Schedule A as attached to this Bylaw No. 1171-2024.

READ A FIRST TIME IN COUNCIL THIS _____ DAY OF _____, 2024.

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, 2024.

READ A THIRD TIME IN COUNCIL THIS _____ DAY OF _____, 2024.

MAYOR

CITY CLERK

Date Signed

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Schedule A

