

# NOTICE OF PUBLIC HEARING

## PROPOSED AMENDMENT TO LAND USE BYLAW

The Following Information is Common to the Bylaw Presented

The City of Leduc Land Use Bylaw 809-2013 regulates and controls the use and development of land and buildings within the City of Leduc. To amend the existing regulations 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.

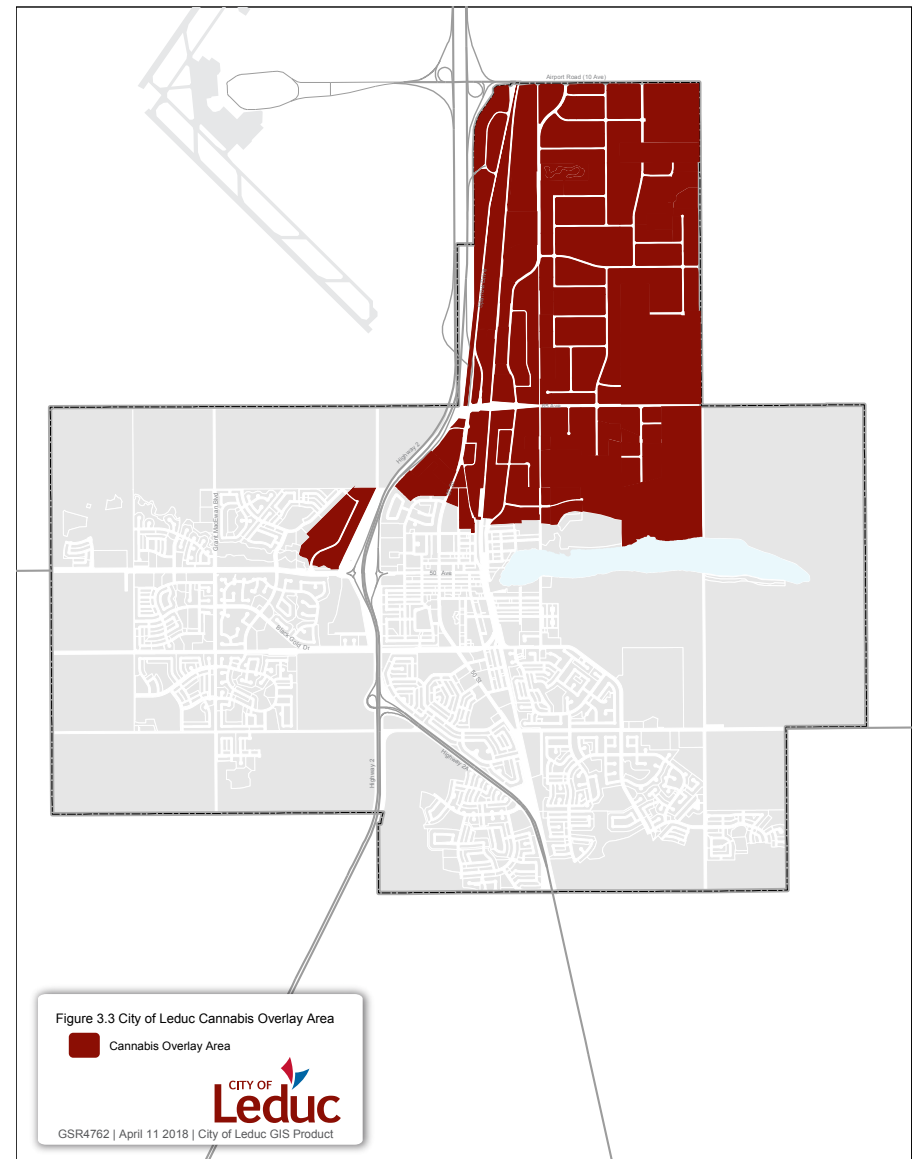
### Bylaw No. 970-2017

The purpose of proposed Bylaw No. 970-2017 is to amend Bylaw No. 809-2013, Part 3 – Interpretation, Part 4 - District Regulations and Development Standards, and Part 8 – Terminology and Translations.

The proposed amendment will create the framework that will regulate land uses related to cannabis once the Cannabis Act and the Gaming, Liquor, and Cannabis Act come into effect. A summary of the proposed changes is as follows:

- Clarification on how the city is using overlays;
- Creation of the City of Leduc Cannabis Overlay Area and stating its purpose;
- Delineation of the boundary of the Cannabis Overlay Area (see attached map);
- Creation of a 100 metre separating distance regulation between specific uses within the Cannabis Overlay Area;
- Limitation to one Retail Store (Cannabis) or Retail Store (Liquor) by parcel of land for parcels that are 2.00 hectare or greater;
- Restriction of certain uses from locating on a parcel of land within the Cannabis Overlay Area if abutting a parcel of land with an existing Retail Store (Cannabis) or Retail Store (Liquor);
- Restriction of the establishment of Retail Store (Cannabis) or Retail Store (Liquor) next to a parcel of land designated General Recreation or Urban Services districts within the Cannabis Overlay Area;
- Regulation of odours and noise for activities related to Cannabis Production and Distribution Use;
- Enable Cannabis Counselling as a discretionary use within select districts within the Cannabis Overlay Area;
- Enable Cannabis Production and Distribution as a discretionary use within select districts within the Cannabis Overlay Area;
- Enable Retail Store (Cannabis) as a discretionary use within select districts within the Cannabis Overlay Area;
- Introduction of the definitions for: Cannabis, Cannabis Accessory, Cannabis Counselling, Cannabis Plant, Cannabis Production and Distribution Facility, and Retail Store (Cannabis); and
- Modification to the following definitions to provide additional clarity in regards to their relationship with cannabis related land uses:
  - >> Agriculture
  - >> Commercial Storage Facility
  - >> General Industrial (Light)
  - >> General Industrial (Medium)
  - >> General Industrial (Special)
  - >> Greenhouse
  - >> Home Occupation
  - >> Home Office
  - >> Late Night Club
  - >> Personal Service
  - >> Private Club

A copy of the proposed Bylaw that will be presented to City Council may be inspected by the public from 8:30 a.m. to 12:00 noon and 1:00 to 4:30 p.m. from Monday to Friday at the Office of the City Clerk, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, Alberta. Inquiries respecting the proposed Bylaw may be made at this office or by contacting Sylvain Losier in the Planning and Development Department at 780-980-7159. A copy of the proposed bylaw may also be viewed on the City's website at [www.leduc.ca](http://www.leduc.ca) under 'Public hearings before City Council.'



### Public Hearing – May 14, 2018

At its meeting on Monday, May 14, 2018 at 7:00 p.m. or as soon thereafter as may be convenient, in the Council Chambers, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, City Council will hold a Public Hearing on the proposed Bylaw. All interested persons may be heard by Council prior to the proposed Bylaw.

Appearance before Council: Any person, who wishes to speak to City Council at the time of the Public Hearing, is requested to advise the City Clerk's Office, at 780-980-7177 before **4:00 p.m., Monday, May 14, 2018.**

Written Submissions must be submitted to the City Clerk's Office, City Hall, before **12:00 noon, Friday, May 11, 2018.**

Any person may also be heard by responding to the Mayor's call for delegations at the time of the Public Hearing.

*This notice is being advertised in the April 27 and May 4, 2018 issues of this newspaper.*