

LAND USE BYLAW RENEWAL PROJECT

On April 15, 2026, the Land Use Bylaw Renewal Team will be hosting a virtual presentation and on April 18 and 21, 2026, will be hosting in-person open houses to engage the public on the draft Land Use Bylaw (LUB). The Land Use Bylaw Renewal Team will introduce key topics from the draft LUB focused on introducing proposed changes and gathering targeted feedback on priority topics.

The session will:

- Continue to build public understanding of what a LUB is and why it matters.
- Provide the public with an overview of the draft LUB, focusing on updated districts, permitted uses and built form direction.
- Explain the rationale behind key changes and how they respond to what we have heard, technical analysis, and policy direction.
- Gather feedback from the public to inform the review and refinements to the draft LUB

Feedback gathered from this session will directly inform the review and refinement of districts, development regulations, and form-based zoning approaches in the LUB renewal process.

What is the Land Use Bylaw Renewal Project?

The City of Leduc is working towards a renewed LUB to modernize the City's approach to land use, simplify regulations, and support balanced growth across Leduc. The renewal is necessary to:

- Align with the City's updated Municipal Development Plan (MDP), Area Structure Plans, and the Urban Centre Redevelopment Plan.
- Address housing demand and affordability and ensure sustainable development.
- Make the Bylaw easier to understand and interpret for all users (residents, builders, developers, and City staff).

Draft Highlights and Changes to the Land Use Bylaw

Regulation Approach

- The renewed LUB is a hybrid-form-based code, which will have a greater focus on the form of development rather than the density.
- Instead of lot-based zoning, the renewed LUB focuses on neighbourhood-scale zoning to enable a greater mix of building types throughout the City.
- Within the districts, regulations for built form and use are tied to the street type and their context. This enables a spectrum of use permissions and built form intensity. Larger streets are wider and carry more people so they can accommodate larger buildings and more uses.
- Permitted and discretionary uses are still identified in each district; however, more uses are allowed in each district where they meet the form and street type requirements.

Uses

- Uses that have similar development impacts have been consolidated.
- Residential uses have been consolidated into one use class (Dwelling Unit) and density is managed by a maximum number of units per lot.
- Use definitions have been separated from glossary definitions to clarify what terms are considered a land use.

Districts

- Districts have been consolidated to reduce overlap from 18 core districts to 13.
- There are 3 main residential districts.
- A new mixed-use district is proposed, and mixed-use development is enabled in residential districts where it meets the form and street type requirements.
- General regulations and sign regulations are included within the districts.

Overlays

Overlays have been reduced from ten to two. The previous overlays have been integrated into the district regulations or have been removed. The two remaining overlays involve provincial regulations and guidelines. They include:

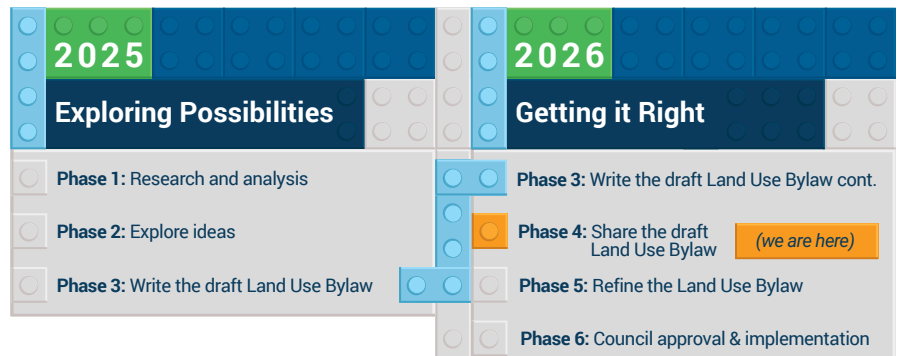
- Airport Vicinity Protection Area (AVPA) Overlay.
- Queen Elizabeth 2 Highway Corridor Guidelines.

Parking

Based on the results of the Parking Study, we are exploring reductions in parking in transit-supportive locations and where on-street parking has additional capacity. Additionally, we are looking to simplify the commercial parking requirements into a single rate to enable change of use in existing developments.

Next Steps

We are currently in Phase 4 where we are sharing the high-level proposed changes to the Land Use Bylaw. In this Phase we have been hosting engagement sessions with the public and development industry. All feedback from Phase 4 will be compiled into a “What We Heard” Report. Next, we will begin Phase 5 where we will use the feedback to refine the Land Use Bylaw.



LAND USE BYLAW RENEWAL PROJECT

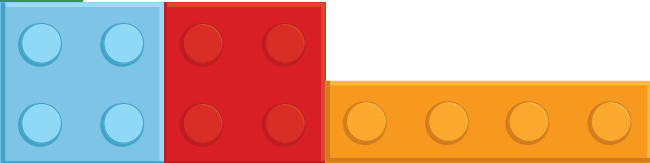
Consolidated Uses

Uses that have similar development impacts have been consolidated. The following table provides the list of suggested uses and the combined previous uses. A number of uses have remain unchanged.

SUGGESTED USE	COMBINED PREVIOUS USES
Residential Uses	
Dwelling Unit	Includes apartment, duplex side by side, duplex stacked, triplex, fourplex, single detached, townhouse, garage suite, garden suite, secondary suite, live/work unit and multi-unit development
Manufactured Home	
Commercial Uses	
Adult Entertainment Facility	
Bar	Includes bars, late night club, and neighbourhood pubs
Bed & Breakfast	Includes bed and breakfast and boarding facility
Campground	
Child Care Facility	Includes day care facility and day care facility (limited)
Commercial Storage Facility	
Contractor Service	
Drive Through Service	
Eating & Drinking Establishment	Includes eating & drinking establishment and eating & drinking establishment (limited)
Home Based Business - Minor	
Home Based Business - Major	
Hotel & Motel	Includes hotel and motel
Indoor Entertainment - General	Includes cinema, gaming establishment, and private club
Indoor Entertainment - Large	Includes auditorium and casino
Kennel	
Outdoor Entertainment	
Professional, Financial and Office Service	Includes professional, financial and office service and light business facility
Recycling Depot	
Research & Development Facility	
Residential Sales Centre	

Retail - Cannabis	
Retail - Liquor	
Retail & Service - General	Includes business support services, commercial schools, custom manufacturing establishment, funeral home, pet care service, pawn shop, personal service, retail store (general), Retail store (drug paraphernalia), retail store (neighbourhood), and veterinary clinic
Retail & Service - Large	Includes retail store (second hand shop), auctioneering facility, equipment rental, farmers/flea market, greenhouse, and seasonal garden centre
Vehicle Support Service	Includes service station (limited), service station, vehicle oriented service, vehicle repair facility (limited), and vehicle repair facility
Vehicle Support Service - Bulk Fuel Depot	Includes service station (bulk fuel depot)
Vehicle Sales, Leasing or Rental Facility	Includes vehicle sales, leasing or rental facility and vehicle sales, leasing or rental facility (limited)
Agricultural Uses	
Agriculture	
Cannabis Production & Distribution	
Urban Agriculture	
Institutional Uses	
Cemetery	
Community Service Facility	Includes place of worship
Education	Includes education (public) and education (private)
Emergency Response Service	
Government Service	
Health Service	
Hospital	
Human Services	Includes assisted living facility, assisted living facility (limited), and group home
Natural Conservation	
Parks & Trails	Includes park and trail system
Parking Facility	
Recreation Facility, Indoor	
Recreation Facility, Outdoor	
Shelter Services	
Industrial Uses	
Crematorium	
General Industrial - Light	Includes general industrial (light) and spray painting operation

General Industrial - Medium	
General Industrial - Heavy	
General Industrial - Special	
Other Uses	
Accessory Developments	Includes accessory developments, air supported and fabric covered structures, container, shipping or sea can, outdoor storage, and surveillance suite
Natural Resource Development	
Temporary Development	Includes temporary outdoor event and temporary storage
Utility Service - Minor	Includes radio communication facility and radio communication facility (limited)
Utility Service - Major	

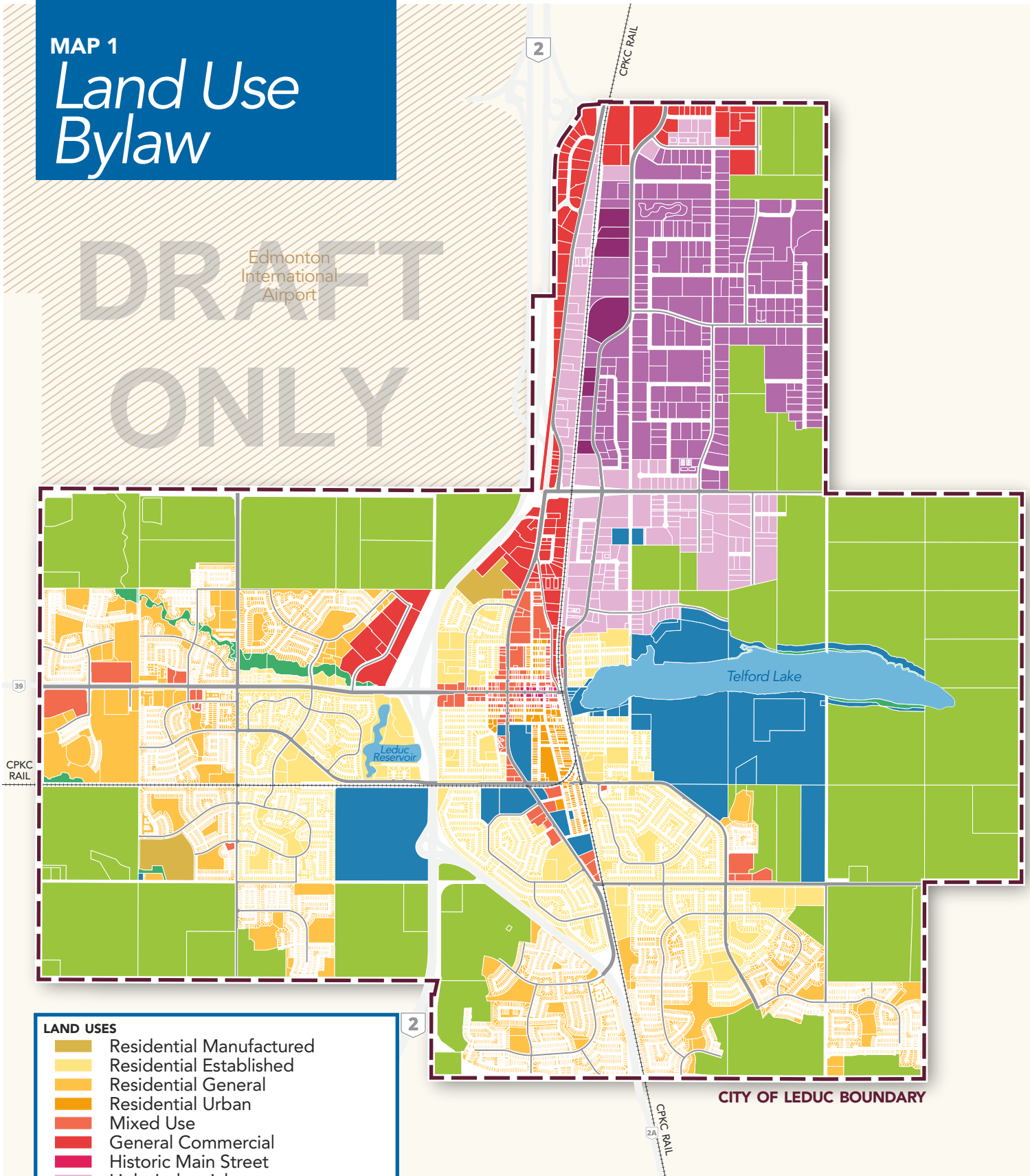


MAP 1

Land Use Bylaw

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Edmonton International Airport



LAND USES

- Residential Manufactured
- Residential Established
- Residential General
- Residential Urban
- Mixed Use
- General Commercial
- Historic Main Street
- Light Industrial
- Medium Industrial
- Special Industrial
- Urban Services
- Natural Heritage
- Urban Transition
- Water Bodies

STREETS

- Highway
- Major
- Minor

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CITY OF LEDUC LAND USE BYLAW



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**LEDUC
 LAND
 USES**

	RESIDENTIAL MANUFACTURED			RESIDENTIAL ESTABLISHED			RESIDENTIAL GENERAL			RESIDENTIAL URBAN	MIXED USE			GENERAL COMMERCIAL	HISTORIC MAIN STREET	LIGHT INDUSTRIAL		MEDIUM INDUSTRIAL		SPECIAL INDUSTRIAL	URBAN SERVICES	NATURAL HERITAGE	URBAN TRANSITION	
	ALL	LOC.	MIN.	MAJ.	LOC.	MIN.	MAJ.	ALL	LOC.	MIN.	MAJ.	ALL	ALL	MIN.	MAJ.	MIN.	MAJ.	ALL	ALL	ALL	ALL			
RESIDENTIAL																								
Dwelling Units		P	P	P	P	P	P	P	P	P	P				P							D		D
Manufactured Homes	P																							
COMMERCIAL																								
Adult Entertainment Facility														D			D							
Bar			D	D		D	P	D	D	P	P	P	D											
Bed & Breakfast		D	D	D	D	D	D	D	D	D	D													
Campground																						D		
Child Care Facility		P	P	P	P	P	P	D	P	P	P	P	D									D		
Commercial Storage Facility									D	D	D	D	D			P	P	P	D					
Contractor Service													D			P	P	P	P					
Drive Through Service								D	D	D	D	D	D			P	P	D	D					
Eating & Drinking Establishment			D	D		D	D	P	P	P	P	P	P			D	P					D		
Home Based Business - Minor	P	P	P	P	P	P	P	D	P	P	P	P												D
Home Based Business - Major	P	D	P	P	D	P	P	D	P	P	P	P	P											D
Hotel & Motel								D	P	P	P	P	P				D							
Indoor Entertainment - General								D	P	P	P	P	P				D							
Indoor Entertainment - Large										D	P	P					D							
Kennel										D	D	D	D				P							D
Outdoor Entertainment							D	D	D	D	D	P					P							
Professional, Financial and Office Service			D	D		D	P	P	P	P	P	P	P				P							
Retail & Service - General			D	P		D	P	P	P	P	P	P	P			D	P	D	D					
Retail & Service - Large			D	D		D	D			D	D	P	D				P		D					
Retail - Cannabis			D	P		D	P			P	P	P	P			D	P		D					
Retail - Liquor			D	P		D	P			P	P	P	P			D	P		D					
Recycling Depot											D	D				P	P	P	P					
Research & Development Facility													D			P	P							
Residential Sales Centre	P	D	P	P	D	P	P	P	P	P	P	P	P											
Vehicle Support Service				D			D			D	D	P				D	P	P	P					
Vehicle Support Service - Bulk Fuel Depot												D				D		P	P		P			
Vehicle Sales, Leasing or Rental Facility										D	D	P				P	P	P	P					
AGRICULTURE																								
Agriculture																								P
Cannabis Production & Distribution																P	P	D	D					
Urban Agriculture		P	P	P	P	P	P	P					P			P	P	P	P			P		P
URBAN SERVICES																								
Cemetery					D	D	D										D					D		D
Community Service Facility	D	D	D	P	D	D	P	P	P	P	P	P	P			D						P		D
Education			D	D		D	D	D	P	P	P	D										P		
Emergency Response Service			D	D		D	D	D		D	P	P	P				P		P			P		P
Government Service			D	D		D	D	D	P	P	P	P	P				P					P		P
Health Service								P	P	P	P	P	P				D					P		
Hospital										D	P	D					D					P		
Human Services	P	P	P	P	P	P	P	P	P	P	P	P				D						P		
Natural Conservation								P	P	P	P	P	P				P	P	P	P		P	P	
Parks & Trails	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P		P	D	D
Parking Facility								D	D	D	D	D				P	D	P	P			D		
Recreation Facility - Indoor			D	P		D	P	P	P	P	P	P	P			D	D					P		P
Recreation Facility - Outdoor			D	P		D	P	D	P	P	P	P				D	D					P		P
INDUSTRIAL																								
Crematorium																			D					
General Industrial - Light										D	D	D				P	P	P	P					
General Industrial - Medium																		P	P					
General Industrial - Heavy																								
General Industrial - Special																						P		
OTHER																								
Accessory Developments	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	P	D
Natural Resource Development																								D
Temporary Development			D	D	D	D	D	D	D	D	D	D	P	P	D	D	D	D					D	D
Utility Service - Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	D		P	P	P	P	P	P	P	P	P
Utility Service - Major								P	P	P	P	P	P			P	P	P	P	P	P	P	P	P

P: PERMITTED D: DISCRETIONARY

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DRAFT ONLY RESIDENTIAL

Residential Districts

In the draft Land Use Bylaw, four residential districts have been established to guide and support future housing growth:

Residential Manufactured

To provide comprehensively designed Manufactured Home communities.

No significant changes from LUB 809-2013.

Residential Established

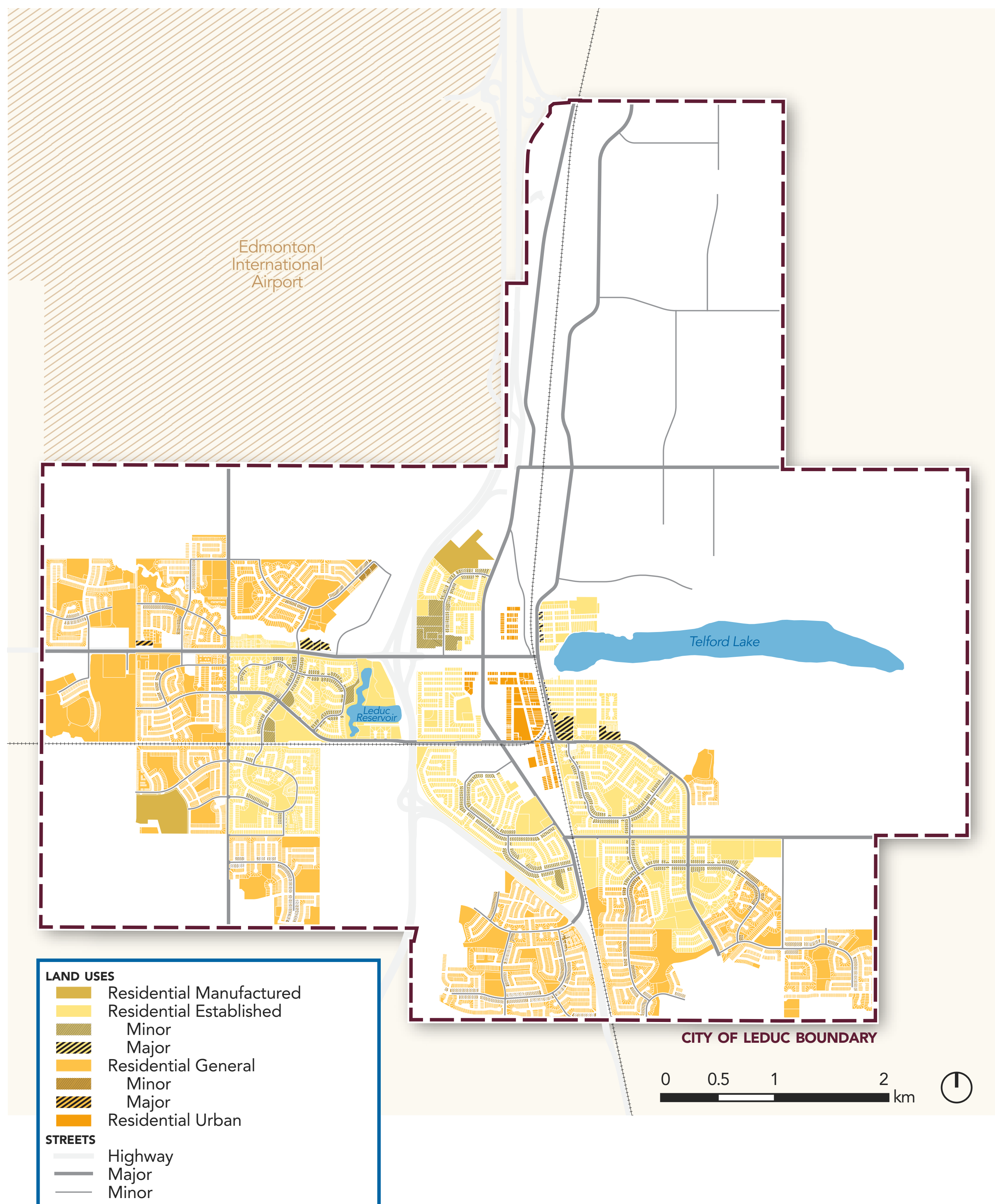
To support lower density residential development in established neighbourhoods within Leduc and to accommodate context-sensitive redevelopment.

Residential General

To support a variety of residential development and neighbourhood commercial development in newer and developing neighbourhoods within Leduc.

Residential Urban

To provide a diverse range of housing options that establish more dense residential areas that support the Urban Centre and surrounding commercial and Urban Services uses.



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	RESIDENTIAL MANUFACTURED		RESIDENTIAL ESTABLISHED			RESIDENTIAL GENERAL			RESIDENTIAL URBAN
	ALL	LOC.	MIN.	MAJ.	LOC.	MIN.	MAJ.	ALL	
RESIDENTIAL									
Dwelling Units		P	P	P	P	P	P	P	
Manufactured Homes	P								
COMMERCIAL									
Adult Entertainment Facility									
Bar			D	D		D	P	D	
Bed & Breakfast		D	D	D	D	D	D		
Campground									
Child Care Facility		P	P	P	P	P	P	D	
Commercial Storage Facility									
Contractor Service									
Drive Through Service								D	
Eating & Drinking Establishment			D	D		D	D	P	
Home Based Business - Minor	P	P	P	P	P	P	P	D	
Home Based Business - Major	P	D	P	P	D	P	P	D	
Hotel & Motel								D	
Indoor Entertainment - General								D	
Indoor Entertainment - Large									
Kennel									
Outdoor Entertainment								D	
Professional, Financial and Office Service			D	D		D	P	P	
Retail & Service - General			D	P		D	P	P	
Retail & Service - Large			D	D		D	D		
Retail - Cannabis			D	P		D	P		
Retail - Liquor			D	P		D	P		
Recycling Depot									
Research & Development Facility									
Residential Sales Centre	P	D	P	P	D	P	P	P	
Vehicle Support Service				D			D		
Vehicle Support Service - Bulk Fuel Depot									
Vehicle Sales, Leasing or Rental Facility									
AGRICULTURE									
Agriculture									
Cannabis Production & Distribution									
Urban Agriculture		P	P	P	P	P	P	P	
URBAN SERVICES									
Cemetery					D	D	D		
Community Service Facility	D	D	D	P	D	D	P	P	
Education			D	D		D	D	D	
Emergency Response Service			D	D		D	D	D	
Government Service			D	D		D	D	D	
Health Service								P	
Hospital									
Human Services	P	P	P	P	P	P	P	P	
Natural Conservation								P	
Parks & Trails	P	P	P	P	P	P	P	P	
Parking Facility								D	
Recreation Facility - Indoor			D	P		D	P	P	
Recreation Facility - Outdoor			D	P		D	P	D	
INDUSTRIAL									
Crematorium									
General Industrial - Light									
General Industrial - Medium									
General Industrial - Heavy									
General Industrial - Special									
OTHER									
Accessory Developments	P	P	P	P	P	P	P	P	
Natural Resource Development									
Temporary Development		D	D	D	D	D	D	D	
Utility Service - Minor	P	P	P	P	P	P	P	P	
Utility Service - Major								P	

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Commercial Districts

In the draft Land Use Bylaw, three commercial districts have been established to guide and support future growth:

Mixed Use

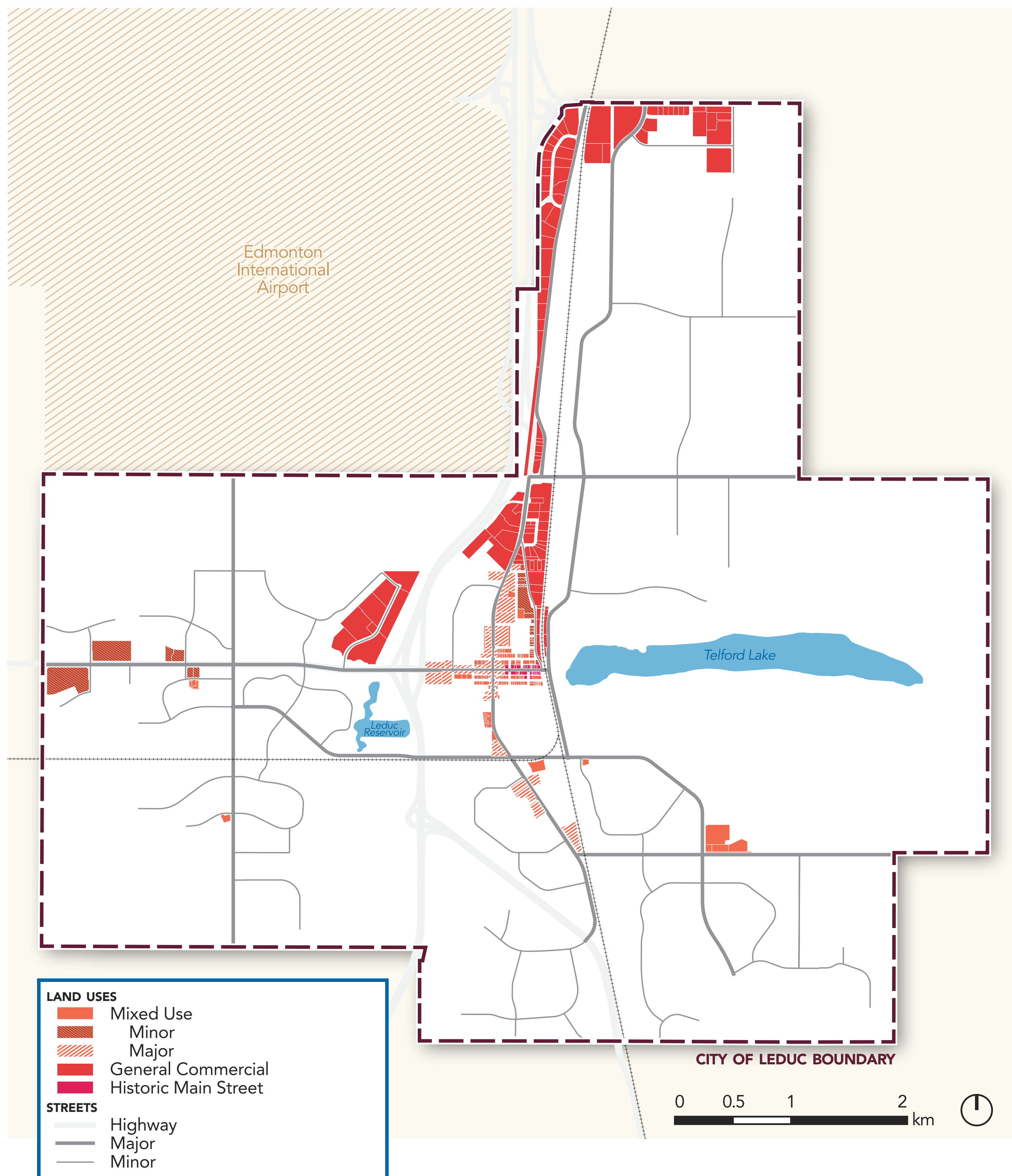
To provide diverse housing and urban amenities that support growth, pedestrian activity, and community vibrancy along major corridors and within the Urban Centre.

Historic Main Street

To support pedestrian vibrancy and commercial activity of 50th Avenue as a main street, while preserving and reinforcing the historic character.

General Commercial

To provide employment opportunities and regionally significant commercial amenities through a wide variety of commercial business functions. General Commercial should be located in high-exposure areas where residential use is not appropriate because of land use compatibility or adjacency to Queen Elizabeth II Highway.



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	MIXED USE			GENERAL COMMERCIAL	HISTORIC MAIN STREET
	LOC.	MIN.	MAJ.	ALL	ALL
RESIDENTIAL					
Dwelling Units	P	P	P		P
Manufactured Homes					
COMMERCIAL					
Adult Entertainment Facility				D	
Bar	D	P	P	P	D
Bed & Breakfast	D	D	D		
Campground					
Child Care Facility	P	P	P	P	D
Commercial Storage Facility	D	D	D	D	
Contractor Service				D	
Drive Through Service	D	D	D	D	
Eating & Drinking Establishment	P	P	P	P	P
Home Based Business - Minor	P	P	P		P
Home Based Business - Major	P	P	P	P	D
Hotel & Motel	P	P	P	P	P
Indoor Entertainment - General	P	P	P	P	P
Indoor Entertainment - Large		D	P	P	
Kennel		D	D	D	
Outdoor Entertainment	D	D	D	P	
Professional, Financial and Office Service	P	P	P	P	P
Retail & Service - General	P	P	P	P	P
Retail & Service - Large		D	D	P	D
Retail - Cannabis	P	P	P	P	P
Retail - Liquor	P	P	P	P	P
Recycling Depot			D	D	
Research & Development Facility				D	
Residential Sales Centre	P	P	P	P	
Vehicle Support Service		D	D	P	
Vehicle Support Service - Bulk Fuel Depot				D	
Vehicle Sales, Leasing or Rental Facility		D	D	P	
AGRICULTURE					
Agriculture					
Cannabis Production & Distribution					
Urban Agriculture				P	
URBAN SERVICES					
Cemetery					
Community Service Facility	P	P	P	P	P
Education	P	P	P	D	
Emergency Response Service		D	P	P	
Government Service	P	P	P	P	P
Health Service	P	P	P	P	P
Hospital		D	P	D	
Human Services	P	P	P		D
Natural Conservation	P	P	P	P	
Parks & Trails	P	P	P	P	D
Parking Facility	D	D	D	D	
Recreation Facility - Indoor	P	P	P	P	P
Recreation Facility - Outdoor	P	P	P	P	
INDUSTRIAL					
Crematorium					
General Industrial - Light		D	D	D	
General Industrial - Medium					
General Industrial - Heavy					
General Industrial - Special					
OTHER					
Accessory Developments	P	P	P	P	P
Natural Resource Development					
Temporary Development	D	D	D	P	P
Utility Service - Minor	P	P	P	P	D
Utility Service - Major	P	P	P	P	

DRAFT ONLY INDUSTRIAL

Industrial Districts

In the draft Land Use Bylaw, three industrial districts have been established to guide and support future growth:

Light Industrial

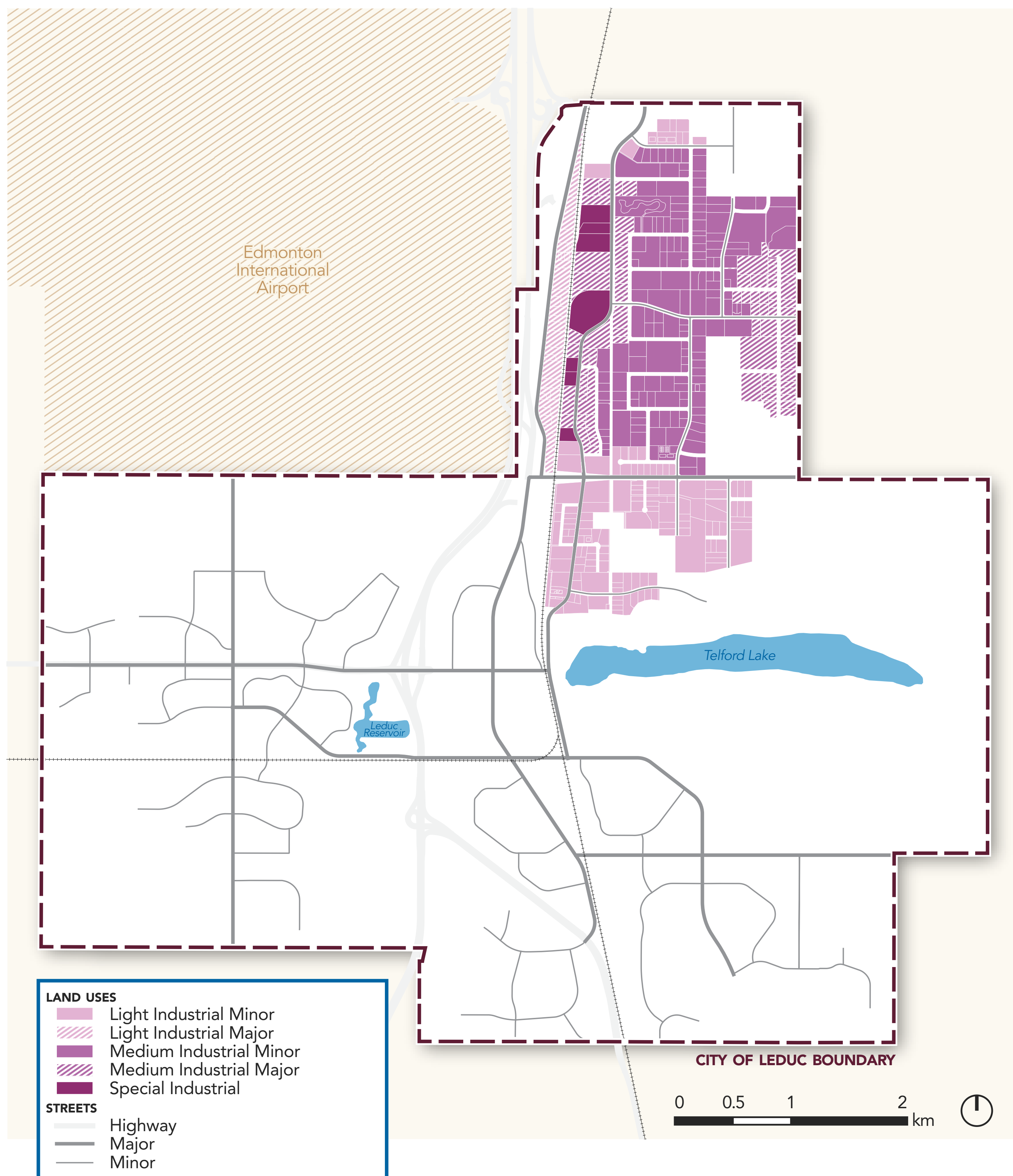
To provide a flexible and adaptable environment that combines light industrial, professional business, and commercial uses, serving as a buffer between more intense industrial uses.

Medium Industrial

To provide and accommodate larger-scale industrial operations that require a higher standard of site design and landscaping due to increased potential for nuisance on adjacent sites.

Special Industrial

To provide and accommodate intensive 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.

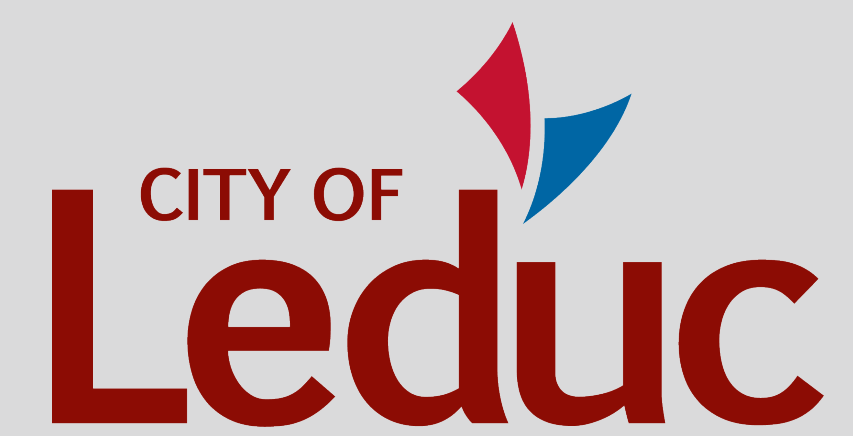


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	LIGHT INDUSTRIAL		MEDIUM INDUSTRIAL		SPECIAL INDUSTRIAL
	MIN.	MAJ.	MIN.	MAJ.	ALL
RESIDENTIAL					
Dwelling Units					
Manufactured Homes					
COMMERCIAL					
Adult Entertainment Facility		D			
Bar					
Bed & Breakfast					
Campground					
Child Care Facility					
Commercial Storage Facility	P	P	P	D	
Contractor Service	P	P	P	P	
Drive Through Service	P	P	D	D	
Eating & Drinking Establishment	D	P			
Home Based Business - Minor					
Home Based Business - Major					
Hotel & Motel		D			
Indoor Entertainment - General		D			
Indoor Entertainment - Large		D			
kennel		P			
Outdoor Entertainment		P			
Professional, Financial and Office Service		P			
Retail & Service - General	D	P	D	D	
Retail & Service - Large		P		D	
Retail - Cannabis	D	P		D	
Retail - Liquor	D	P		D	
Recycling Depot	P	P	P	P	
Research & Development Facility	P	P			
Residential Sales Centre					
Vehicle Support Service	D	P	P	P	
Vehicle Support Service - Bulk Fuel Depot		D		P	P
Vehicle Sales, Leasing or Rental Facility	P	P	P	P	
AGRICULTURE					
Agriculture					
Cannabis Production & Distribution	P	P	D	D	
Urban Agriculture	P	P	P	P	
URBAN SERVICES					
Cemetery		D			
Community Service Facility		D			
Education					
Emergency Response Service		P		P	
Government Service		P			
Health Service		D			
Hospital		D			
Human Services					
Natural Conservation	P	P	P	P	
Parks & Trails	P	P	P	P	
Parking Facility	P	D	P	P	
Recreation Facility - Indoor	D	D			
Recreation Facility - Outdoor	D	D			
INDUSTRIAL					
Crematorium					D
General Industrial - Light	P	P	P	P	
General Industrial - Medium			P	P	
General Industrial - Heavy					
General Industrial - Special					P
OTHER					
Accessory Developments	P	P	P	P	D
Natural Resource Development					
Temporary Development	D	D	D	D	
Utility Service - Minor	P	P	P	P	P
Utility Service - Major	P	P	P	P	P

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OTHER DISTRICTS



In the draft Land Use Bylaw, three additional districts have been established to guide and support future growth:

Urban Services

To accommodate public and private institutions and community-oriented service that support local and regional populations, such as: community service facilities, major indoor recreation facilities, institutions, places of education, places of religion and assembly, health services and emergency response, parks, trails, and outdoor recreation, stormwater management facilities, and arts and culture facilities.

LUB 809-2013 Equivalent:

- » Urban Services
- » General Recreation

Natural Heritage

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

LUB 809-2013 Equivalent:

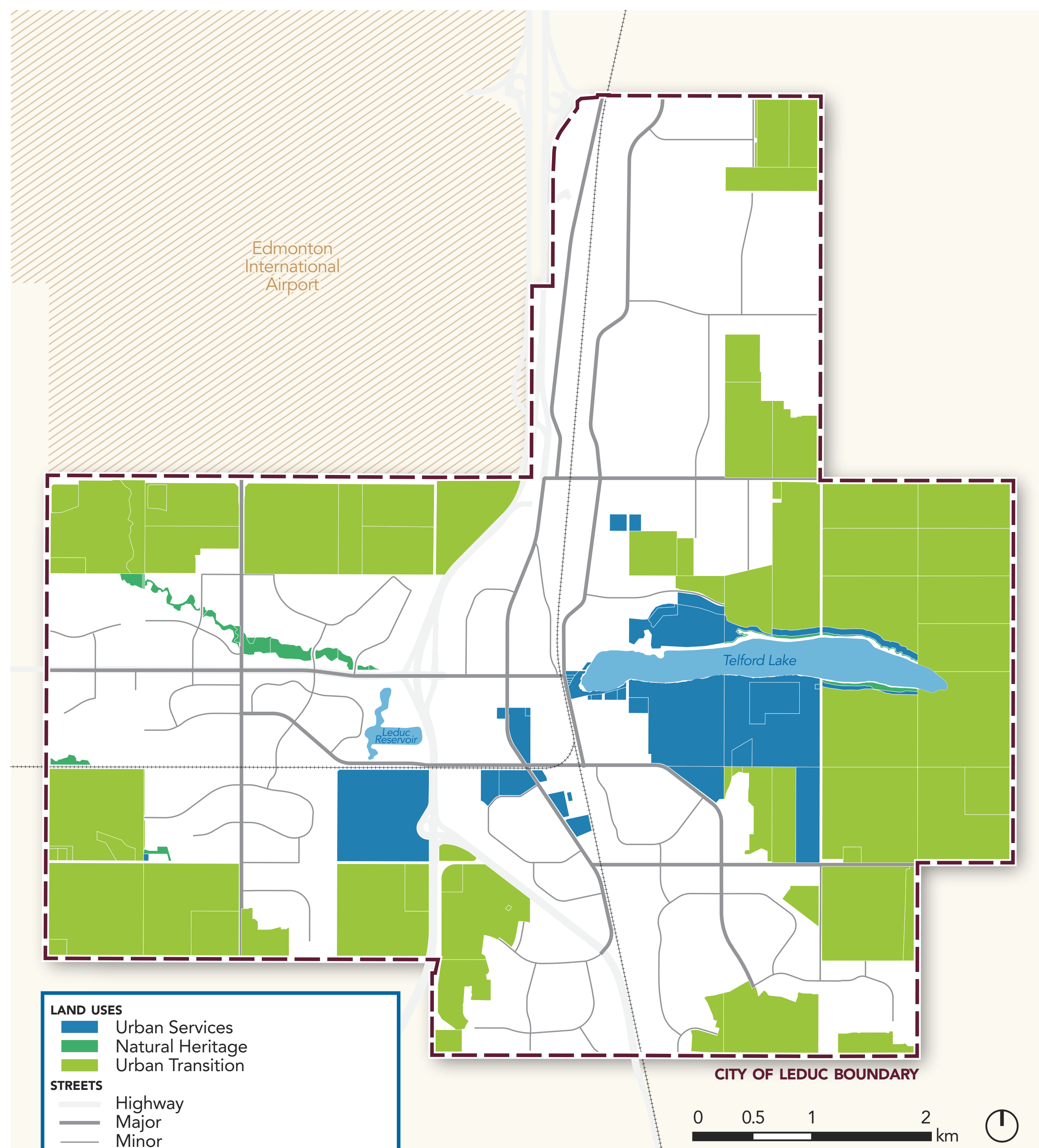
- » Environmental Restricted Development

Urban Transition

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.

LUB 809-2013 Equivalent:

- » Urban Reserve



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	URBAN SERVICES	NATURAL HERITAGE	URBAN TRANSITION
	ALL	ALL	ALL
RESIDENTIAL			
Dwelling Units	D		D
Manufactured Homes			
COMMERCIAL			
Adult Entertainment Facility			
Bar			
Bed & Breakfast			
Campground	D		
Child Care Facility	D		
Commercial Storage Facility			
Contractor Service			
Drive Through Service			
Eating & Drinking Establishment	D		
Home Based Business - Minor			D
Home Based Business - Major			D
Hotel & Motel			
Indoor Entertainment - General			
Indoor Entertainment - Large			
Kennel			D
Outdoor Entertainment			
Professional, Financial and Office Service			
Retail & Service - General			
Retail & Service - Large			
Retail - Cannabis			
Retail - Liquor			
Recycling Depot			
Research & Development Facility			
Residential Sales Centre			
Vehicle Support Service			
Vehicle Support Service - Bulk Fuel Depot			
Vehicle Sales, Leasing or Rental Facility			
AGRICULTURE			
Agriculture			P
Cannabis Production & Distribution			
Urban Agriculture	P		P
URBAN SERVICES			
Cemetery			P
Community Service Facility			
Education	P		P
Emergency Response Service			
Government Service			
Health Service			
Hospital			
Human Services			
Natural Conservation			
Parks & Trails			
Parking Facility			
Recreation Facility - Indoor			
Recreation Facility - Outdoor			
INDUSTRIAL			
Crematorium			
General Industrial - Light			
General Industrial - Medium			
General Industrial - Heavy			
General Industrial - Special			
OTHER			
Accessory Developments	D	P	D
Natural Resource Development			D
Temporary Development		D	D
Utility Service - Minor	P	P	P
Utility Service - Major	P	P	P