

# Building Our Community One Block at a Time

## About the Project

The City of Leduc is renewing its Land Use Bylaw – the Bylaw that guides how land is used and developed across the city. This renewal will modernize our approach to development and change, to better reflect the community’s needs.

The Land Use Bylaw is the “rulebook” for the City, residents, businesses, developers, and builders to ensure the different ways land is used and categorized (zoned) are complementary and that development supports a functional, and livable community.

The renewed Land Use Bylaw will become one of the main tools for actioning the City’s Municipal Development Plan (MDP) vision of a vibrant and thriving Leduc. This project will extend into 2026 with more opportunities for the public to get involved—to provide ideas, concerns, and hopes for the future.

## Today’s Objectives

At today’s session, you’ll:

- » Learn what a Land Use Bylaw is and why it matters.
- » Explore how different types of housing fit within existing and new communities.
- » Share your thoughts on practical opportunities and barriers related to site design, parking, and mixed-use flexibility.
- » Provide input on regulatory tools to support variety and market responsiveness.
- » Help shape the direction of new zoning regulations.

2025

Exploring Possibilities

Phase 1: Research and analysis

Phase 2: Explore ideas

Phase 3: Write the draft Land Use Bylaw

2026

Getting it Right

Phase 3: Write the draft Land Use Bylaw cont.

Phase 4: Share the draft Land Use Bylaw (we are here)

Phase 5: Refine the Land Use Bylaw

Phase 6: Council approval & implementation

# What is a Land Use Bylaw?

## Land Use Bylaw

A Land Use Bylaw outlines specific rules to regulate how properties can be used and developed. Land uses are grouped into categories known as “land use districts or zones”—such as residential, commercial, industrial, or mixed-use—and they set standards for things like property lot sizes, the size and shape of buildings in addition to landscaping, signage, and parking.

A well-designed Land Use Bylaw can:

- » Allow for thoughtful evolution of the city.
- » Support businesses and economic development by clearly outlining development expectations.
- » Allow for a range of housing types and the number of homes in an area to meet the needs of different household sizes, life stages and income levels.
- » Improve public health by regulating where certain activities can take place to reduce conflicts and ensure safe, healthy environments.

### NOTE

The terms “Zones” and “Districts” are often used interchangeably in the context of how land is developed within a community.

Within these boards, land use categories are referred to as land use “Districts”.

## Renewing Leduc’s Land Use Bylaw

Our current Land Use Bylaw was adopted in 2013, and while it is updated regularly, our community has grown and changed—and so have our needs. The renewal is an opportunity to modernize our approach to land use, simplify regulations, and support balanced growth across our city.

The renewal is necessary to:

- » Align with the City’s 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 apply for residents, builders, developers and City staff.

## Why This Matters to You

Whether you’re a homeowner, renter, business owner, builder, developer, or simply someone who cares about your community—land use rules affect you.

It will define topics like:

- » Where you can build a new garage or garden suite on your property.
- » Where a coffee shop, retail store, or other types of businesses can open.
- » What types of housing can be built in your neighbourhood.
- » Where new housing, mixed-use, or commercial uses can occur.

# What We Have Heard

During Phase 2, we heard the following key takeaways from the public and the development industry. The comprehensive What We Heard report is available at [leduc.ca/lub](https://leduc.ca/lub)

## Public Feedback

- » **Allow more housing options and diversity in new neighbourhoods** while limiting housing types to those that fit within the existing scale and character and with careful integration in established neighbourhoods.
- » **Ensure Adequate Parking** for new development in both established and new neighbourhoods to mitigate impacts.
- » **Improve walking connections** through additional multi-ways, curb cuts, lighting, and traffic calming measures in neighbourhoods.
- » **Increase Access to Daily Amenities & Community Services** within residential neighbourhoods.
- » **Desire for more and better maintained parks and open spaces** in neighbourhoods for all ages.
- » **Improve transit service** particularly increased regional connections to Edmonton and the surrounding municipalities.

## Development Industry Feedback

- » **More Simple and Flexible Land Use Bylaw** with fewer districts that allow different buildings height based on context to allow for greater flexibility to respond to changing housing market conditions and support a wider range of housing forms.
- » **Reduce Development Barriers** such as building design, maximum density, lot width, and parking regulations.
- » **Reduce Parking Requirements** to provide design flexibility and improve affordability.
- » **Improve Laneway & Corner Site Design Regulations** to better align setback, corner cut, and laneway standards to recognize corner conditions.
- » **Balance amenity and landscaping requirements** to reduce burden and support affordability.
- » **Clarify Secondary Suite Regulations and Reduce Certain Requirements**, such as parking requirements to enable more readily.

# How We Have Integrated Feedback

- » Two main residential districts, one to control development in Established Neighbourhoods and one to support more diverse housing options in New Neighbourhoods.
- » We are currently examining options for reduced parking rates in areas with sufficient street parking, in the Urban Centre, near fixed transit routes, and for suites and apartments.
- » Small scale commercial and service uses are permitted in residential areas to enable walkability.
- » The number of Land Use Districts has been reduced from 18 to 13. Regulations for built form and use are tied to the street type and context to enable flexibility.
- » Zoning regulations have been updated to reflect the current housing market to enable varying housing types.

# Major Changes to the Land Use Bylaw

The following provides an overview of the major changes to the Land Use Bylaw including a rationale. This list is not comprehensive and highlights only the major changes.

Existing LUB	Proposed LUB	Rationale
Prescriptive Lot-based Zoning	Hybrid-form Based Code	<ul style="list-style-type: none"> <li>» To provide greater focus on the form of development (size, shape, and location of buildings) rather than the density.</li> <li>» The renewed Land Use Bylaw focuses on neighbourhood scale zoning to enable a greater mix of building types throughout the city.</li> <li>» Regulations for built form and use are tied to the street type and 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.</li> </ul>
Prescriptive in Permitted and Discretionary Uses	Flexibility in Land Uses Based on Context	<ul style="list-style-type: none"> <li>» 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.</li> </ul>
18 Land Use Districts (zones)	13 Land Use Districts (zones)	<ul style="list-style-type: none"> <li>» To support flexible development and simplify the number of Land Use Districts.</li> <li>» There are three (3) main residential districts. <ul style="list-style-type: none"> <li>» Density is now managed by a maximum number of units per lot.</li> </ul> </li> <li>» One (1) new mixed-use district is proposed and mixed-use development is enabled in residential districts where it meets the building form and street type requirements.</li> </ul>
10 Overlays	2 Overlays	<ul style="list-style-type: none"> <li>» The previous overlays have been integrated into the district regulations or have been removed.</li> <li>» The two (2) remaining overlays involve provincial regulations and guidelines: <ul style="list-style-type: none"> <li>» Airport Vicinity Protection Area (AVPA) Overlay.</li> <li>» Queen Elizabeth 2 Highway Corridor Guidelines.</li> </ul> </li> </ul>
Regulations Located in Various Sections	Regulations Located within District Sections	<ul style="list-style-type: none"> <li>» General regulations and sign regulations are included within the districts to improve user function. This allows users to only refer to one section of the Land Use Bylaw for information.</li> </ul>
Long List of Land Uses	Consolidated and Shortened List of Land Uses	<ul style="list-style-type: none"> <li>» To reduce redundancy and simplify land use categories, uses that have similar development impacts have been consolidated.</li> <li>» Residential uses have been consolidated into two use classes: <ul style="list-style-type: none"> <li>» Dwelling Unit</li> <li>» Manufactured Home</li> </ul> </li> </ul>
Mixed Definitions creating confusion	Updated & Organized Definitions	<ul style="list-style-type: none"> <li>» Use definitions have been separated from glossary definitions <ul style="list-style-type: none"> <li>» Use Definitions are those that pertain to specific land uses.</li> <li>» Glossary Definitions are those that apply broadly across the bylaw and provide meaning for general terms used throughout.</li> </ul> </li> </ul>

**Definitions:** An **“Overlay”** is an extra layer of rules applied to certain areas on top of the standard zoning, adding specific requirements or protections for things like heritage, reducing uses allowed, or specific design regulations.

**“Districts”** are mapped areas of a city where a common set of rules—like what can be built and how it can be used—apply.

# A HYBRID FORM BASED CODE

## Why Hybrid

A hybrid form-based code is a type of zoning that focuses on both what buildings look like (size, shape, and placement) and how they are used (housing, shops, or offices).

Instead of separating uses as strictly as traditional zoning, it prioritizes creating a consistent, walkable, and attractive streetscape, while still allowing a mix of compatible activities.

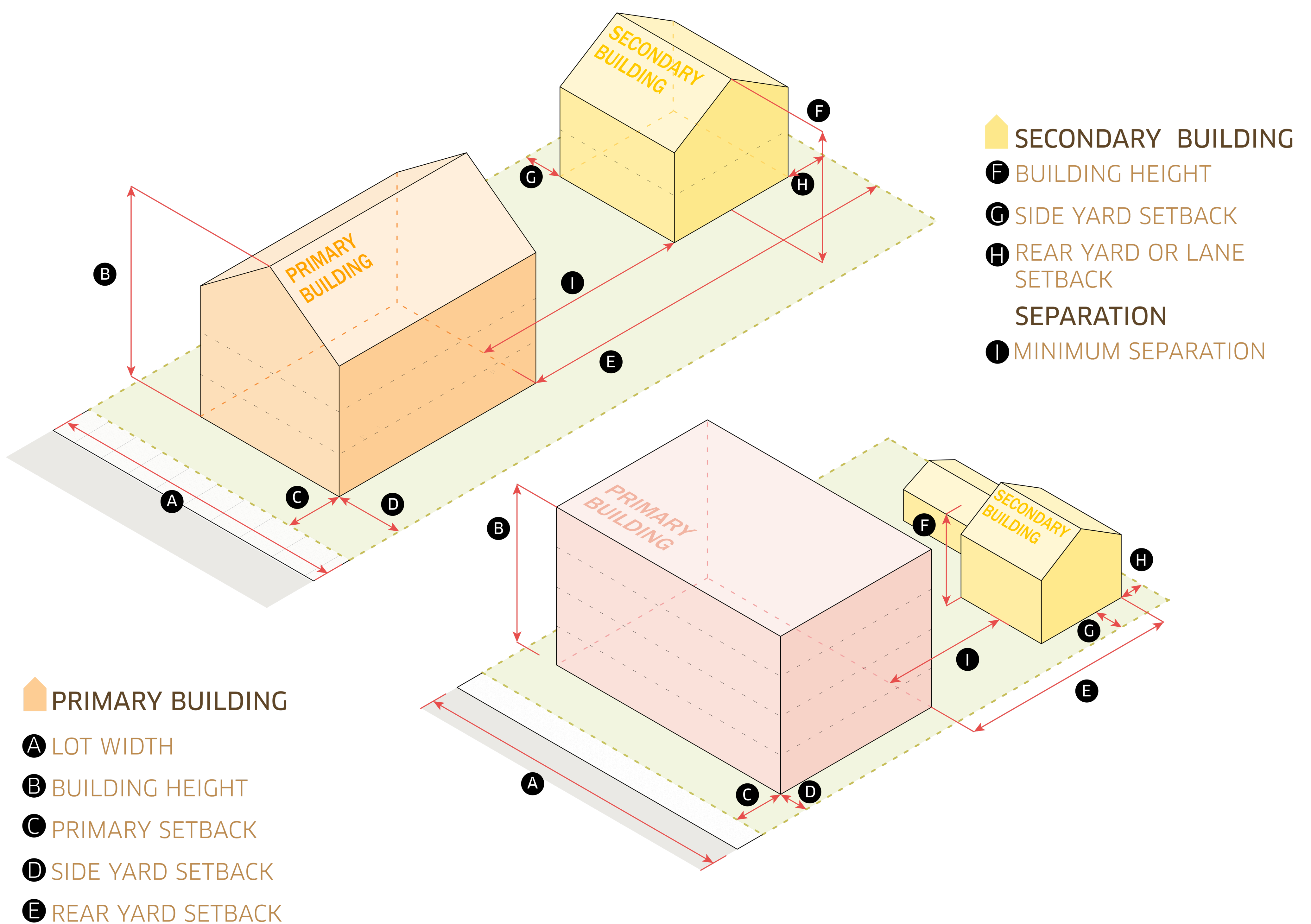
## How it Works

- » Sets clear rules for building form (height, setbacks, frontage, design).
- » Allows a mix of uses within the same area, where appropriate.
- » Uses maps, diagrams, and written standards to guide development outcomes – and create a more user-friendly bylaw.

## Why it Matters

- » Creates more predictable and legible regulations for developers and homeowners.
- » Encourages vibrant neighborhoods and focuses on community character.
- » Creates clear expectations but allows flexibility to achieve them.

## What Does it Look Like

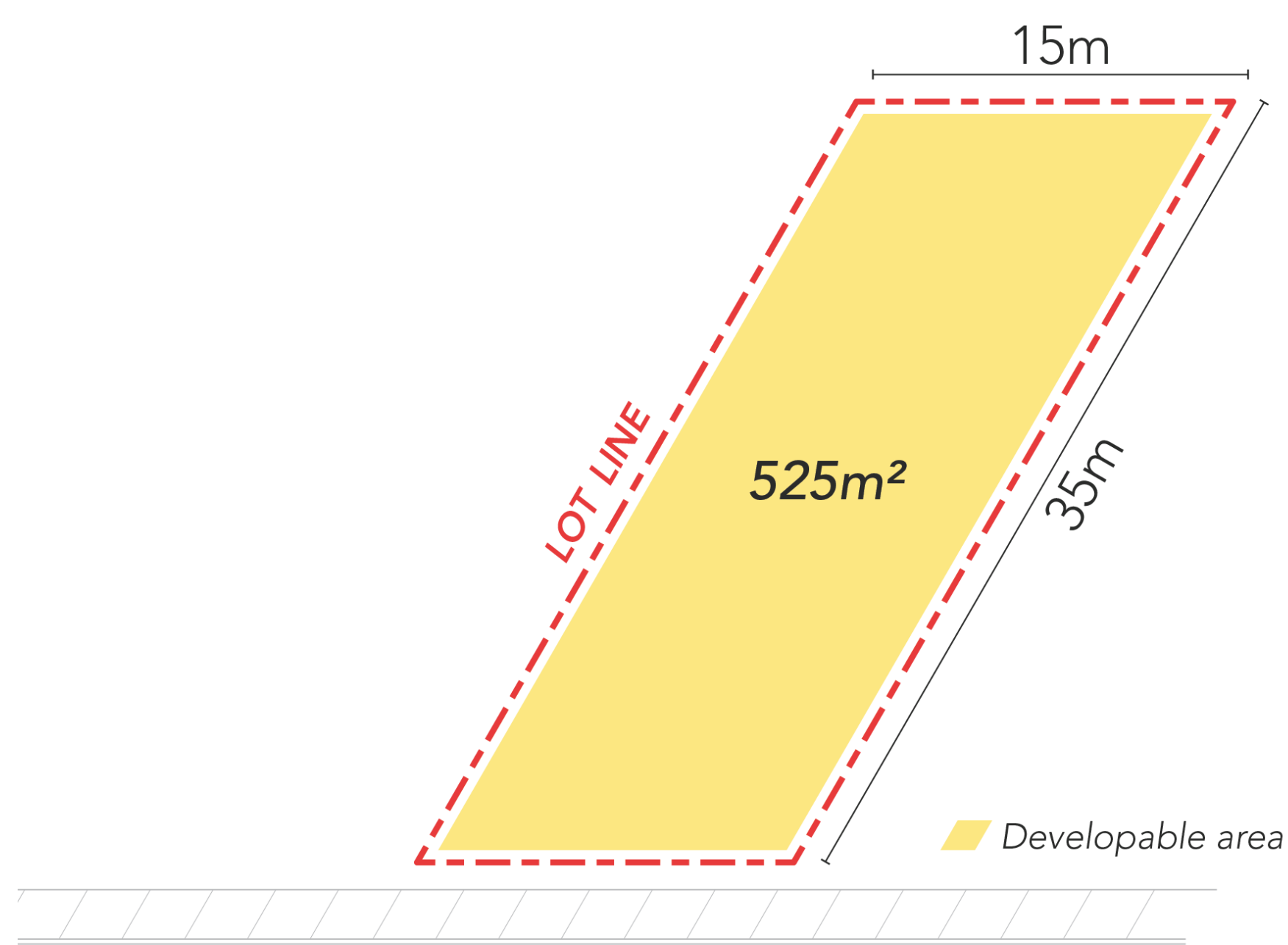


# APPLYING THE REGULATIONS

The following walks through how hybrid form-based regulations would be applied to residential lot that is large enough to accommodate a range of varying housing types.

## SINGLE DETACHED DWELLING

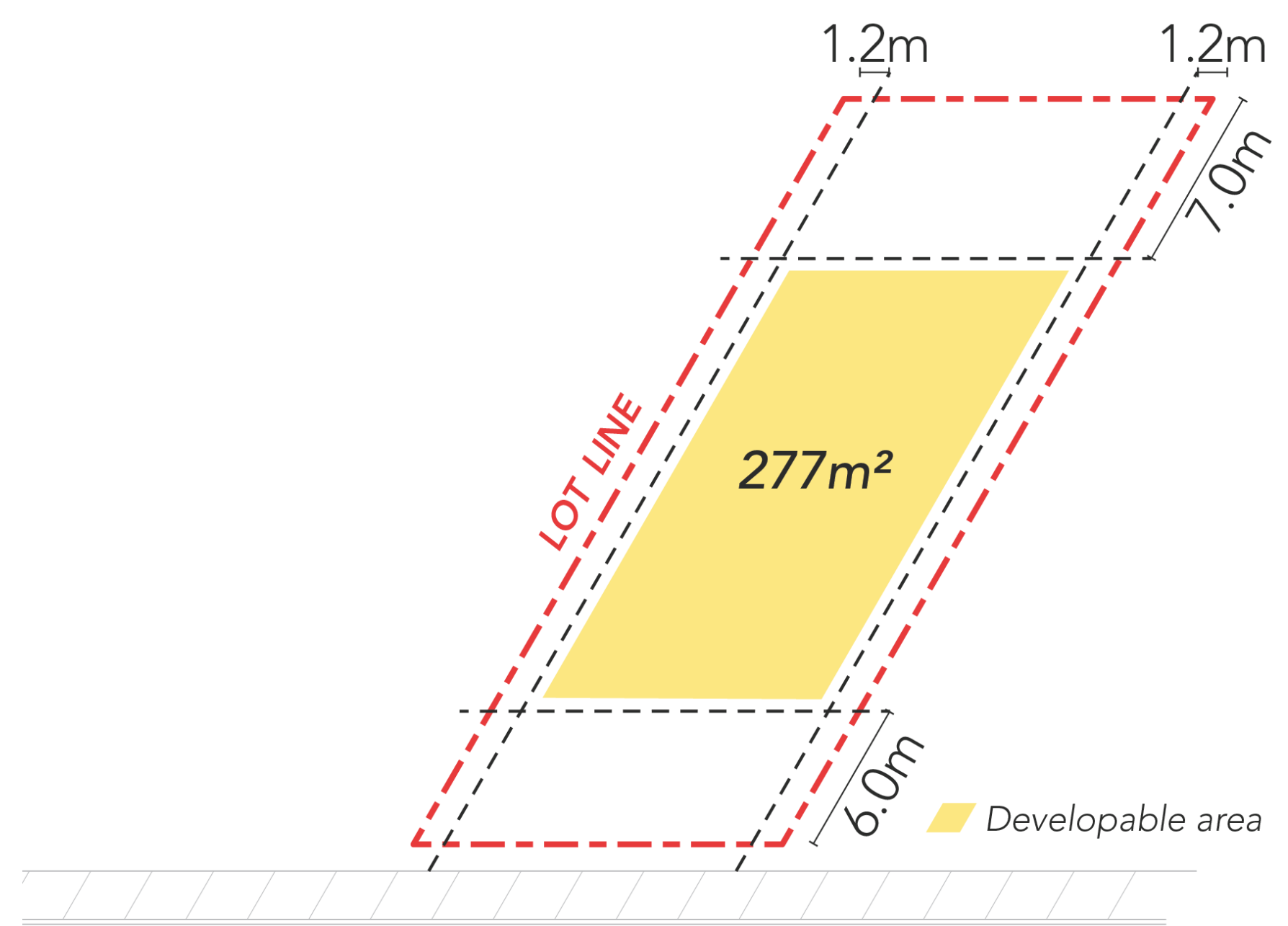
### 1. Select Residential Lot



LOCAL ROAD

This example looks at a residential lot located within the *Residential Established* district.

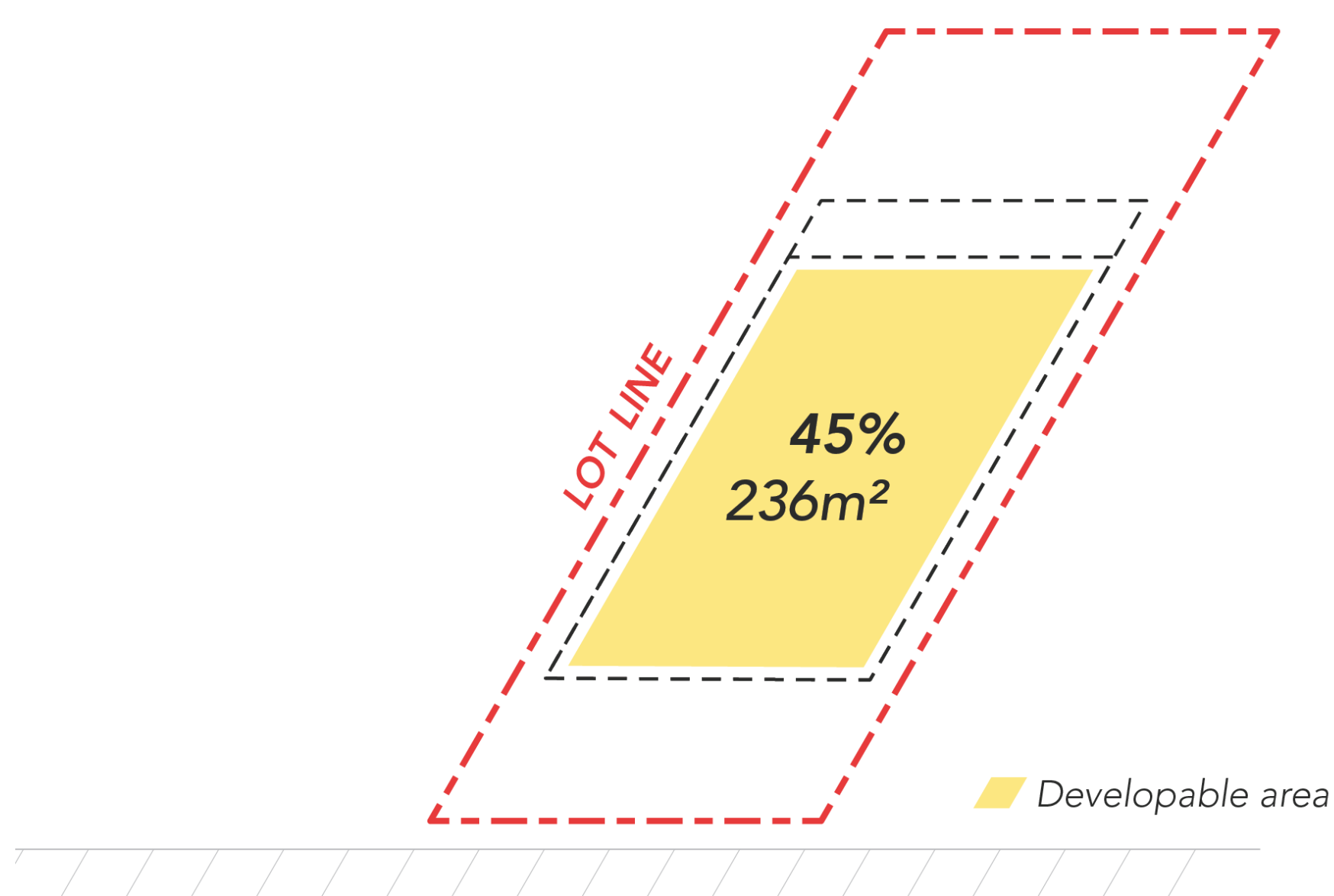
### 2. Apply Minimum Setbacks



LOCAL ROAD

Each parcel has setback requirements, ensuring appropriate building separation to adjacent buildings.

### 3. Apply Maximum Lot Coverage

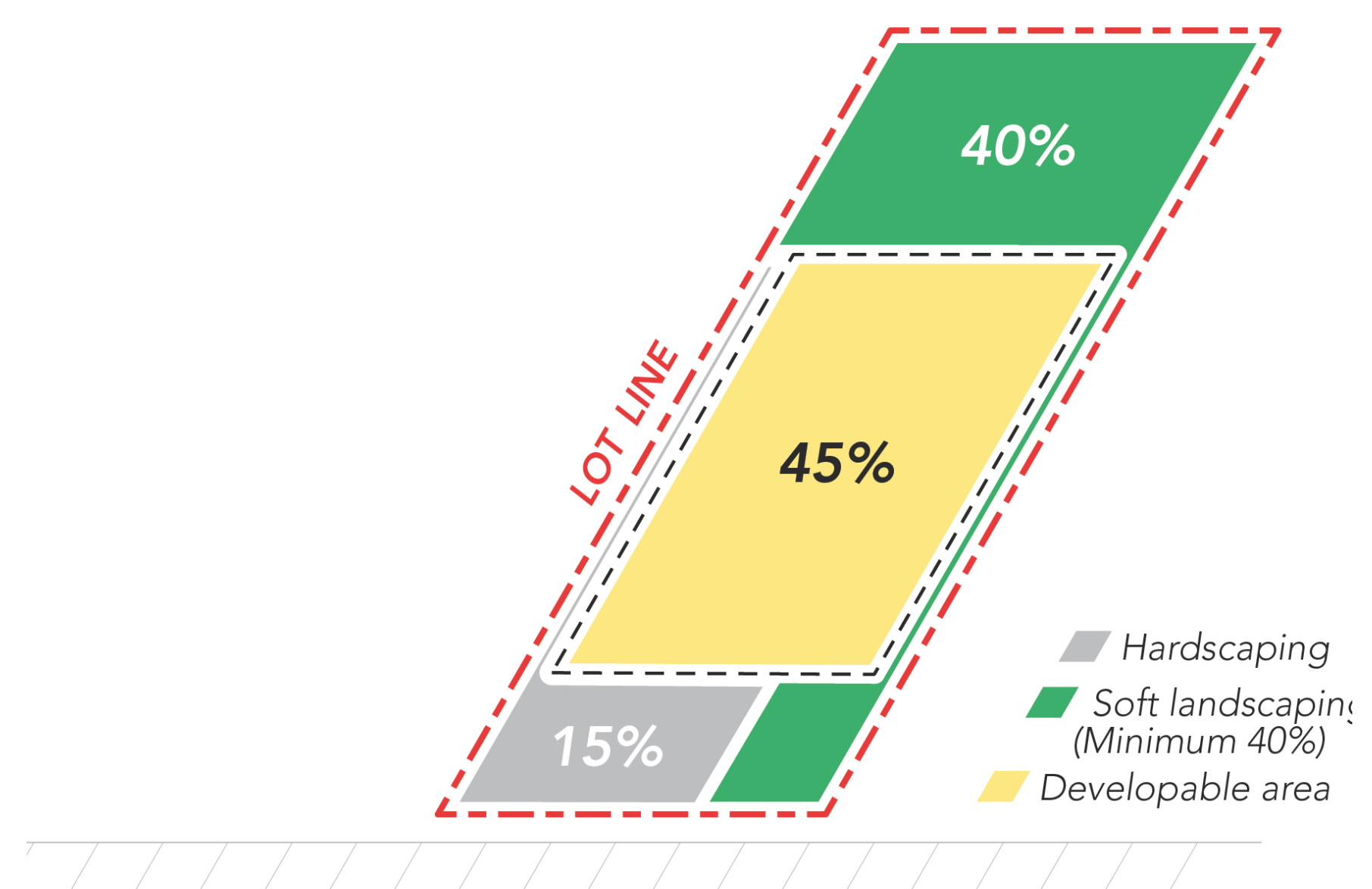


LOCAL ROAD

The *Residential Established* district has a maximum lot coverage of 45% - meaning buildings can cover no more than 45% of the lot area within the setbacks.

This further reduces the developable area.

### 4. Apply Minimum Landscaping Area



LOCAL ROAD

Minimum 40% of each lot must be preserved for soft landscaping.

*This includes lawns, mulch, gardens, and trees but excludes paved or decked areas like driveways, porches, and walkways.*

# APPLYING THE REGULATIONS

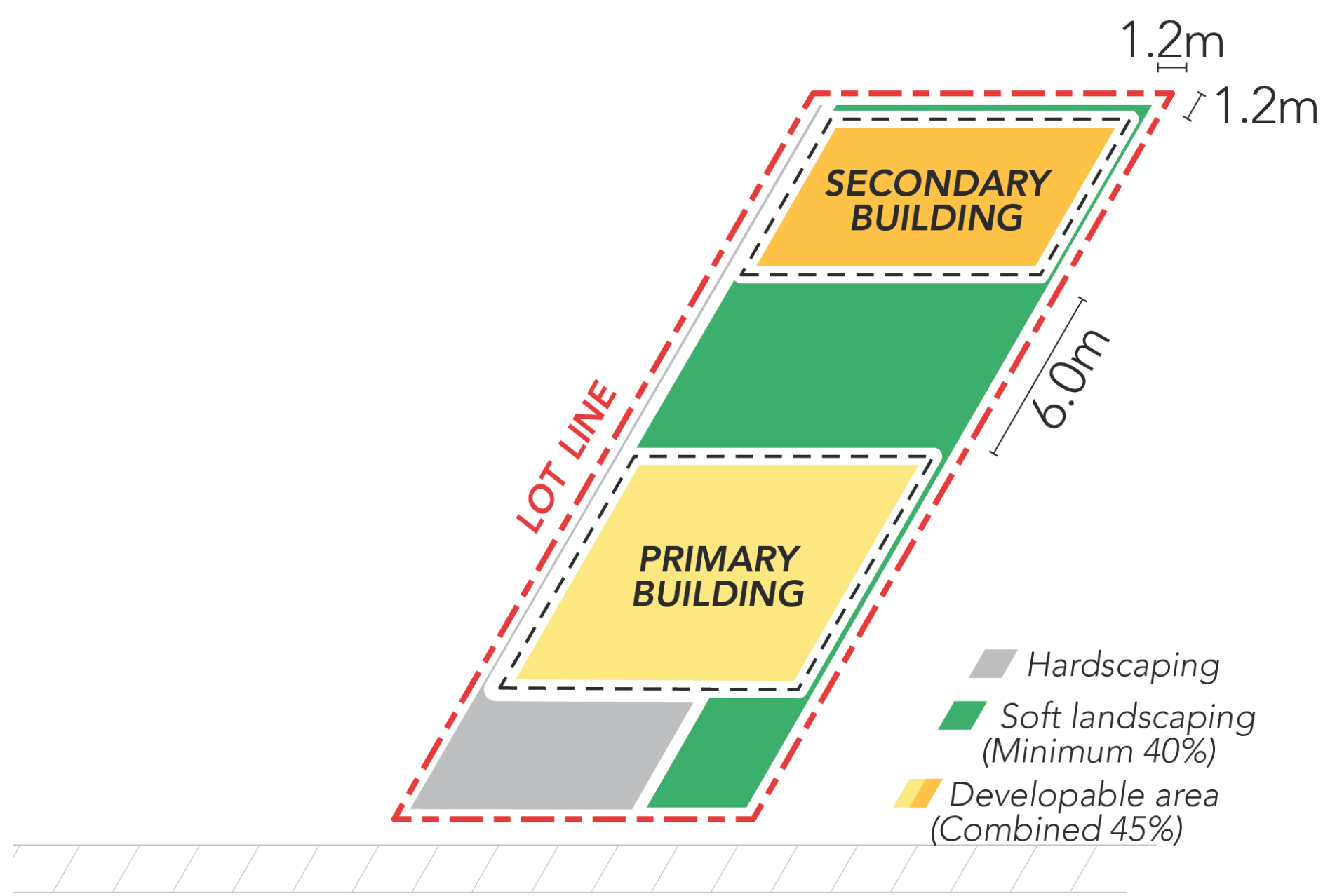
## ADDING A SECONDARY BUILDING

**Primary Building:** the Main Building intended for the primary use of the parcel, such as a single detached house, townhouse, or apartment.

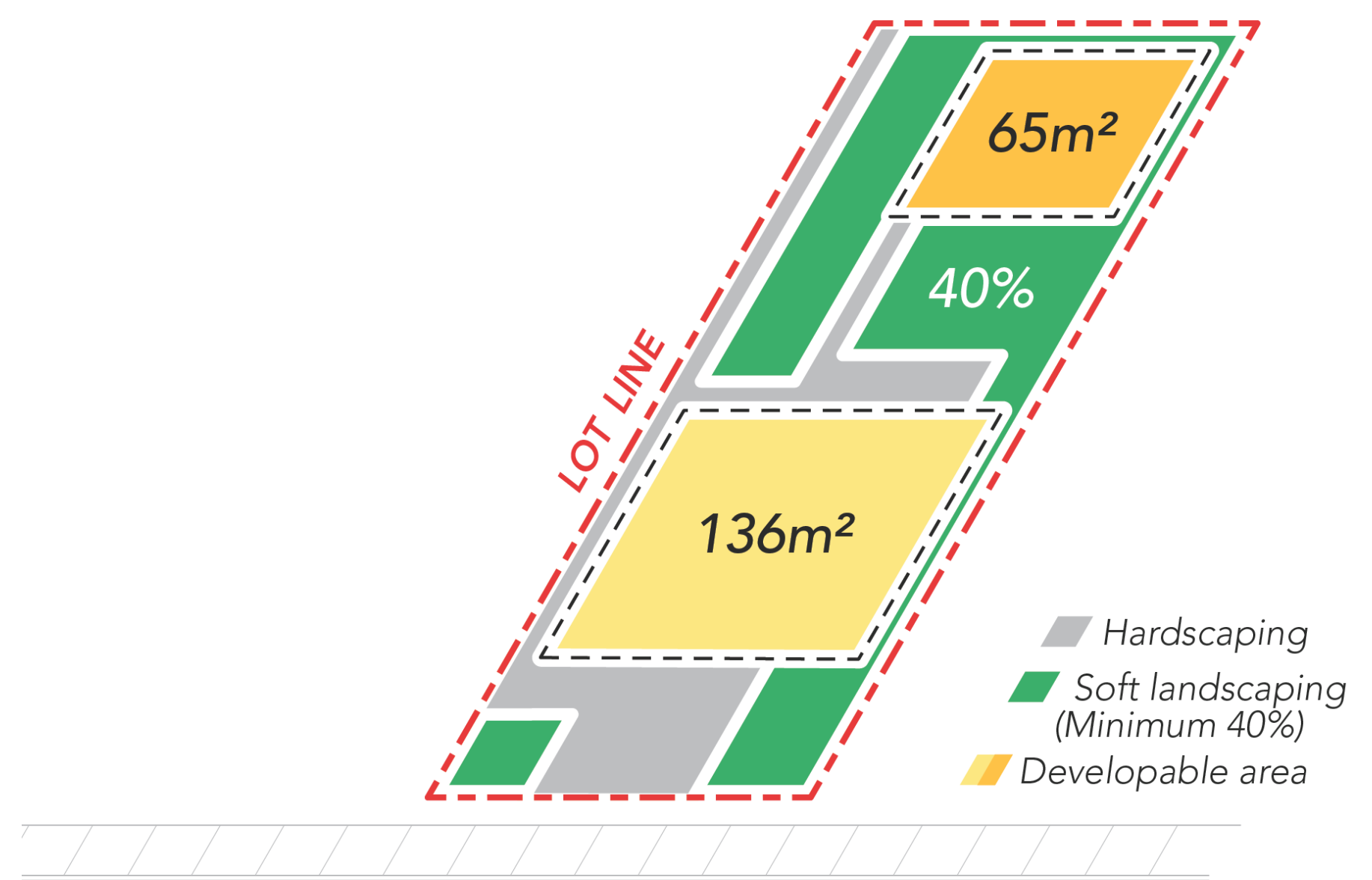
**Secondary Building:** Smaller, subordinate structure that complements the primary use, such as a garage, shed, or garden suite.

### 5. Modify Building Envelopes

### 6. Include Parking



LOCAL ROAD



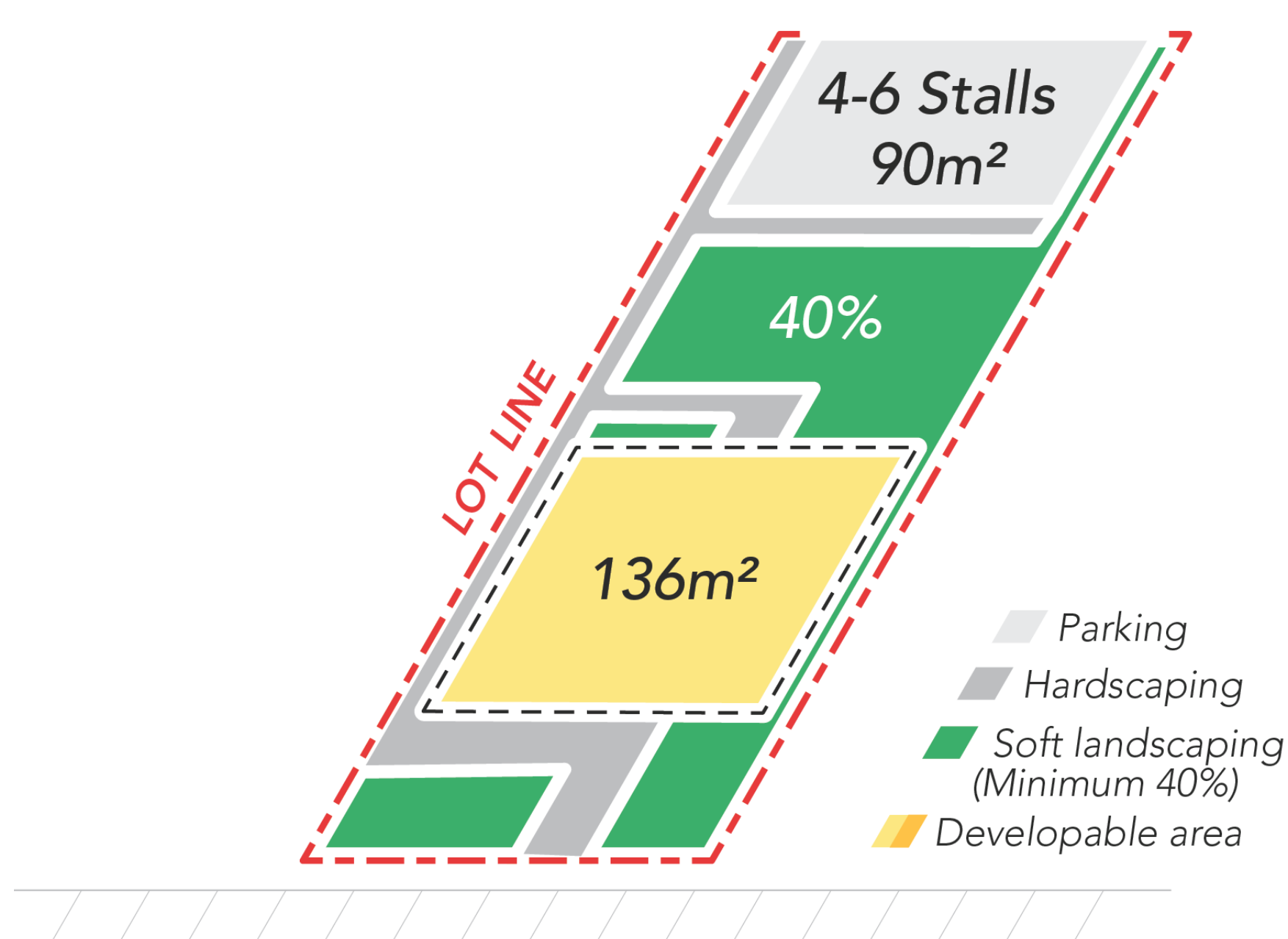
LOCAL ROAD

For any secondary building that is added:

- » The 45% maximum lot coverage needs to be split between both buildings
- » 40% soft landscaping still needs to be maintained

A two-car front driveway is typically greater than 50 sq.m (550 sq.ft). Accommodating this much paving, while preserving 40% soft landscaping, could further reduce the space for development.

## TRIPLEX OR FOURPLEX



LOCAL ROAD

If a building is designed as a triplex or fourplex, it would require a greater degree of parking. This means the space for the building would still be constrained.

While four-units may be permitted, the regulations are designed to ensure the size and shape of a multi-unit building is consistent with the size and shape permitted for single detached houses.

Smaller lots may not be capable of accommodating a fourplex as they may not have the right conditions for building size or required parking.

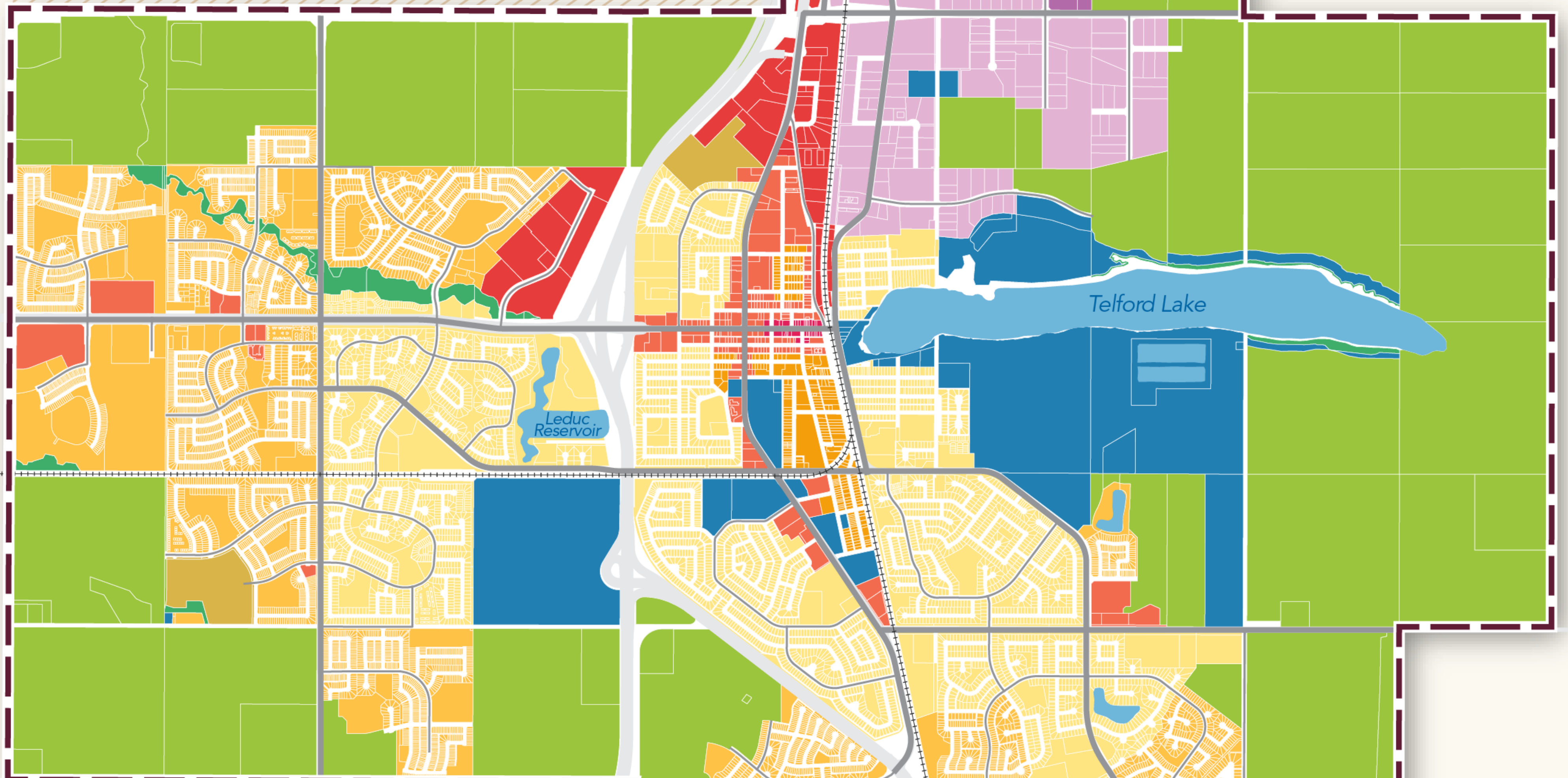
# LAND USE MAP

MAP 1

## Land Use Bylaw

Edmonton International Airport

# DRAFT



CITY OF LEDUC BOUNDARY

### 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

- Major
- Minor
- Local
- Highway
- Railway

CITY OF LEDUC LAND USE BYLAW





# RESIDENTIAL

## Simplified Housing Uses

In the draft Land Use Bylaw, thirteen housing uses have been grouped into two:

- » **Dwelling Unit:** 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.
- » **Manufactured Homes:** A prefabricated detached Dwelling Unit that is transportable. This definition does not apply to homes built using Modular Construction, Recreational Vehicles or industrial camp trailers.

### **Dwelling Units include:**

Apartment, Duplex side-by-side, Duplex Stacked, Triplex, Fourplex, Single Detached Dwelling, Townhouse, Garage Suite, Garden Suite, Secondary Suite, Live/work unit, and Multi-Unit Development.

## Updated Residential Districts

In the draft Land Use Bylaw, there are four residential districts that combine the following current LUB 809-2013 districts:

Current LUB 809-2013 Districts	Draft LUB Districts
RSD – Residential Standard District	Residential Established
RCD – Residential Compact Development RNL – Residential Narrow Lot	Residential General
MUR – Mixed-Use Residential MUN – Mixed-Use Neighbourhood MUC – Mixed Use Comprehensive	Residential Urban
RMH – Residential Manufactured Home	Residential Manufactured

## Residential Urban District

A new *Residential Urban District* was created to support more dense residential development surrounding the Urban Centre, in alignment with the *Urban Centre Area Redevelopment Plan (2025)*.

## Up to Four Units Permitted

In alignment with federal housing direction, many municipalities with populations over 30,000 are enabling opportunities for up to four dwelling units. **As a result, up to four (4) dwelling units may be permitted in residential areas where lot conditions support it.**

## Neighborhood Commercial Uses

To support walkable communities and access to daily amenities, **service commercial uses are now permitted in residential districts.**

*“Service Commercial Uses” are small scale operations that provide services directly to consumers. For example: groomers / salons, massage therapists, music teachers, accountants and other professional services.*

# 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.

### Residential Established

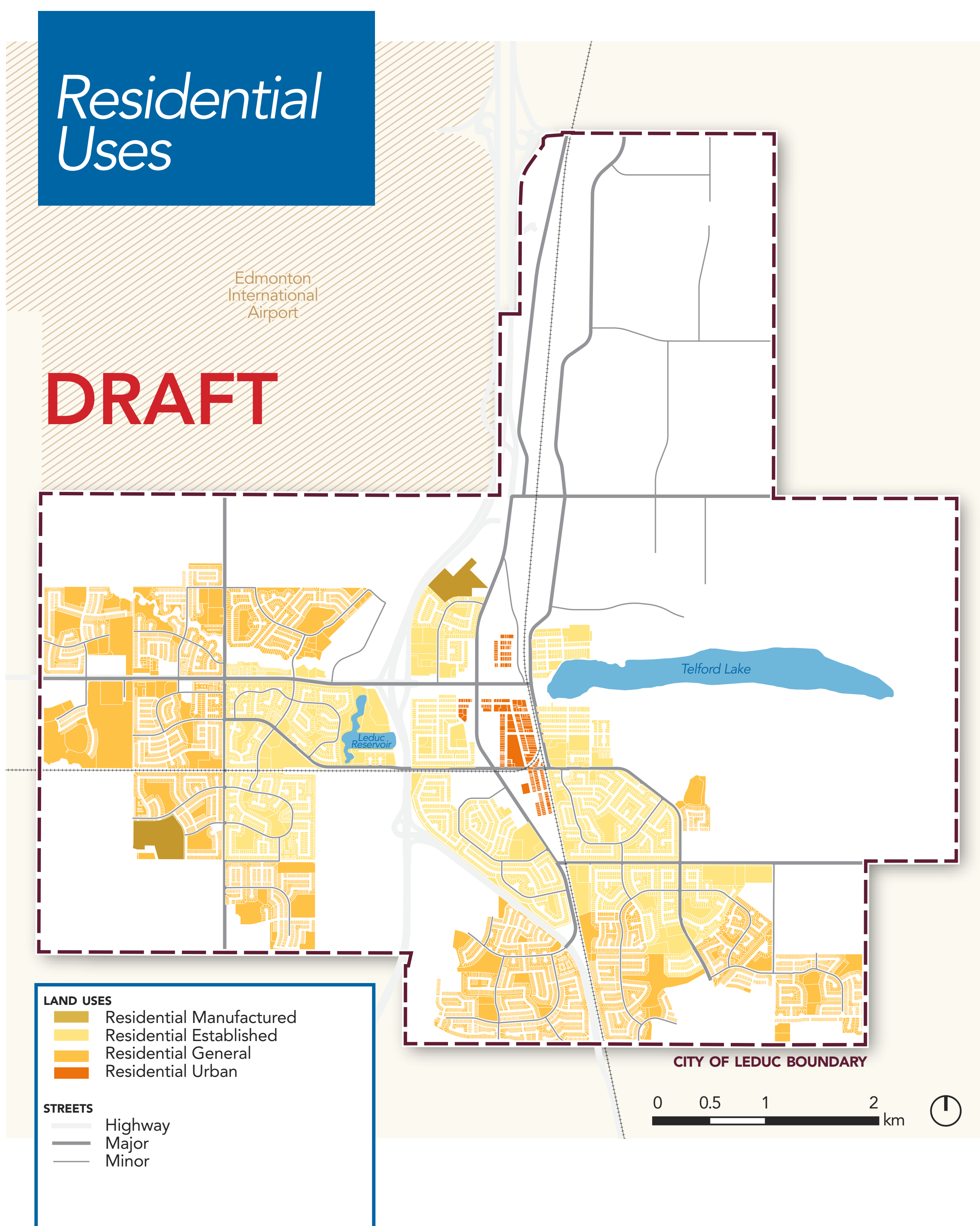
To support context sensitive residential development in established neighbourhoods within Leduc.

### 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.



	RESIDENTIAL MANUFACTURED		RESIDENTIAL ESTABLISHED			RESIDENTIAL GENERAL			RESIDENTIAL URBAN
	ALL	LOC.	MIN.	MAJ.	LOC.	MIN.	MAJ.	ALL	
<b>RESIDENTIAL</b>									
Dwelling Units		P	P	P	P	P	P	P	P
Manufactured Homes	P								
<b>COMMERCIAL</b>									
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	P	P	P	P	P	P	P	P
Vehicle Support Service				D				D	
Vehicle Support Service - Bulk Fuel Depot									
Vehicle Sales, Leasing or Rental Facility									
<b>AGRICULTURE</b>									
Agriculture									
Cannabis Production & Distribution									
Urban Agriculture		P	P	P	P	P	P	P	P
<b>URBAN SERVICES</b>									
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	P
Natural Conservation									P
Parks & Trails	P	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	
<b>INDUSTRIAL</b>									
Crematorium									
General Industrial - Light									
General Industrial - Medium									
General Industrial - Heavy									
General Industrial - Special									
<b>OTHER</b>									
Accessory Developments	P	P	P	P	P	P	P	P	P
Natural Resource Development									
Temporary Development		D	D	D	D	D	D	D	D
Utility Service - Minor	P	P	P	P	P	P	P	P	P
Utility Service - Major									P

# RESIDENTIAL

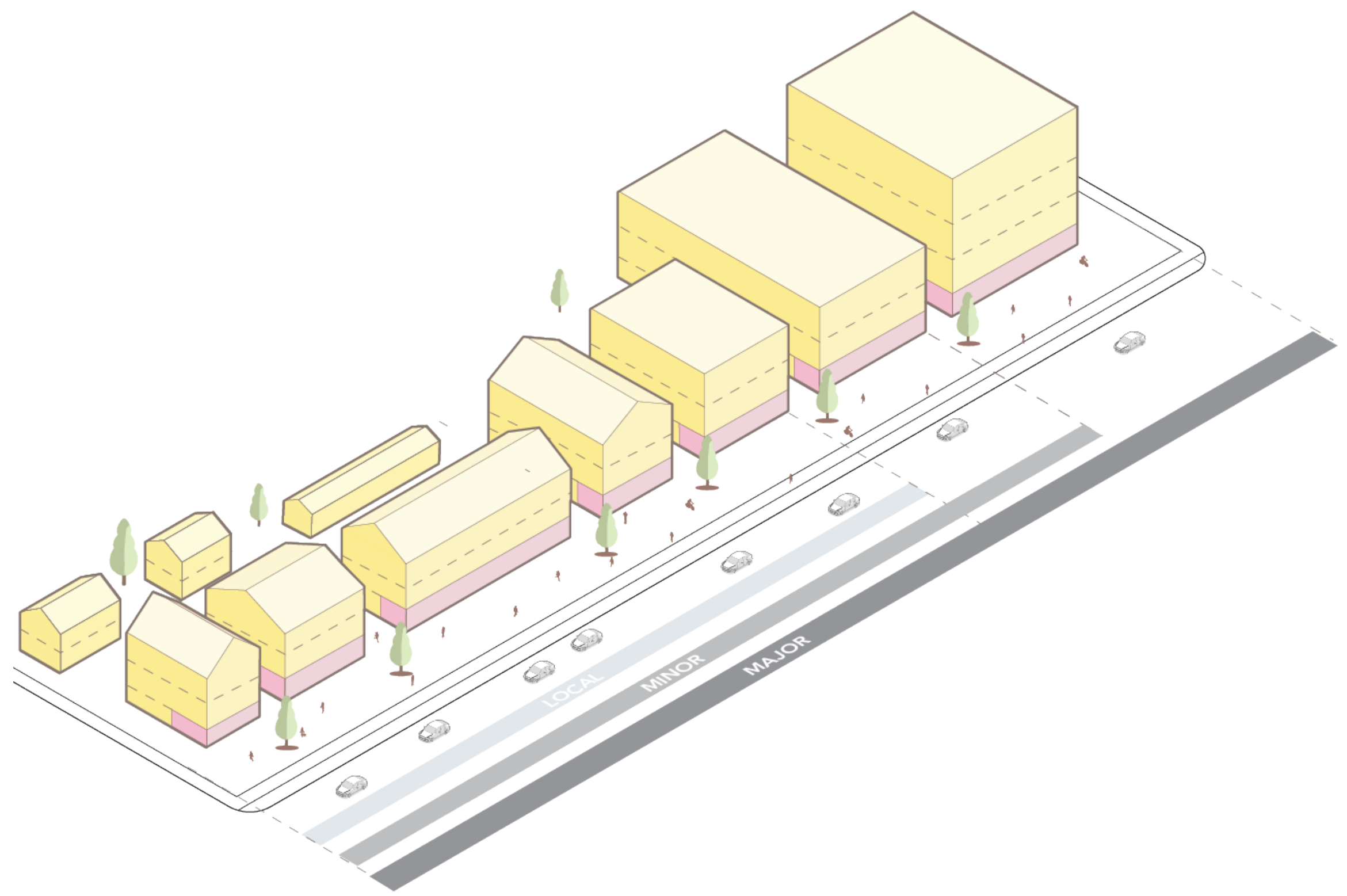
## Residential Established

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, fourplexes, and secondary suites. Medium to high density residential development will be directed to minor or major roads as appropriate.

**Purpose:** Context sensitive residential development in established neighbourhoods.

**LUB 809-2013 Equivalent:**  
» Residential Standard District

**Maximum Height:**  
» Local: 2 or 3 storeys  
» Minor: 3 storeys  
» Major: 4 storeys



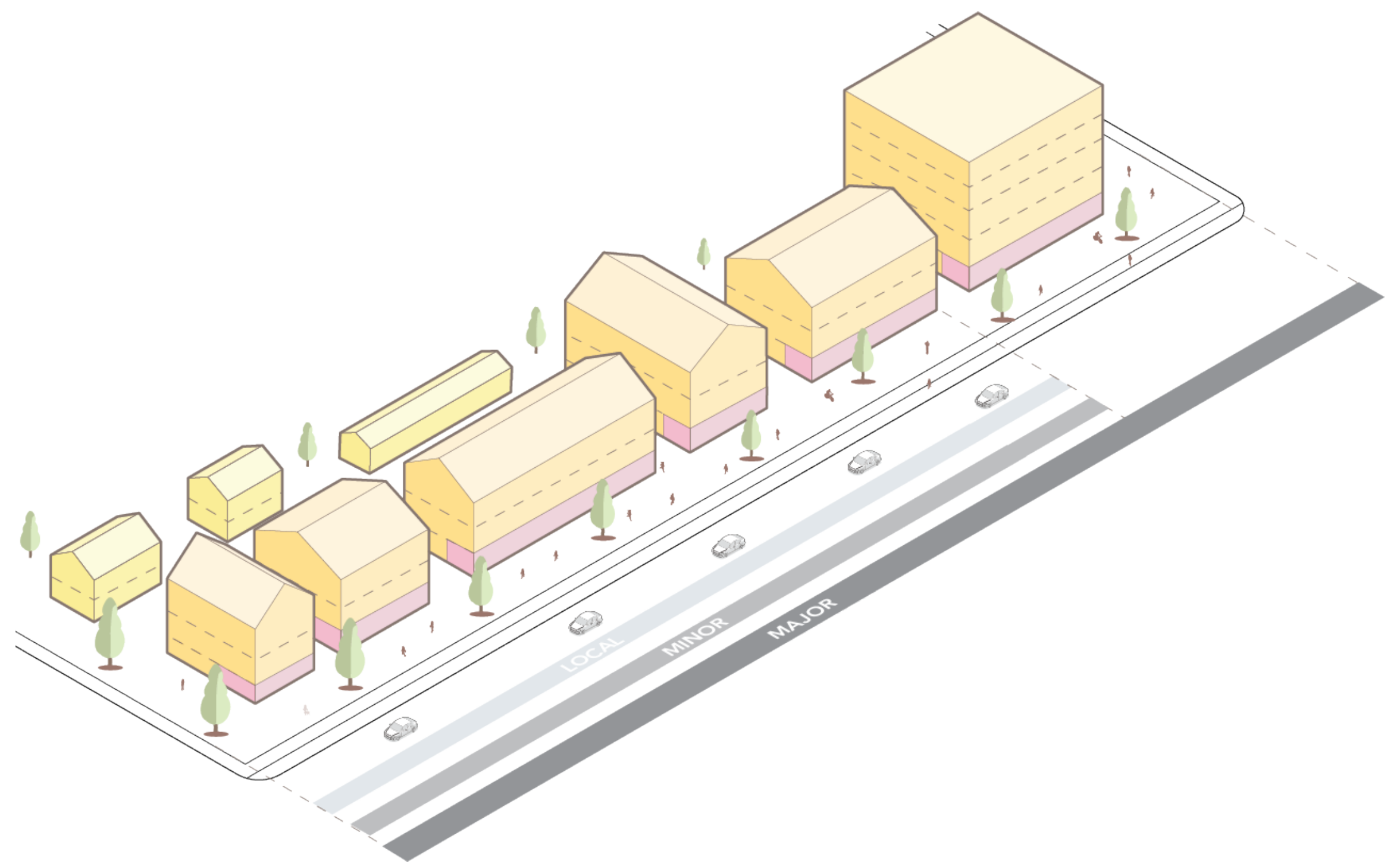
## Residential General

Local roads will support low density development such as single detached housing, duplexes, and secondary suites. Lots can accommodate narrow and compact development. Minor and Major roads will accommodate medium to higher density uses.

**Purpose:** New and developing residential neighbourhoods with supporting commercial uses.

**LUB 809-2013 Equivalent:**  
» Residential Compact Development  
» Residential Narrow Lot

**Maximum Height:**  
» Local: 3 storeys  
» Minor: 3 storeys  
» Major: 6 storeys



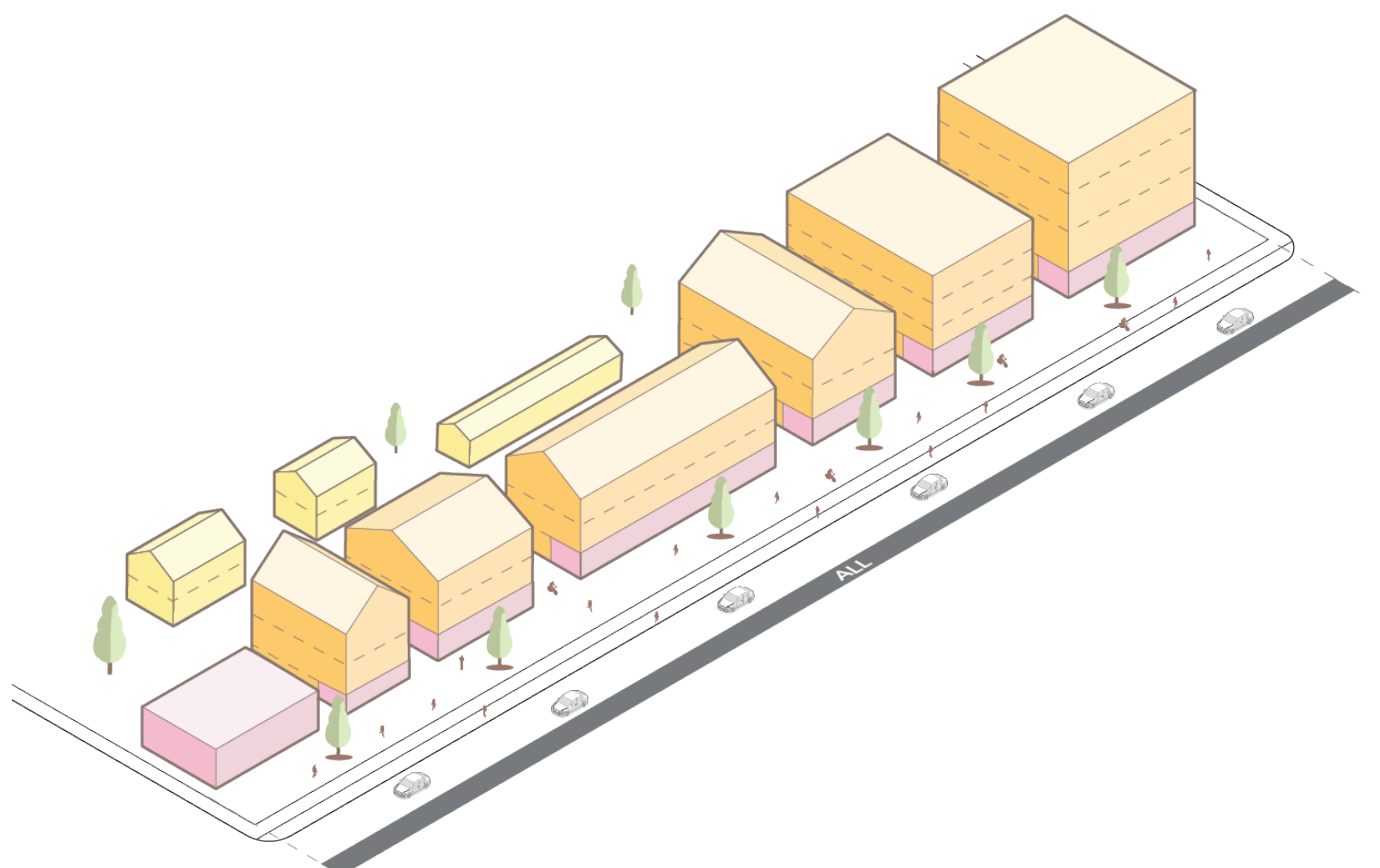
## Residential Urban

New development may include semi-detached dwellings, duplexes, triplexes, fourplexes, rowhousing, stacked rowhousing, and apartment buildings in compact mid-rise forms. Development on existing low-density lots may include secondary suites, garden suites, or garage suites.

**Purpose:** More dense residential area surrounding the Urban Centre with limited commercial uses.

**Maximum Height:**  
» Up to 6 storeys

**LUB 809-2013 Equivalent:**  
» Mixed-Use Residential  
» Mixed-Use Neighbourhood  
» Mixed Use Comprehensive





# COMMERCIAL

## Commercial Districts

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

### Mixed Use

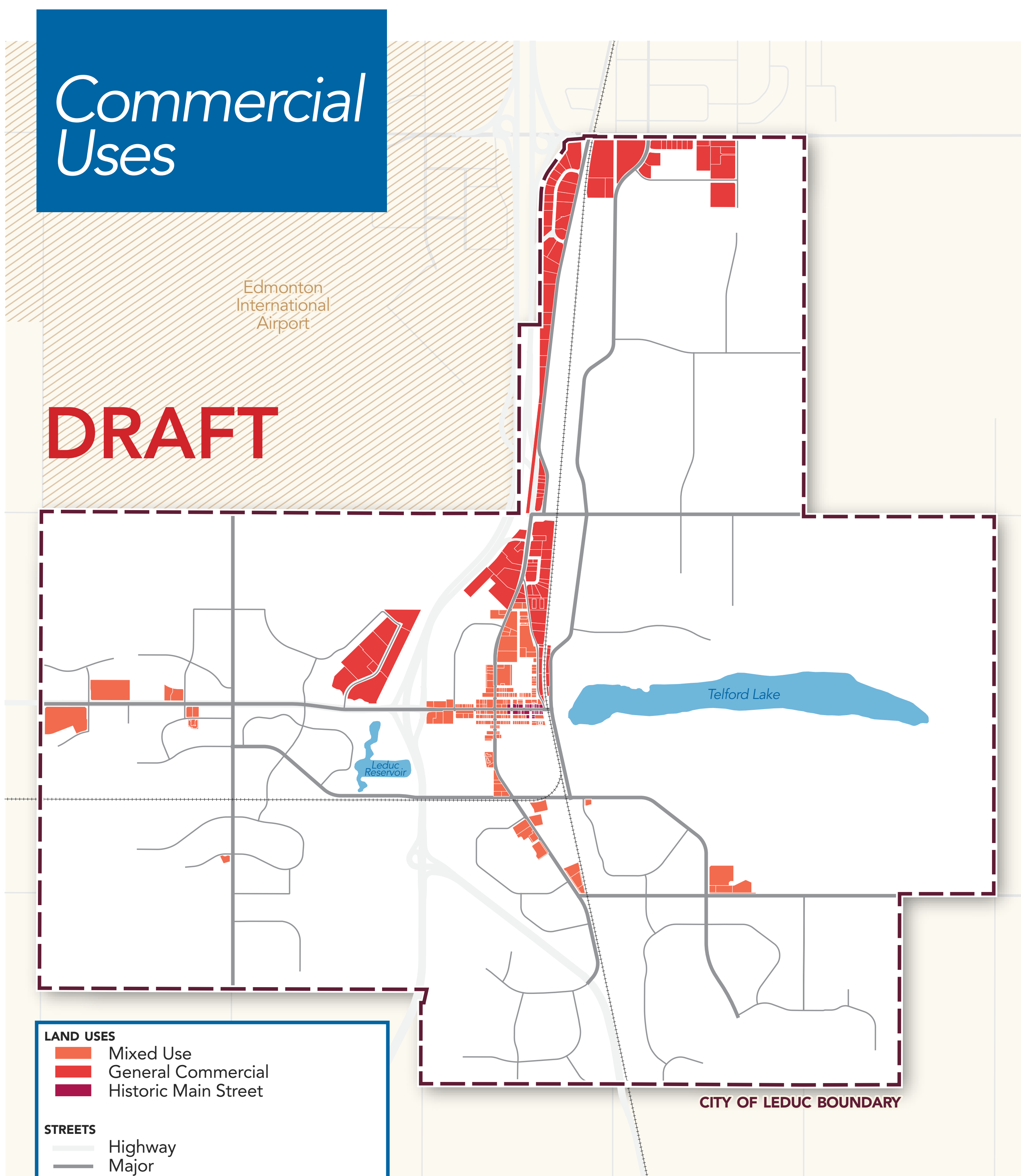
To provide diverse housing and urban amenities that support growth, pedestrian activity, and community vibrancy along major corridors and within the Urban Centre.

### Historic Main Street

To support pedestrian vibrancy and commercial activity of 50<sup>th</sup> 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.



**CITY OF LEDUC LAND USE BYLAW**  
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	MIXED USE			GENERAL COMMERCIAL	HISTORIC MAIN STREET
	LOC.	MIN.	MAJ.	ALL	ALL
<b>RESIDENTIAL</b>					
Dwelling Units	P	P	P		P
Manufactured Homes					
<b>COMMERCIAL</b>					
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	
<b>AGRICULTURE</b>					
Agriculture					
Cannabis Production & Distribution					
Urban Agriculture				P	
<b>URBAN SERVICES</b>					
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	
<b>INDUSTRIAL</b>					
Crematorium					
General Industrial - Light		D	D	D	
General Industrial - Medium					
General Industrial - Heavy					
General Industrial - Special					
<b>OTHER</b>					
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	

# COMMERCIAL

## Simplified Commercial Districts

In the draft Land Use Bylaw, three commercial districts and three mixed use districts have been consolidated into three districts:

- » Mixed Use
- » General Commercial
- » Historic Main Street

## Consolidated Commercial Uses

Uses similar in nature have been consolidated to simplify use categories:

- » Four (4) retail and service use categories: General, Large, Cannabis, Liquor
- » Bar
- » Eating and Drinking Establishment
- » Child Care Facility
- » Entertainment uses
- » Vehicle based uses

**Share your feedback here:**

## Mixed Use

New developments or redevelopment may include a range of context sensitive low-mid and high rise forms with a range of building sizes to accommodate the range of uses permitted across a range of lot sizes. Buildings should be urban in character and compact. Ground floors should generally feature active uses such as shops, services, lobbies, and amenity spaces.

**Purpose:** Mixed-use development along major corridors and the Urban Centre and within local nodes.

**Maximum Height:**

- » Local: 6 storeys
- » Minor: 12 storeys
- » Major: 26 storeys

**LUB 809-2013 Equivalent:**

- » Mixed Use Residential
- » Mixed Use Comprehensive

## General Commercial

Lots shall vary in size and configuration to accommodate a variety of economic development opportunities. Buildings should be oriented towards public streets where possible and should not have parking or drive-thru aisles between public streets and building frontages. Landscaping is encouraged and pedestrian safety within parking areas should be prioritized.

**Purpose:** Provide employment opportunities and urban amenities.

**LUB 809-2013 Equivalent:**

- » General Commercial
- » Commercial Business Oriented

## Historic Main Street

Development shall be complimentary and respect the established historical character by preserving or adapting historic buildings, while enhancing the public realm and pedestrian experience. Height, massing, setbacks, scale, architectural articulation, and similar site features shall respect the overall historic pattern of 50<sup>th</sup> Avenue.

**Purpose:** Support pedestrian vibrancy and commercial activity of 50<sup>th</sup> Avenue as a main street, while preserving and reinforcing the historic character

**Maximum Height:**

- » Up to 4 storeys

# INDUSTRIAL

## Industrial Districts

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

### Light Industrial

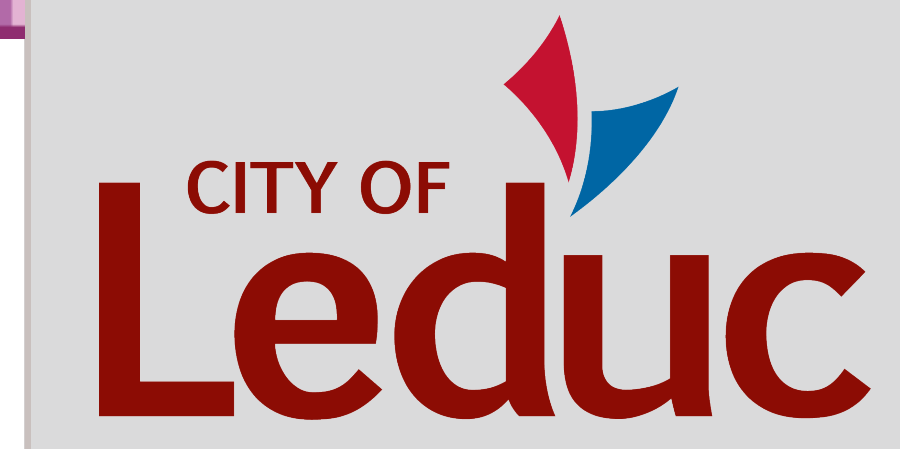
To provide a flexible and adaptable environment that combines light industrial, professional business, and commercial uses, serving as a buffer between more intense industrial uses.

### Medium Industrial

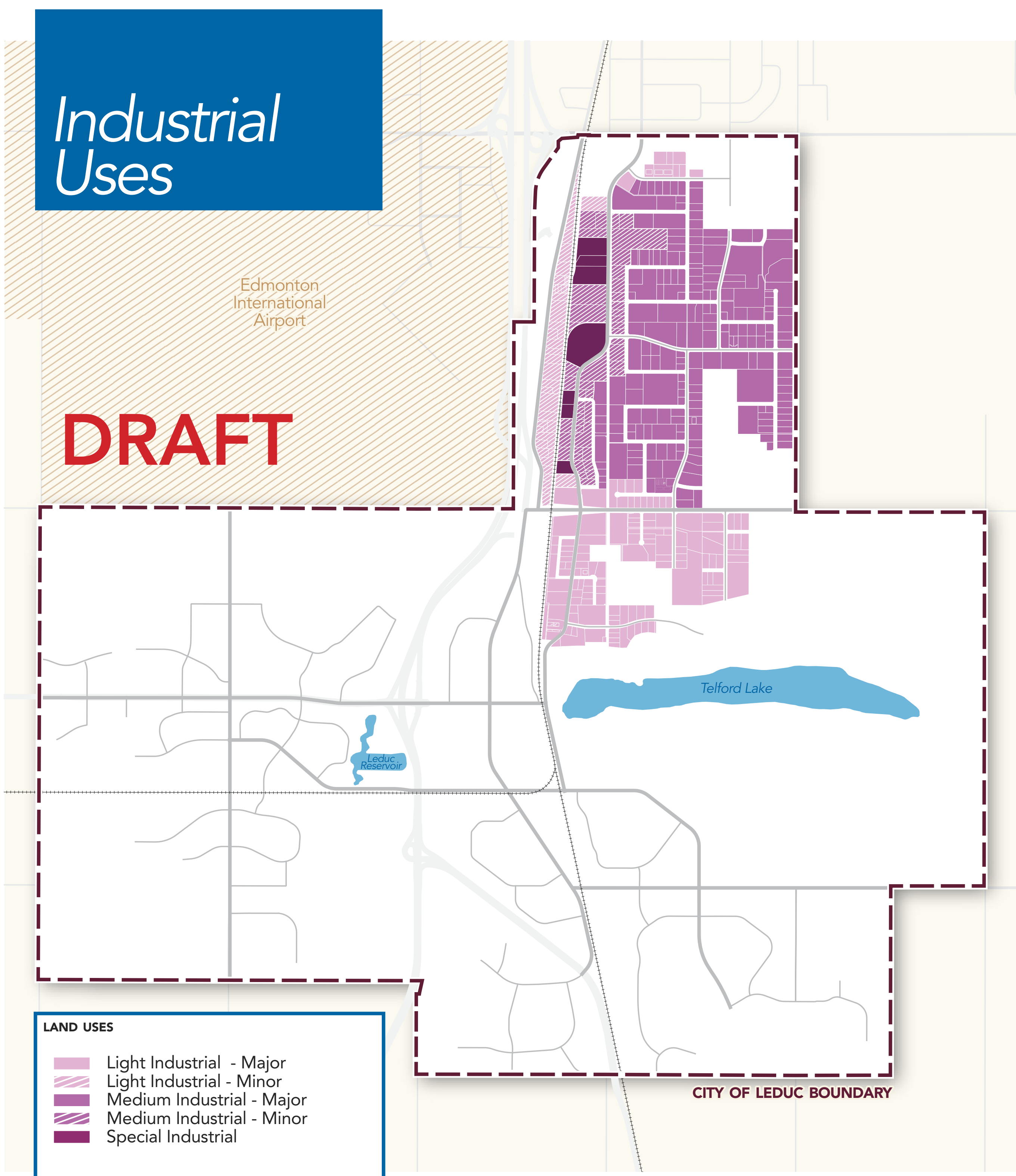
To provide and accommodate larger-scale industrial operations. Noise, dust, or pollution from industrial operations should not leave the district boundary.

### 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.



	LIGHT INDUSTRIAL		MEDIUM INDUSTRIAL		SPECIAL INDUSTRIAL
	MIN.	MAJ.	MIN.	MAJ.	ALL
<b>RESIDENTIAL</b>					
Dwelling Units					
Manufactured Homes					
<b>COMMERCIAL</b>					
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	
<b>AGRICULTURE</b>					
Agriculture					
Cannabis Production & Distribution	P	P	D	D	
Urban Agriculture	P	P	P	P	
<b>URBAN SERVICES</b>					
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			
<b>INDUSTRIAL</b>					
Crematorium					D
General Industrial - Light	P	P	P	P	
General Industrial - Medium			P	P	
General Industrial - Heavy					
General Industrial - Special					P
<b>OTHER</b>					
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



**LAND USES**

- Light Industrial - Major
- Light Industrial - Minor
- Medium Industrial - Major
- Medium Industrial - Minor
- Special Industrial

**CITY OF LEDUC LAND USE BYLAW**  
 Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation.

# INDUSTRIAL

## Simplified Industrial Districts

In the draft Land Use Bylaw, four industrial districts and two overlays have been consolidated into three Districts:

- » Light Industrial
- » Medium Industrial
- » Special Industrial

## Evacuation Near Special Industrial Uses

A key differentiator in this district is the requirement for evacuation near Special Industrial uses:

- » Minor designations remove all Uses prohibited by the Industrial Overlay.
- » Major designation encourages business-oriented and commercial uses.

**Share your feedback here:**

## Light Industrial

This district is intended to accommodate various types of built forms, and encouraging the co-location of small office buildings and small-scale retail uses alongside low-impact industrial operations.

**Purpose:** Supports employment uses that provide a buffer between more intense industrial uses and other more sensitive land uses.

**LUB 809-2013 Equivalent:**

- » Light Industrial
- » Business Light Industrial

**Major/Minor Designations:**

- » **Minor:** Limits public uses to reduce congregation near special Industrial.
- » **Major:** Supports a wide variety of uses and of commercial and industrial uses that promotes diverse economic activity.

## Medium Industrial

This district is intended to accommodate intensive industrial operations and the handling of hazardous goods within highly secure and buffered site configurations that limits nuisances (dust, noise) to within the district boundary. Development shall prioritize safety assessments and heavy-duty infrastructure to manage limited dangerous conditions while maintaining visual compatibility through high-standard site design and landscaping.

**Purpose:** Supports larger-scale industrial activities that need more space than Light Industrial uses.

**LUB 809-2013 Equivalent:**

- » Medium Industrial

**Major/Minor Designations:**

- » **Minor:** Limits public uses to reduce congregation near special Industrial.
- » **Major:** Full range of industrial and employment uses.

## Special Industrial

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 and high-standard site design and landscaping to manage dangerous conditions while maintaining strict visual and functional separation.

**LUB 809-2013 Equivalent:**

- » Special Industrial

# 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

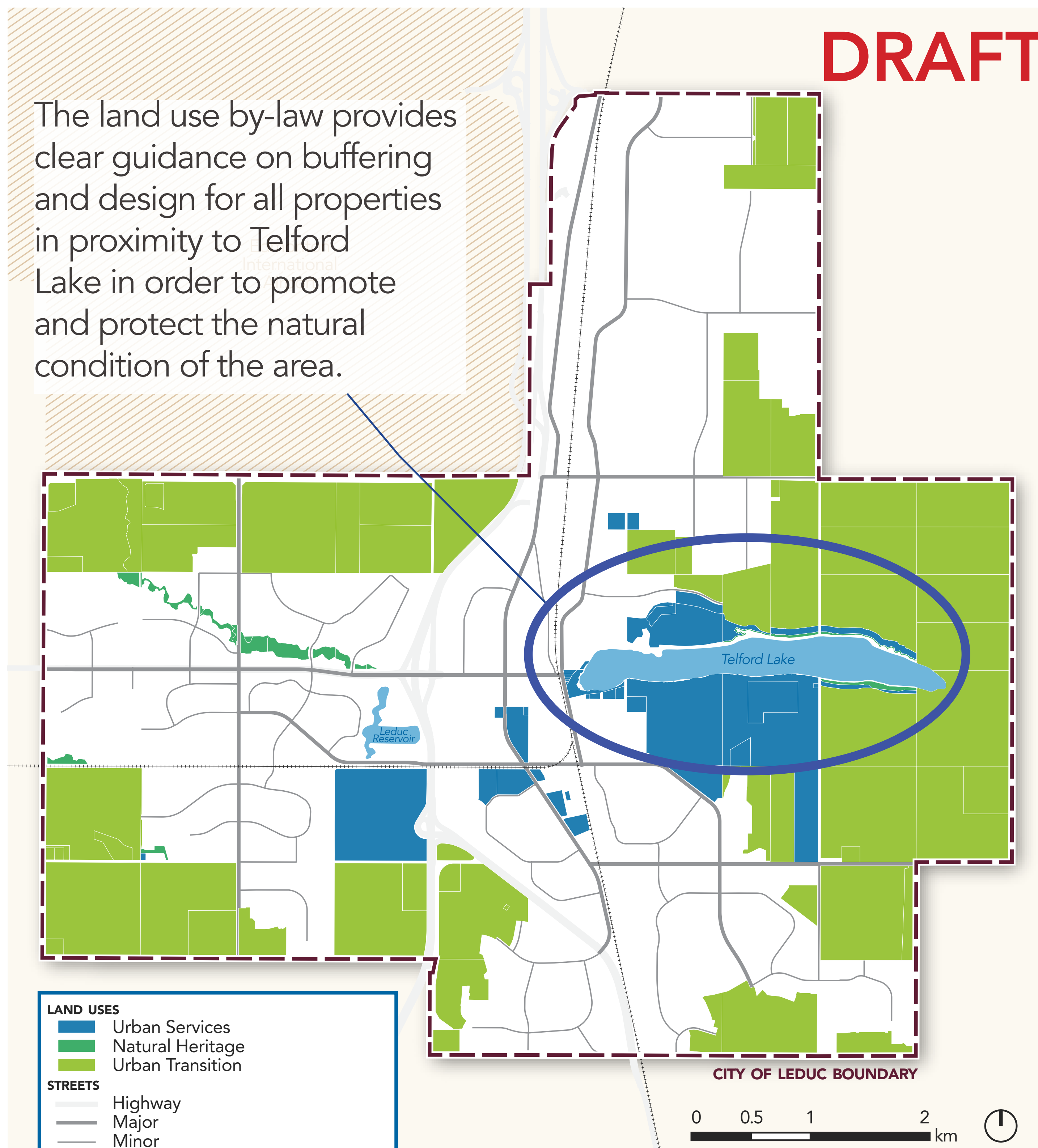
To allow agricultural and rural uses prior to transitioning to urban development. Development should not compromise the ability for future urban development to occur in an orderly and efficient manner.

### LUB 809-2013 Equivalent:

- » Urban Reserve

	URBAN SERVICES	NATURAL HERITAGE	URBAN TRANSITION
	ALL	ALL	ALL

	URBAN SERVICES	NATURAL HERITAGE	URBAN TRANSITION
<b>RESIDENTIAL</b>			
Dwelling Units	D		D
Manufactured Homes			
<b>COMMERCIAL</b>			
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			
<b>AGRICULTURE</b>			
Agriculture			P
Cannabis Production & Distribution			
Urban Agriculture	P		P
<b>URBAN SERVICES</b>			
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			
<b>INDUSTRIAL</b>			
Crematorium			
General Industrial - Light			
General Industrial - Medium			
General Industrial - Heavy			
General Industrial - Special			
<b>OTHER</b>			
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



# APPROACH TO PARKING

## Residential Parking

We are exploring reduced parking rates on parcels within 600m of fixed transit routes and in the Urban Centre to provide design flexibility and improve affordability where other mobility options exist.

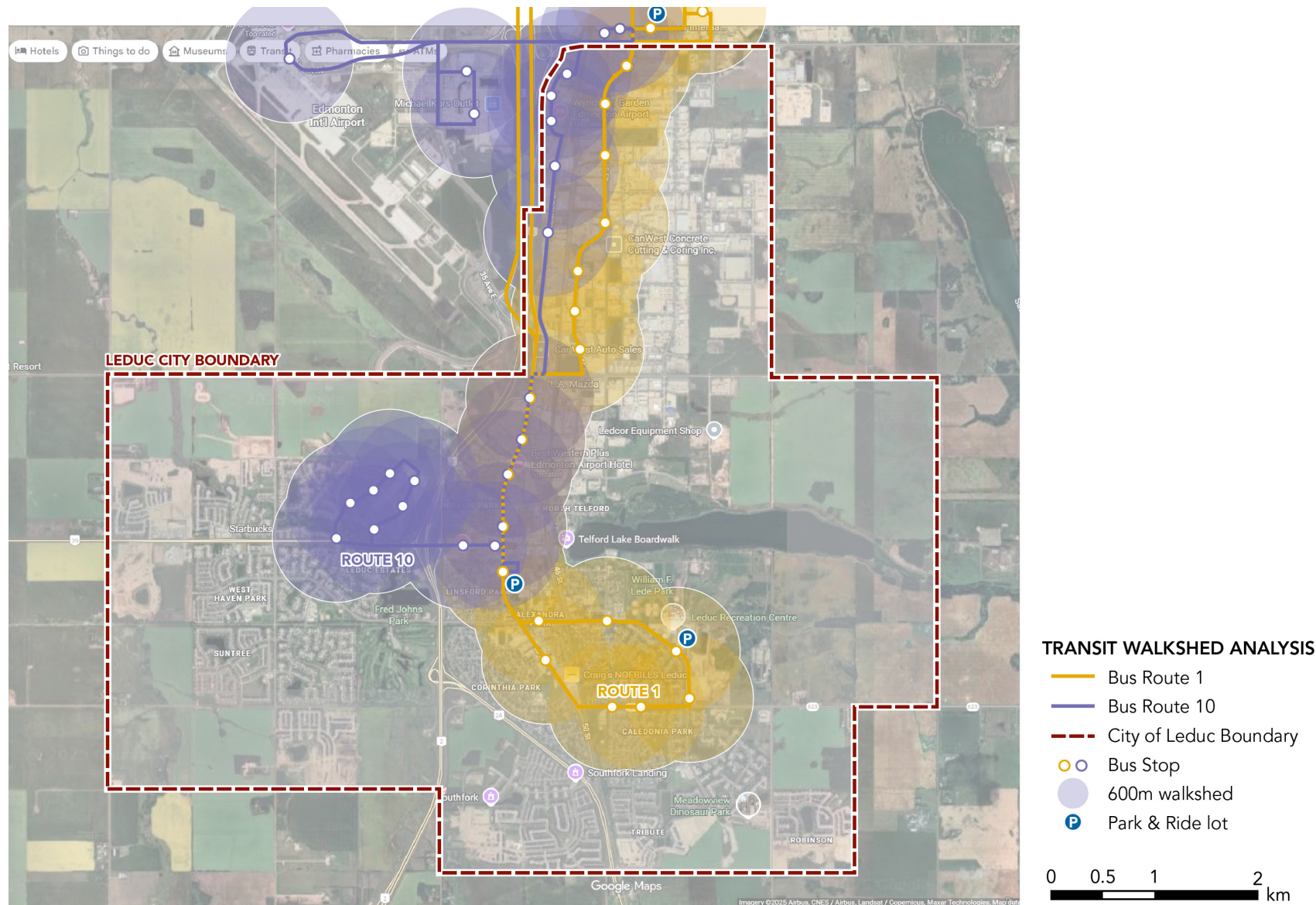
### Current Parking Rates:

- » **Singled detached, duplex, townhouse with street frontage, and triplex:** 2 stalls / unit
- » **Suites:** 1 stall / bedroom
- » **Multi-unit developments:** 1 stall / 1-bedroom, 2 stalls / 2+ bedroom
- » **Visitor:** 1 stall / 5 units
- » **Mixed use buildings:** At the discretion of the Development Authority (*No parking minimum for non-residential uses in the Urban Centre*).

Currently the Land Use Bylaw requires one (1) parking stall per bedroom for secondary suites while the main dwelling requires two (2) parking stalls. Do you think this makes sense? How should the City address secondary suite parking? Place a dot!

No parking requirements (market-based)	One (1) stall per suite
One (1) stall per bedroom	Unsure
Other (Use a sticky with your suggestion)	

How are the current parking rates working? Where do you think they need to be increased or decreased?



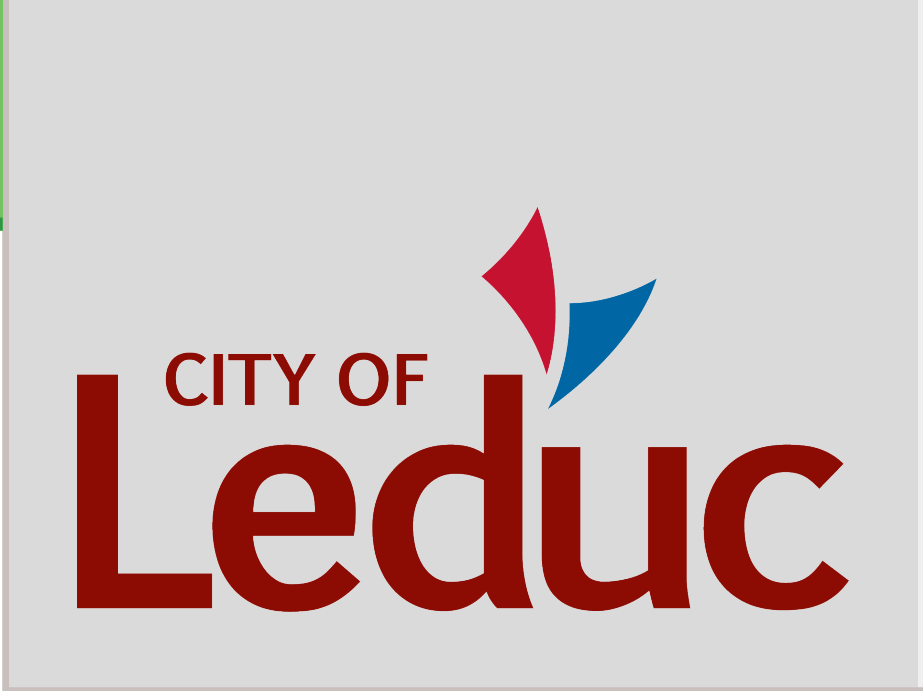
Current areas of Leduc within 600m of fixed transit routes.

## Commercial Parking

There are many ways to do this:

- » Usable floor area-based rates.
- » Customer based (seating spaces, hotel rooms etc).
- » No minimums (market based)

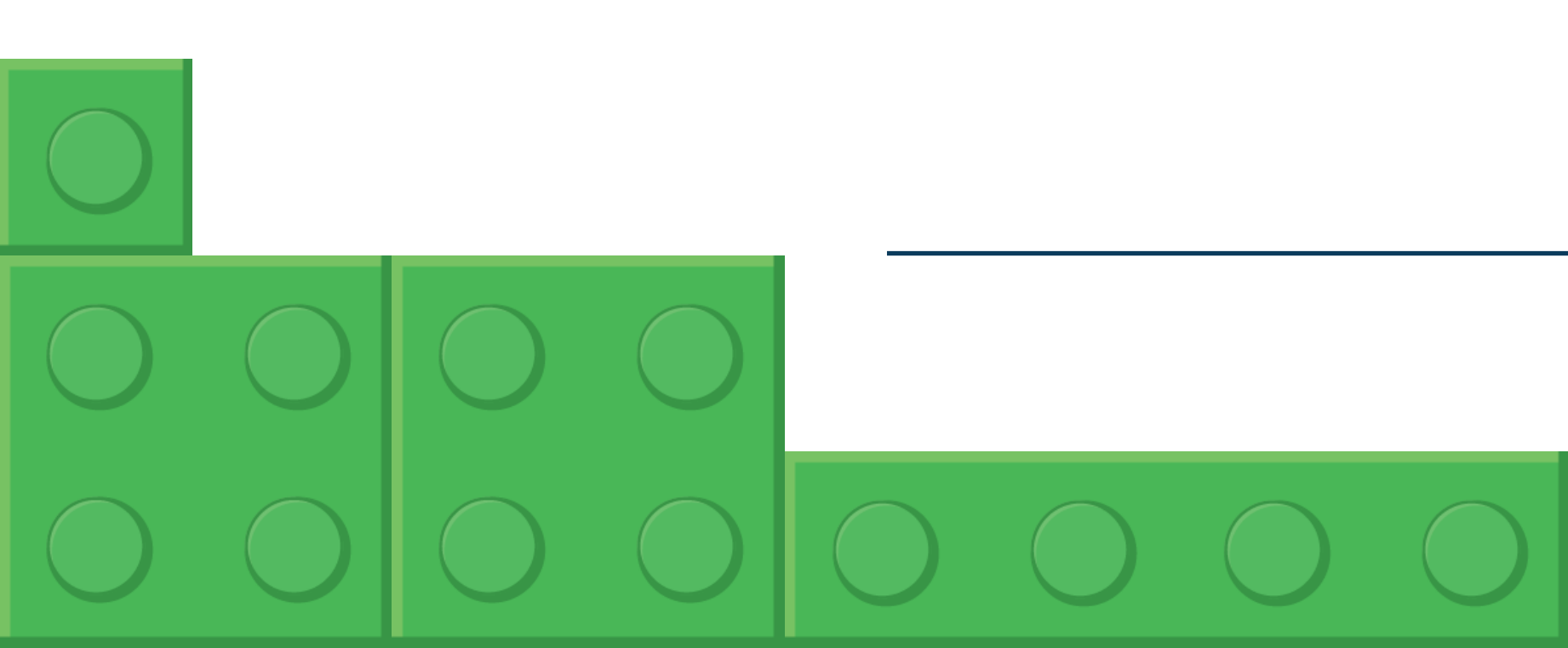
To be consistent and better enable businesses to change over time, the renewed Land Use Bylaw will consolidate commercial parking rates into a simplified rate based on the size of the building only. Do you support this approach to commercial parking?



# Share Your Thoughts

## What else should we consider?

Share any other comments, ideas, or questions you have!



# Next Steps

## Your Feedback

Your feedback today will:

- » Help shape updated zoning and design regulations.
- » Address housing demand and affordability and ensure sustainable development.
- » Improve public health by regulating where certain activities can take place to reduce conflicts and ensure safe, healthy environments.
- » Support the creation of complete, livable communities.

## What's Next

The renewed Land Use Bylaw will become one of the main tools for actioning the City's Municipal Development Plan (MDP) vision of a vibrant and thriving Leduc. Upcoming key stages in the project include:

- » **What We Heard Report**  
To be posted on the project webpage
- » **Draft Bylaw Refinements**  
Spring – Fall 2026
- » **Final Land Use Bylaw Updates**  
Winter 2026

## Have Your Say

### Online Survey

Want to provide additional feedback on the draft Land Use Bylaw? We are currently also seeking feedback through a survey for Phase 4 of the project.

The survey will be open until the May 3, 2026.

To fill out the survey visit the project webpage at [leduc.ca/lub](https://leduc.ca/lub) or through the QR code below!

## Stay Involved

We're committed to a transparent and inclusive process. There will be more opportunities throughout the renewal process to give your input.

Stay informed by signing up for the e-newsletter and have your say by visiting the project webpage for more details on upcoming events and ways to participate.

[leduc.ca/lub](https://leduc.ca/lub)

