

Bylaw No. 1196-2024
LAND USE BYLAW AMENDMENT

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AMENDMENT #166

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

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. The wording of Section 1.2.5. is replaced with the following:

"This Bylaw shall be used in conjunction with Policies and Procedures as adopted and amended by Council from time to time including, but not limited to, the City of Leduc Downtown Master Plan 2012, Neighbourhood Design Guidelines, Housing Our Community 2008 Attainable Housing Strategy, and Aerotropolis Integrated Land Use Compatibility Plan.";

2. The wording of Section 4.5.2.1. is replaced with the following:

"the Applicant may be required to erect a Sign 1.0 m² on the Site, no less than 14 days ahead of the public hearing. The Sign shall include relevant information regarding the proposed Bylaw amendment to the satisfaction of the Development Authority, such as:

- 1) legal description and/or municipal address;
- 2) proposed Land Use district(s);
- 3) Permitted Uses;
- 4) Discretionary Uses;
- 5) intended use;
- 6) map of the Site; and
- 7) contact information for City of Leduc Planning & Development department; and/or
- 8) means to find the above noted information";

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6. Section 10.2.2.. is deleted.;
7. Section 10.5.3.2. is deleted;
8. Section 10.7.1.2. is deleted.;
9. Section 20.4.2. is deleted;
10. The wording in Section 21.17.1.5. is replaced with the following:

“At the discretion of the Development Authority, the Applicant shall place a notice in the local newspaper that includes the following information:

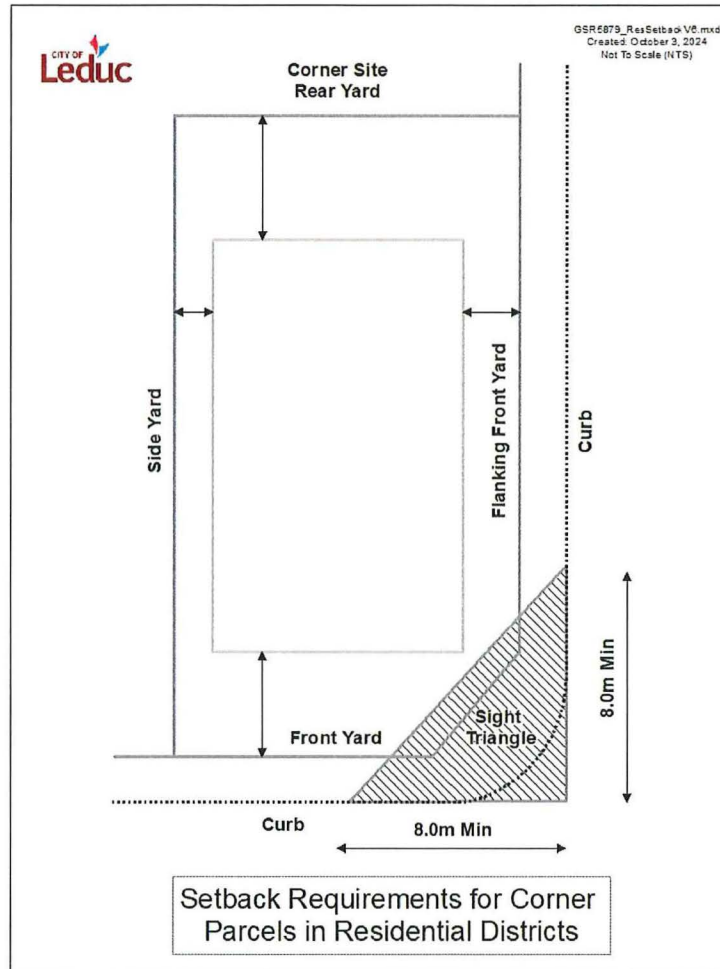
 - 1) a description of the proposed installation, including physical details of the structure;
 - 2) its location and street address;
 - 3) the carrier;
 - 4) the date, time and location of a public open house, if required;
 - 5) the applicant's contact information and mailing address; and
 - 6) an invitation to provide public comments to the Applicant within twenty one (21) days of the notice.”;
11. The wording in Section 21.17.1.7. is replaced with the following:

“21.17.1.7. At the discretion of the Development Authority, the Applicant shall host an open house not less than twenty one (21) days from the date of Notice under Section 21.17.1.6.”;

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12. Figure 4: Corner Parcel Example, is replaced with the following:



13. The preamble of Section 10.5.3.1. is replaced with the following:

"Except where in the opinion of the Development Authority the permit issued is of a minor nature and does not have any adverse effect on Adjacent and other properties, or in the event of a mail service disruption (in which case notice shall be posted of the City's website), a notice containing the following information shall be mailed forthwith to the owners of all assessed properties Adjacent to the Site, assessed properties within 61.0 m of the Site (or such greater area as deemed appropriate by the Development Authority) and other assessed properties that, in the opinion of the Development Authority, may be affected:"

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READ A FIRST TIME IN COUNCIL THIS 18TH DAY OF NOVEMBER, 2024.

READ A SECOND TIME IN COUNCIL THIS 25TH DAY OF NOVEMBER, 2024.

READ A THIRD TIME IN COUNCIL THIS 25TH DAY OF NOVEMBER, 2024.



MAYOR



CITY CLERK

November 25, 2024

Date Signed