

PUBLIC HEARING

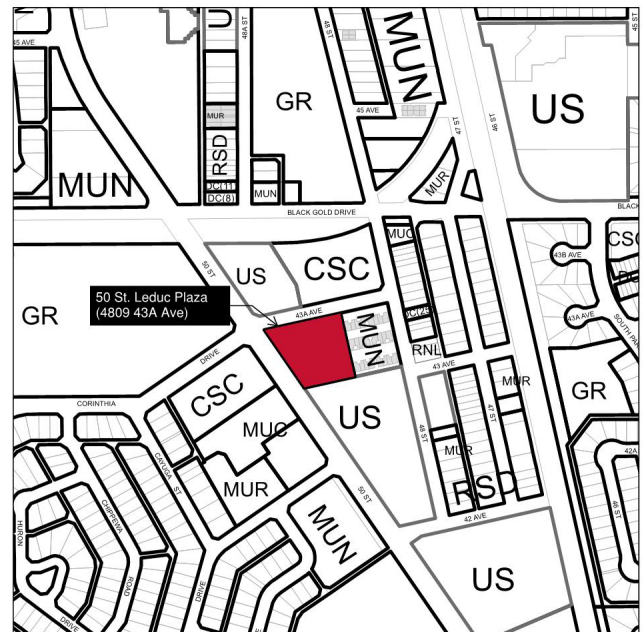
Proposed change to Leduc's Land-use Bylaw Redistricting 50 St. Leduc Plaza (4809 43A Ave.)

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. 1147-2022

The purpose of proposed Bylaw No. 1147-2022 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by repealing Bylaw No. 947-2017 DC(22) Direct Control – Distinctive Design, and redistricting the site generally known as 50 St. Leduc Plaza located at 4809 43A Ave. (Lot 3, Plan 6348MC) to CSC – Commercial Shopping Centre land use district. The Bylaw will improve consistency and clarity in planning and development reviews and is in line with a larger objective of reducing Direct Control Districts that are no longer necessary.

The CSC land use district is consistent with the surrounding commercial areas zoned CSC. This district is intended for larger retail and service-related developments that may serve the community, district or regional trade area, and is normally applied in areas served by major collector or arterial roadways. The 50 St. Leduc Plaza site meets these basic criteria and the CSC designation is therefore a more appropriate designation.



FROM: DC(22) - DIRECT CONTROL
TO: ■ CSC - COMMERCIAL SHOPPING CENTRE

A copy of the proposed bylaw that will be presented to Leduc City Council may be inspected by the public between 8:30 a.m. and noon, 1 to 4:30 p.m. at the City Clerk's Office, Leduc Civic Centre, 1 Alexandra Park, 46 Ave. and 48A St., Leduc, Alberta. A copy of the proposed bylaw may also be viewed on the City's website (www.leduc.ca/public-hearings). Direct inquiries can be made by contacting the Planning and Economic Development department at 780-980-7124 or planning@leduc.ca.

Public Hearing – February 27, 2023

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, February 27, 2023 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, 46 Ave. and 48A St, 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)