

# PUBLIC HEARING

## Proposed change to West Area Structure Plan

### SECTION NW AND SW 33-49-25-W4, AND NW 28-49-25-W4

Under the Municipal Government Act, the City of Leduc may, by Bylaw, adopt or amend an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area. The proposed bylaw amending an area structure plan 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 to the area structure plan.

#### Bylaw No. 1141-2022

The purpose of proposed Bylaw No. 1141-2022 is to amend the West Area Structure Plan (ASP).

Bylaw No. 1141-2022 proposes amendments focused on the Woodbend neighbourhood located within the SW ¼ Section 33-49-25-W4. The proposed amendments include but are not limited to the following:

- Relocation of the pipeline utility right-of-way (Alberta Products Pipe Line) which was replaced and moved to the east boundary and registered in 2021;
- Widening of the east Boreal Drive collector road to align with the new Engineering Design Standards;
- Addition of a medium-density residential site for proposed townhouses or a low-rise apartment building (1 to 4 stories);
- Reallocation of portions of municipal reserve and park areas to better connect the multi-way system; and
- Adjustment to the land use figures and land use statistics, accordingly.

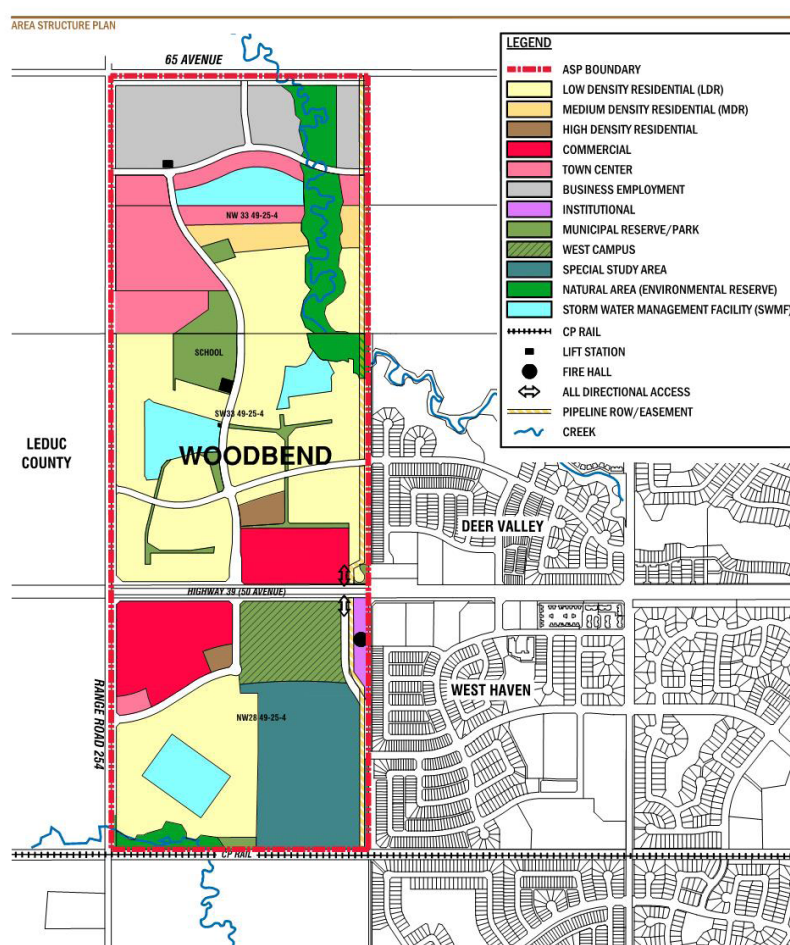
A copy of the proposed bylaw that will be presented to Leduc City Council may be inspected by the public between 8:30 a.m. and noon, 1 to 4:30 p.m. at the City Clerk's Office, Leduc Civic Centre, 1 Alexandra Park, 46 Ave. and 48A St., Leduc, Alberta. A copy of the proposed bylaw may also be viewed on the City's website ([www.leduc.ca/public-hearings](http://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](mailto: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](mailto:city_clerk@leduc.ca)).

#### Current West Area Structure Plan



#### Proposed West Area Structure Plan

