

PUBLIC HEARING

AMENDMENT TO AN OUTLINE PLAN

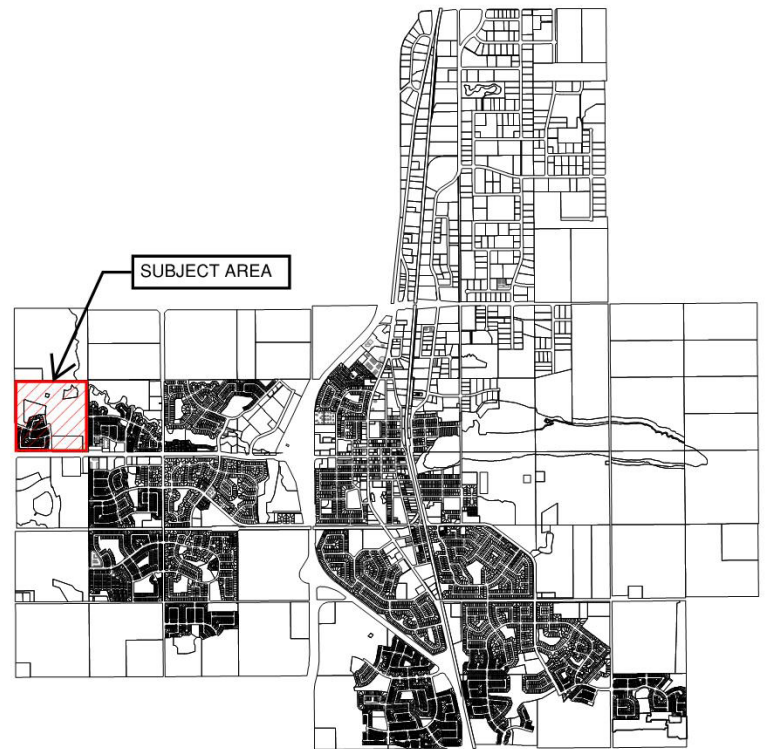
WOODBEND OUTLINE PLAN

Under the Area Structure Plan & Outline Plan Guidelines for the City of Leduc, City Council may adopt or amend by resolution a non-statutory outline plan. An outline plan is required in some instances to provide a framework for subsequent subdivision and development of an area. The proposed resolution amending an outline 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 outline plan amendment.

WOODBEND OUTLINE PLAN SW 33-49-25-W4

The purpose of the proposed amendments to the Woodbend Outline Plan is to update the land use and development concepts in the plan area, including but 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;
- Adjustment to portions of the low-density residential and commercial layouts;
- 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, texts and land use statistics, accordingly.



A copy of the proposed outline plan 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 outline plan 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.

Non-Statutory Public Hearing – February 27, 2023

Leduc City Council will hold a non-statutory public hearing on this proposed outline plan 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 outline plan being considered for approval.

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).

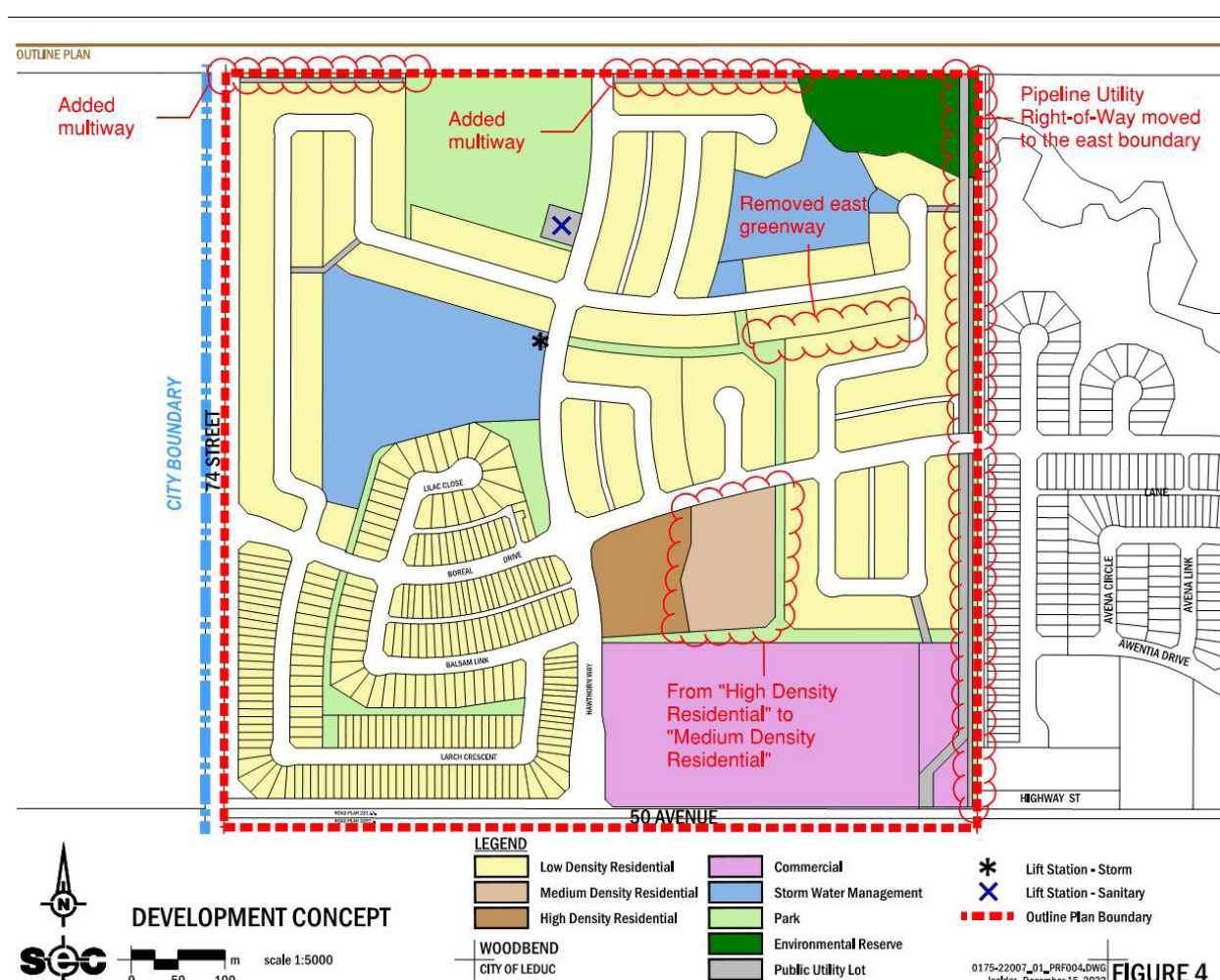


FIGURE 4