

NOTICE OF PUBLIC HEARING

Proposed Amendment to Land Use Bylaw

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. 1185-2024

Bylaw No. 1185-2024 will amend Land use Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 33-49-25-W4 for a portion of Woodbend Stage 5. The redistricting proposes land use changes from UR – Urban Reserve for the following:

- MUR – Mixed-Use Residential:
 - o 8 duplex
 - o 15 townhouse
- RCD – Residential Compact Development:
 - o 54 zero lot line single detached
- US – Urban Services
 - o 1 Public Utility Lot
 - o 1 stormwater management pond
- GR – General Recreation:
 - o 1 public park spaces containing multiway

Bylaw No. 1186-2024

Bylaw No. 1186-2024 will amend Appendix 1 of Land Use Bylaw No. 809-2013 to update the regulations within the existing DC(30) – Direct Control land use district. These revised regulations facilitate the redistricting of a portion of the SW ¼ Section 33-49-25-W4 from UR – Urban Reserve to DC(30) – Direct Control Distinctive Design as part of Woodbend Stage 5, for townhouse development on 26 lots which are more narrow than the City's current standard.

Public Hearing – July 8, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, July 8, 2024 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 (46th Avenue and 48A Street), Leduc, Alberta. 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).

