

# NOTICE OF PUBLIC HEARING

## Proposed Amendment to Land Use Bylaw

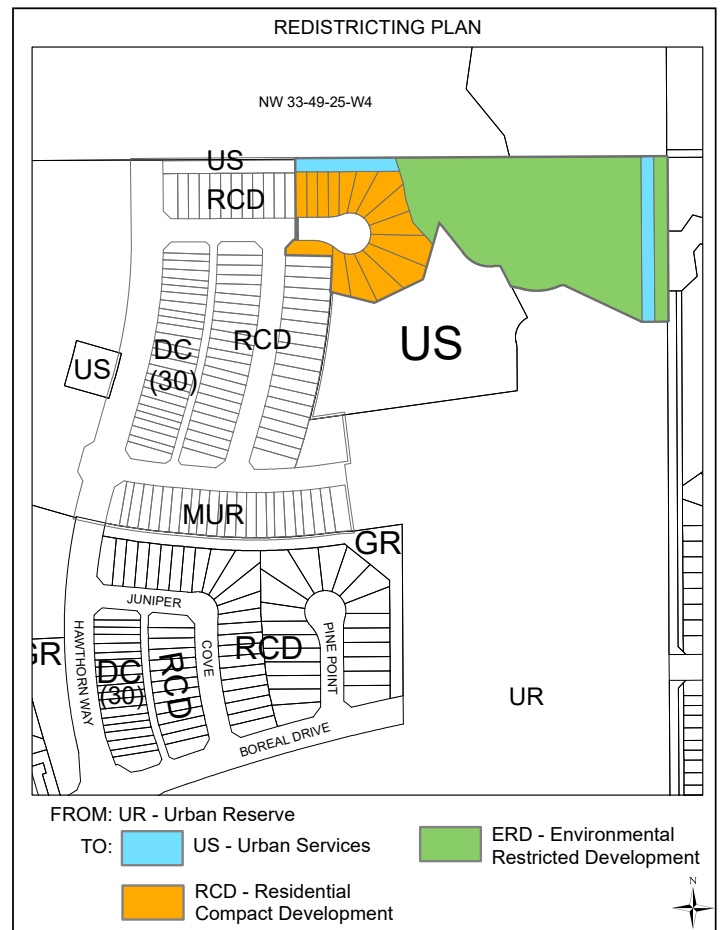
The City of Leduc is divided into land use districts to manage the location of development and ensure good planning for the municipality. Each district, under the Land Use Bylaw, has permitted and discretionary uses as well as development regulations for those uses. To change a land use district from 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. 1187-2024

The purpose of proposed Bylaw No. 1187-2024 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting part of the SW ¼ Section 33-49-25-W4 for Woodbend Stage 7. The redistricting proposes land use changes from UR – Urban Reserve to RCD – Residential Compact Development, US – Urban Services, and ERD – Environmental Restricted Development to allow for the following development:

- RCD – Residential Compact Development
  - o 7 zero lot line single detached
  - o 8 standard single detached
- US – Urban Services
  - o 2 public utility lots (PUL) for existing underground services
- ERD – Environmental Restricted Development
  - o 2 lots to protect environmentally sensitive lands around Deer Creek

A copy of the proposed bylaws that will be presented to City Council may be inspected by the public between the hours of 8:30 a.m. and 12:00 noon and 1:00 p.m. and 4:30 p.m. at the Office of the City Clerk, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, Alberta. A copy of the proposed bylaws may also be viewed on the City's website ([www.leduc.ca/hearing-notices](http://www.leduc.ca/hearing-notices)). Inquiries can be made by contacting the Planning & Economic Development department ([planning@leduc.ca](mailto:planning@leduc.ca); 780-980-7124).



### Public Hearing – September 9, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, September 9, 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](mailto:city_clerk@leduc.ca)).