

NOTICE OF PUBLIC HEARING

Proposed Amendment to Land Use Bylaw

Mixed-use Neighbourhood – 5020 48 Ave

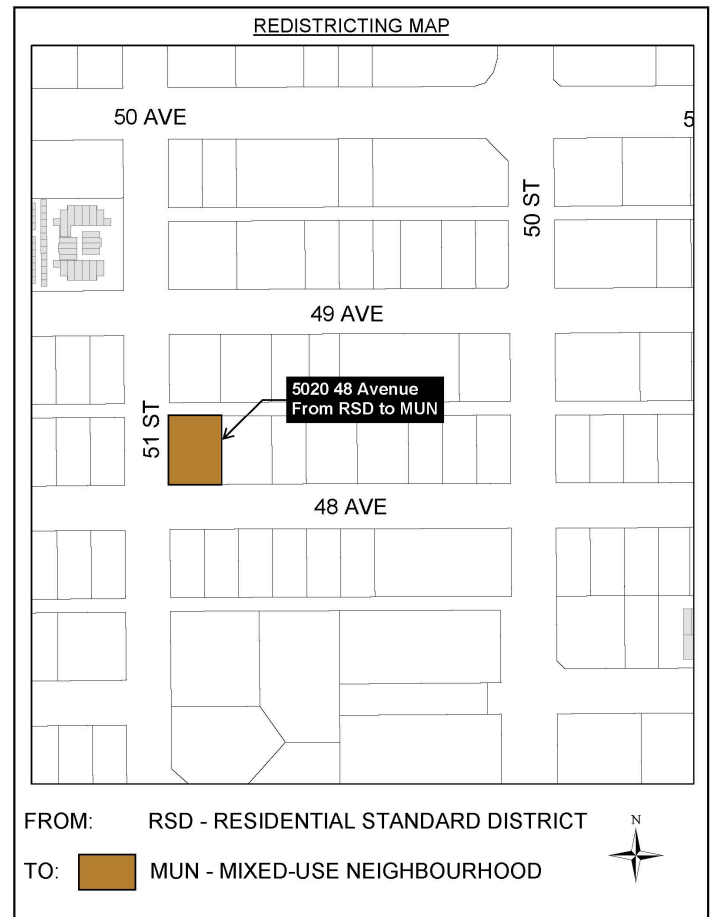
The City of Leduc is divided into land use districts to manage the location of development and ensure good planning for the municipality. Each district, under the Land Use Bylaw, has permitted and discretionary uses as well as development regulations for those uses. To change a land use district from 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. 1190-2024

The purpose of proposed Bylaw No. 1190-2024 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting 5020 48 Avenue (Lot West ½ of Lot 9 and Lot 10; Block 25; Plan 5500R) from RSD – Residential Standard District to MUN – Mixed-Use Neighbourhood district.

The Mixed-Use Neighbourhood district provides for the development of complete neighbourhoods by allowing a range of low to medium-scale residential types and densities, neighbourhood commercial uses, and professional uses oriented towards local neighbourhoods with no to minimal impact. Future development on the Lands will require a Development Permit and follow the regular review process under the City of Leduc Land Use Bylaw.

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-notice). Inquiries can be made by contacting the Planning & Economic Development department (planning@leduc.ca; 780-980-7124).



Public Hearing – October 7, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, October 7, 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).