

# 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. Council will consider all comments before voting on whether to approve the amendment.

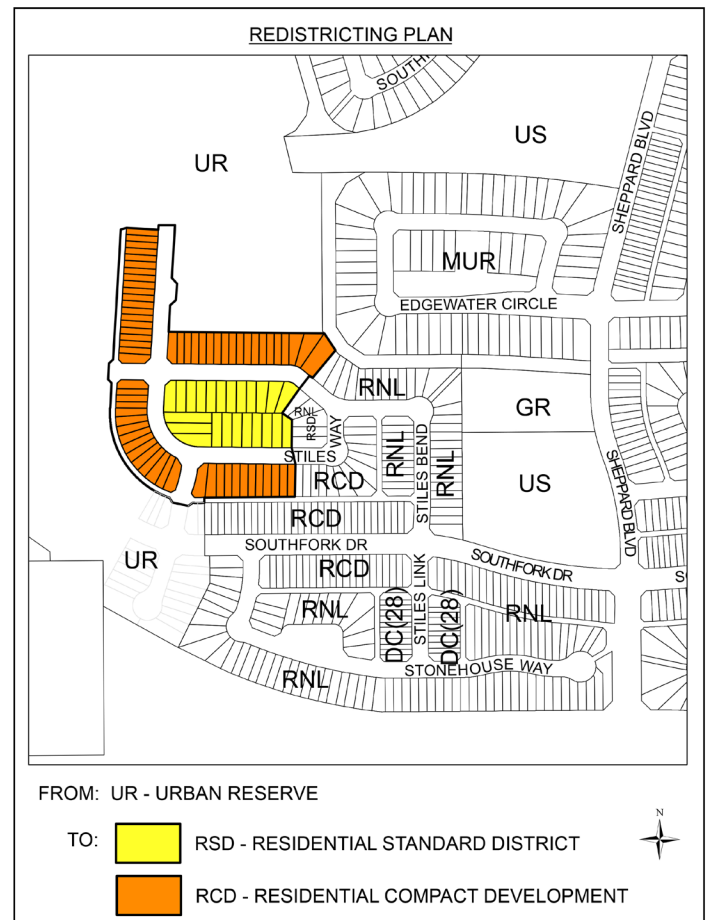
### Bylaw No. 1204-2024

The purpose of proposed Bylaw No. 1204-2024 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting part of the SW ¼ Section 23-49-25-W4 from UR – Urban Reserve to RSD – Residential Standard District and RCD – Residential Compact Development.

The proposed redistricting will allow for the following:

- RCD - 67 lots are proposed under the RCD district – thirty-two (32) for zero lot line single detached homes with front driveways and thirty-five (35) for zero lot line single detached homes with rear driveways.
- RSD – larger lot standard single detached homes with front driveways under the RSD district are proposed on twenty-three (23) lots across the street from the other zero lot line development within the stage.

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 – February 3, 2025

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, February 3, 2025, 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)).