

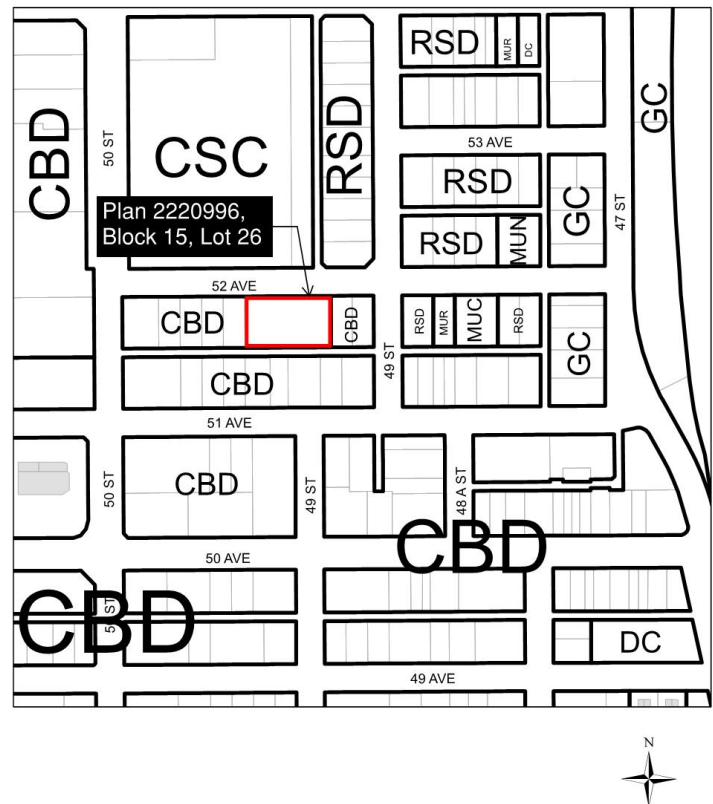
PUBLIC HEARING

Proposed change to the City of Leduc Land Use Bylaw Repealing Bylaw No. 719-2009 DC(17) Direct Control 4909 52 Avenue

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. 1129-2022

The purpose of proposed Bylaw No. 1129-2022 is to amend Leduc's Land Use Bylaw No. 809-2013, Table 41 - Direct Control Districts, by repealing Bylaw No. 719-2009 DC(17) Direct Control - Distinctive Design and designating the affected site, Plan 2220996, Block 15, Lot 26 (4909 52 Avenue), back to the CBD - Central Business District.



The DC(17) Direct Control was designed for a site-specific mixed-use development with commercial and residential uses on the site. The DC(17) will be replaced with the CBD land use district, which is intended for standard commercial retail and services typical in a downtown area. This amendment will provide for the continued commercial development in the Central Business District neighbourhood.

A copy of the proposed bylaw 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 bylaw 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.

Public Hearing – June 27, 2022

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, June 27, 2022 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 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)