

PUBLIC HEARING

Proposed change to the City of Leduc Land Use Bylaw Redistricting 5205 45 Avenue (Simpson Park)

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. 1130-2022

The purpose of proposed Bylaw No. 1130-2022 is to amend Leduc's Land Use Bylaw No. 809-2013, by redistricting 5205 45 Ave (Simpson Park) (Plan 2220499, Block 37, Lot 43MR) from DC(24) - Direct Control to GR - General Recreation, within the Linsford Park neighbourhood.

The DC(24) Direct Control District was approved under Bylaw No. 992-2018 to facilitate the Linsford Gardens Housing Project. The project included the relocation of a public park (Simpson Park) and the subdivision of two multi-family sites on both sides of the park. With the subdivision and development of Linsford Gardens complete, the relocated park space will need to be redistricted to GR - General Recreation.

The GR District is intended to accommodate areas used for public parks to meet active or passive recreational and leisure pursuits. The GR District will align with the intended land uses in Simpson Park. Minor text amendments have been added to the DC(24) Bylaw No. 992-2018 for consistency.

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 – July 11, 2022

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, July 11, 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)

