

PUBLIC HEARING

Proposed change to Leduc's Land-use Bylaw Align with Province of Alberta's Bill 48

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. 1105-2021

The purpose of proposed Bylaw No. 1105-2021 is to amend Land Use Bylaw No. 809-2013.

The proposed amendment will ensure the Land Use Bylaw is in alignment with the Province of Alberta's Bill 48: Red Tape Reduction Implementation Act, 2020 (No. 2). Bill 48 made changes such that some development appeals will now go to a new Provincial entity, the Land and Property Rights Tribunal (LPRT).

A summary of the proposed changes is as follows:

- Introducing the term "Land and Property Rights Tribunal" as necessary and modifying other references as needed.
- Removing references to processes and procedures that are no longer needed or followed.
- Providing direction as to when an Appeal on a Development matter is referred to the Land and Property Rights Tribunal.
- Deleting the definition of the "Subdivision and Development Appeal Board" as it is not clear and its removal will help simplify the overall Land Use Bylaw.

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 – February 13, 2023

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, February 13, 2023 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)