

# NOTICE OF PUBLIC HEARING

## Proposed Amendment to Land Use Bylaw

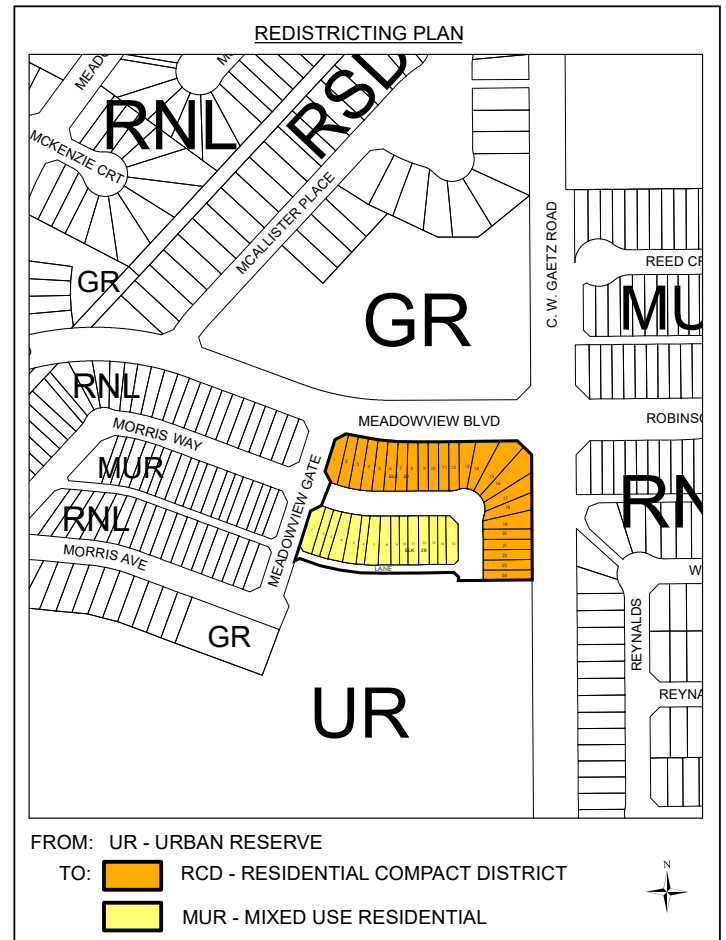
The City of Leduc is divided into land use districts to manage the location of development and ensure good planning for the municipality. Each district, under the Land Use Bylaw, has permitted and discretionary uses as well as development regulations for those uses. To change a land use district from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

### Bylaw No. 1175-2024

The purpose of proposed Bylaw No. 1175-2024 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting part of the SE ¼ Section 24-49-25-W4 from UR – Urban Reserve to RCD – Residential Compact District and MUR – Mixed-Use Residential.

The RCD and MUR land use districts are intended to provide an opportunity for more efficient use of land and a more compact urban form. The proposed redistricting will allow for 24 lots for street-fronting duplexes and 15 lots for 3- and 4- unit townhouses as a continuation of residential development in the Meadowview neighbourhood. This application conforms to the Southeast Leduc Area Structure Plan, as amended.

A copy of the proposed bylaw 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 bylaw 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 – May 13, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, May 13, 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 (46 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)).