

# NOTICE OF PUBLIC HEARING

## Proposed Amendment to Land Use Bylaw

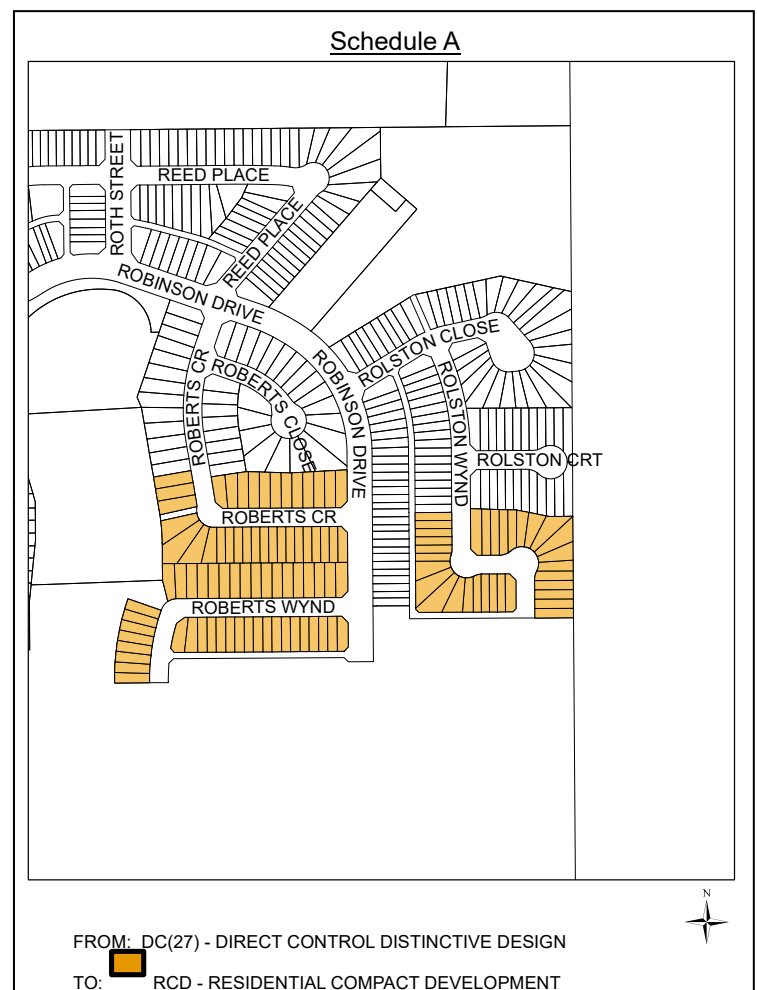
The City of Leduc is divided into land use districts to manage the location of development and ensure good planning for the municipality. Each district, under the Land Use Bylaw, has permitted and discretionary uses as well as development regulations for those uses. To change a land use district from 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. 1170-2024

The purpose of proposed Bylaw No. 1170-2024 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by repealing Bylaw 1051-2020 and redistricting part of the Robinson neighbourhood from the Direct Control DC(27) – Distinctive Design District to the RCD – Residential Compact Development District.

The RCD land use district is intended to provide an opportunity for innovative development in a compact and dense urban form. The proposed redistricting will redistrict 126 lots, rescinding the direct control district and creating more streamlined and consistent regulations for development in the Robinson neighbourhood.

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 – March 25, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, March 25, 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, 46th Avenue and 48A Street, 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](mailto:city_clerk@leduc.ca)).

# Bylaw No. 1170-2024 REDISTRICTING BYLAW

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## AMENDMENT #150

**A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 809-2013 BY REDISTRICTING LAND.**

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**WHEREAS** the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, grants a municipality the authority to pass a Land Use Bylaw;

**AND**, in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

**AND**, Bylaw No. 1051-2020 was passed by Council as an amendment to Bylaw 809-2013;

**AND**, Bylaws No.1098-2021 and 1114-2022 were each passed as amendments to Bylaw 809-2013, and as purported amendments to Bylaw 1051-2020;

**AND**, in accordance with the Act, notice of intention to pass this bylaw has been given and a public hearing has been held;

**NOW THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

1. Bylaw No. 1051-2020, as amended by Bylaws No.1098-2021 and 1114-2022, is repealed, and all references to Bylaw No. 1051-2020 in Bylaw 809-2013 are deleted.
2. The following lots are designated RCD – Residential Compact Development district:

Plan 2122092  
Block 6  
Lots 106-121;

Plan 2122092  
Block 11  
Lots 29-44;

Plan 2220154  
Block 8  
Lots 14-16, 18-36;

Plan 2220154  
Block 9

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Lots 28-39;

Plan 2221087  
Block 8  
Lots 37-61;

Plan 2220187  
Block 12  
Lots 1-18.

3. Notwithstanding repeal of Bylaw No. 1051-2020, as amended, zoning for Lot 17PUL, Block 8, Plan 2220154, being GR – General Recreation, shall remain.

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

READ A THIRD TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
Date Signed

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REDISTRICTING BYLAW**

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