

# 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. 1183-2024

Bylaw No. 1183-2024 proposes to amend Appendix 1 of Land Use Bylaw No. 809-2013 to update the regulations within the existing DC(30) – Direct Control land use district. These revised regulations facilitate the redistricting of a portion of Lot 2, Block 1, Plan 2021723 from UR – Urban Reserve to DC(30) – Direct Control Distinctive Design as part of the first stage of residential development in the Crystal Creek neighbourhood. The DC(30) district regulations are intended to facilitate townhouse development on lots which are more narrow than the City’s current standard. Site subdivision regulations within the district require a minimum lot width of 5.49m for internal units and 6.69m for end units, allowing for an 18’ building pocket. To support the development of this narrow housing typology and to ensure residents are able to easily access and utilize neighbourhood spaces and opportunities, the City requires neighbourhood amenities such as active park spaces, school sites, and/or commercial uses within proximity to the DC lots.

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-notice](http://www.leduc.ca/hearing-notice)). Inquiries can be made by contacting the Planning & Economic Development department ([planning@leduc.ca](mailto:planning@leduc.ca); 780-980-7124).

### Public Hearing – June 17, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, June 17, 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, 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)).

