

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. 1189-2024

The purpose of Bylaw No. 1189-2024 is to amend Land Use Bylaw No. 809-2013 – the Land Use Bylaw, Section 17.0 – Establishment of Direct Control Districts and Section 27.0 – Land Use Map, by redistricting Plan 2880TR, Block 24, Lot 3, known as 5404 47 Street, Leduc (“the Lands”), from GC – General Commercial to DC – Direct Control Distinctive Design. This redistricting will support a site-specific development on the Lands, planned for commercial uses on the main floor and 3 storeys above for mixed-market residential units.

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). Inquiries can be made by contacting the Planning & Economic Development department (planning@leduc.ca; 780-980-7124).

Public Hearing – September 16, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, September 16, 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).

