

**NOTICE OF NON-STATUTORY PUBLIC HEARING
PROPOSED AMENDMENT TO LAND USE BYLAW
The Following Information is Common to the Bylaw Presented**

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 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 amendments 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 amendments.

Bylaw No. 899-2015

The purpose of proposed Bylaw 899-2015 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting 1.33 ha of the part of the SW ¼ Section 19-49-24-W4 from UR – Urban Reserve to RNL – Residential Narrow Lot.

Bylaw 899-2015 received first reading at the regular council meeting held June 22, 2015 to redistrict an area of 1.29 ha consisting of 31 lots; 7 lots for single detached dwellings and 24 lots for duplex side-by-side dwellings. The public hearing was held August 24, 2015 prior to Bylaw 899-2015 receiving second reading at that meeting.

It is being proposed to amend Bylaw 899-2015, to increase the area by one lot totaling 1.3 ha consisting of 32 lots for duplex side-by-side dwellings. As the number of lots has slightly increased from what was proposed at the public hearing held August 24, 2015 and the subdivision area will no longer have lots for single detached dwellings, a non-statutory public hearing for Bylaw 899-2015 will be held to allow citizens an opportunity to appear before council prior to council considering the amendment.

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, 46 Avenue and 48A Street, Leduc, Alberta. Inquiries respecting the proposed bylaw may be made by contacting Anshu Gupta at the Planning & Development Department at 780-980-8439. A copy of the proposed bylaw may also be viewed on the City's website at www.leduc.ca under 'Public hearings before City Council'.

Non-Statutory Public Hearing – June 12, 2017

A non-statutory public hearing on the proposed bylaw will be held by city council on **June 12, 2017** at 7 p.m. in the council chambers, at the Leduc Civic Centre (1 Alexandra Park, 46 Avenue and 48A Street). **All interested persons may be heard by council prior to the proposed bylaw being considered for third reading.**

Appearance before council: Any person who wishes to speak to city council at the time of the public hearing is requested to advise the City Clerk's office at 780-980-7177 before noon, **Tuesday, June 6, 2017.**

Written Submissions must also be submitted to the City Clerk's office, before noon, **Tuesday, June 6, 2017.**

Any person may also be heard by responding to the Mayor's call for delegations at the time of the non-statutory public hearing.

This notice is being advertised in the May 26 and June 02, 2017 editions of this newspaper.