PUBLIC HEARING

Proposed change to Leduc's Land-use Bylaw

Redistricting Woodbend – Direct Control District

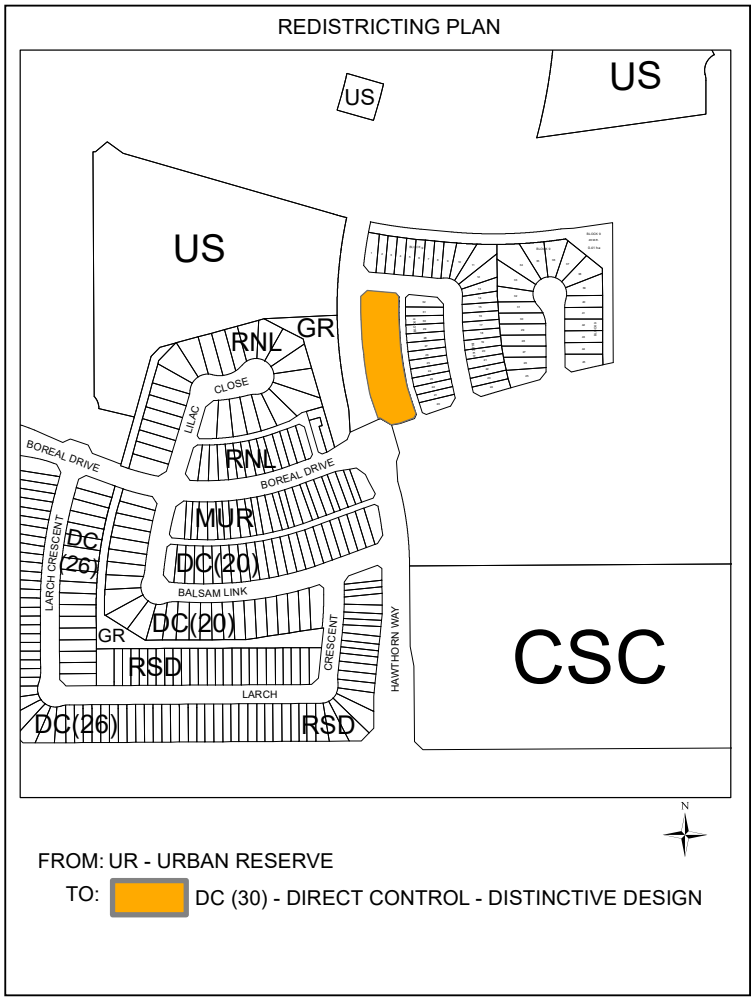
The City of Leduc is divided into land-use districts to manage the location of development and ensure good planning for the municipality. Each district, under the Land Use Bylaw, has permitted and discretionary uses as well as development regulations for those uses. To change a land use district from 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. 1161-2023

The purpose of proposed Bylaw No. 1161-2023 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting part of the SW 33-49-25-W4 from UR – Urban Reserve to a new direct control district DC(30) – Distinctive Design.

The new DC(30) land use district is intended to provide an opportunity for development of townhouse dwelling units on narrow lots. The proposed redistricting will allow for 19 street-fronting townhouse units with rear lane access as a continuation of residential development in the Woodbend neighbourhood.

A copy of the proposed bylaw that will be presented to Leduc City Council may be inspected by the public between 8:30 a.m. and noon, 1 to 4:30 p.m. at the City Clerk's Office, Leduc Civic Centre, 1 Alexandra Park, 46 Ave. and 48A St., Leduc, Alberta. A copy of the proposed bylaw may also be viewed on the City's website (www. leduc.ca/hearing-notices). Direct inquiries can be made by contacting the Planning and Economic Development department at 780-980-7124 or planning@leduc.ca.



Public Hearing – August 21, 2023

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, August 21, 2023** 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 Ave. and 48A St, 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)