

# NOTICE OF PUBLIC HEARING

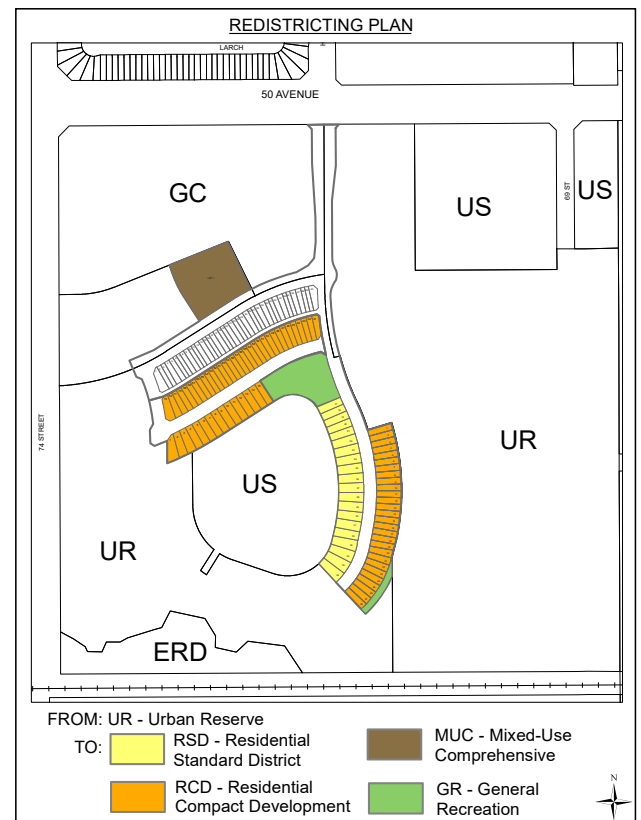
## Proposed Amendment to Land Use Bylaw

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. 1181-2024

The purpose of proposed Bylaw No. 1181-2024 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting part of the NW ¼ Section 28-49-25-W4 for Crystal Creek Stage 1, which includes parts of Plan 2021723, Block 1, Lots 2 and 3. This bylaw proposes to redistrict the first stage of Crystal Creek facilitating the following development:

- MUC – Mixed-Use Comprehensive:
  - » 1 high-density residential site which would typically see apartment development of 5-10 storeys.
  - » The Crystal Creek Outline Plan calls for comprehensive development of the commercial, medium density residential and high density residential uses proposed for this and adjacent stages of development in the northwest corner of the neighbourhood. Administration will require a comprehensive design plan with each development permit application for the applicable lands to ensure that the uses on the sites are integrated and maintain general pedestrian connectivity in and across parcel boundaries.
- RCD – Residential Compact Development:
  - » 61 zero lot line single detached
  - » 15 standard single detached
- RSD – Residential Standard District:
  - » 20 standard single detached
- GR – General Recreation:
  - » 2 public park spaces containing multiway and/or other amenities.



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 – 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)).