

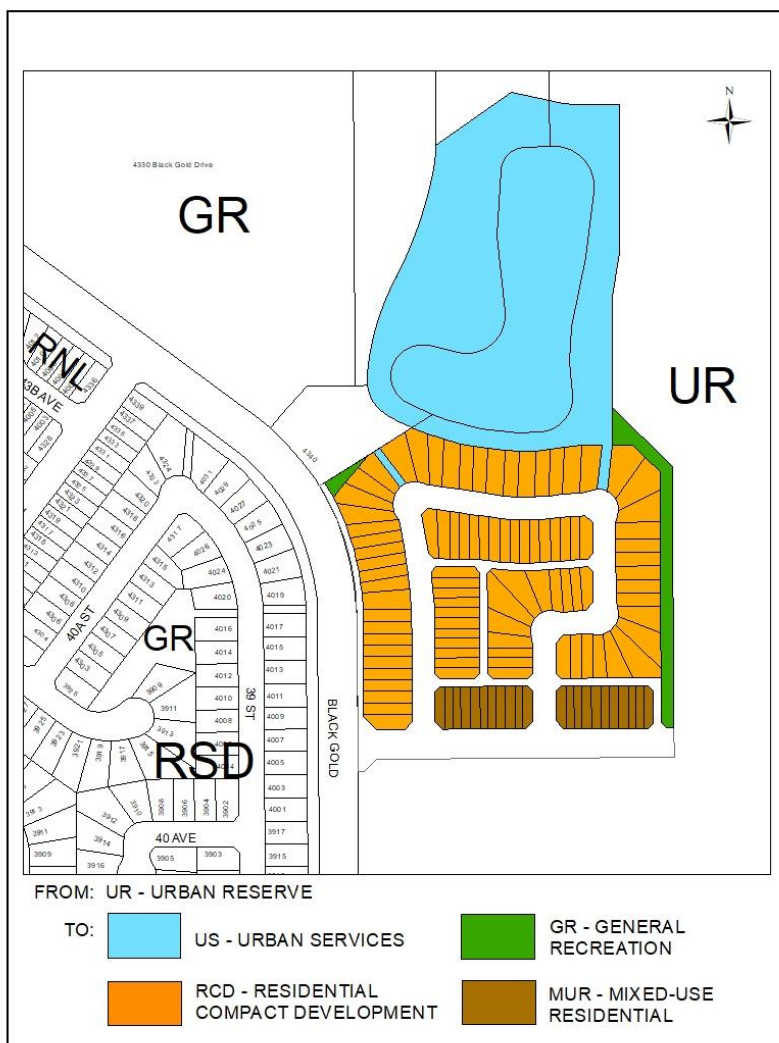
NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO LAND USE BYLAW

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. Council will consider all comments before voting on whether to approve the amendment.

Bylaw No. 1215-2025

Bylaw No. 1215-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting the following lands from UR to MUR, RCD, GR, and US to facilitate the first stage of development in the Fraser neighbourhood:

- Part of Lot 9, Block 21, Plan 1020516;
- Part of Lot 10, Block 21, Plan 1020517;
- Part of Lot 4MR, Block 21, Plan 1321360;
- Part of Lot 1MR, Block 21, Plan 9021045; and
- Lot 2PUL, Block 21, Plan 9021045.



Bylaw No. 1215-2025 proposes to redistrict approximately 8.852 ha of land in the new Fraser neighbourhood to allow for one hundred twelve (112) low density residential lots under the RCD – Residential Compact Development and MUR – Mixed-Use Residential land use districts, including:

- Thirty-four (34) standard single detached (RCD);
- Fifty-six (56) zero lot line single detached (RCD); and
- Twenty-two (22) standard townhouses (MUR).

The stage also includes redistricting of an expanded storm water management pond and Public Utility Lot to the US – Urban Services land use district, as well as two municipal reserve/park spaces to the GR – General Recreation land use district to provide multiway connections around and through the neighbourhood.

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 – April 28, 2025

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, April 28, 2025 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).