

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.

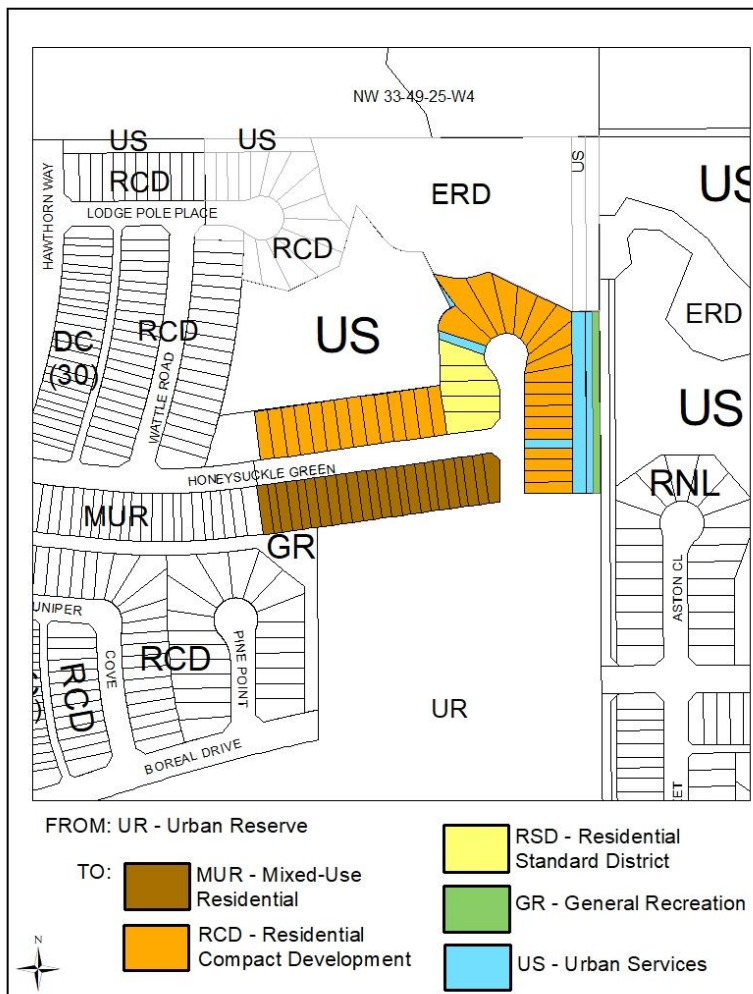
Bylaw No. 1219-2025

Bylaw No. 1219-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 33-49-25-W4 from UR – Urban Reserve to RSD – Residential Standard District, RCD – Residential Compact Development, MUR – Mixed-Use Residential, GR – General Recreation and US – Urban Services. The redistricting will allow for continued residential development in part of the Woodbend neighbourhood as Woodbend Stage 9.

Bylaw No. 1219-2025 proposes to redistrict an area of land in Woodbend to allow for sixty-eight (68) additional residential lots as follows:

- MUR – Mixed-Use Residential
 - o Eighteen (18) standard townhouse lots accommodating a 20' building pocket; and
 - o Six (6) duplex parcels.
- RCD – Residential Compact Development
 - o Nineteen (19) single detached lots for zero lot line homes
- RSD – Residential Standard District
 - o Five (5) single detached lots for standard construction
- GR – General Recreation
 - o One (1) linear park area to form part of the multiway network in the community
- US – Urban Services
 - o Four (4) public utility lots to accommodate existing and new underground services; and
 - o One (1) public utility lot as a small extension of the existing storm water management pond which adjusts lot boundaries within the stage to properly accommodate drainage.

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).