

NOTICE OF PUBLIC HEARING
ADOPTION OF AN OUTLINE PLAN
NE33 (NE ¼ 33-49-25-W4)

Under the Area Structure Plan & Outline Plan Guidelines for the City of Leduc, City Council may adopt or amend by resolution a non-statutory outline plan. An outline plan is required in some instances to provide a framework for subsequent subdivision and development of an area. The proposed adoption of an outline plan 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 adopt the outline plan.

The purpose of the proposed NE33 Outline Plan is to provide a framework for development of a new neighbourhood in the city.

The NE33 lands are undeveloped, and are bounded by Grant MacEwan Boulevard on the east, 65 Avenue on the north, the undeveloped Grayson Estates land on the west, and the Deer Valley/Creekside neighbourhood to the south. The lands under the proposed OLP fall within the overarching 65th Ave Area Structure Plan (ASP), which highlights more general land uses, and servicing and transportation patterns for the lands.

Low-density residential (i.e., single detached, duplex and townhouse) is proposed along the southern boundary of the plan area, transitioning with medium-density housing forms (e.g., townhouse complex, low-rise apartment) and greenways, to more business employment (e.g., office, commercial) and industrial areas (e.g., warehouse, logistic, manufacturing facility) in the north half of the lands. As the lands are located adjacent to 65 Avenue and the Edmonton International Airport, the neighbourhood design is intended to capitalize on the economic activity of the airport and transit corridors in the area while ensuring some buffering of existing and proposed residential land uses is provided.

A large neighbourhood park is being proposed in the central area to provide a variety of outdoor recreational amenities for the residents. The future design and amenities for the park will involve collaboration between the developer and the City of Leduc as development progresses.

A large neighbourhood park located in the central area is being proposed to provide a variety of outdoor recreational amenities for the residents. The future design and amenities for the park space will require collaboration between the developer and the City of Leduc as development progresses.

A copy of the proposed outline plan 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).

Non-Statutory Public Hearing – May 12, 2025









Leduc City Council will hold a non-statutory public hearing on this proposed outline plan on **Monday, May 12, 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.

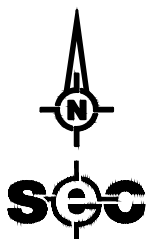
Presentations/submissions: Anyone who wishes to speak to Council at the time of the public hearing or provide a written submission is asked to contact the City Clerk's Office (780-980-7156 or city_clerk@leduc.ca).

CITY BOUNDARY

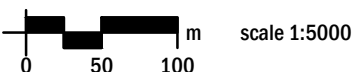


LEGEND

- | | | |
|--|--|---|
|  Low Density Residential |  Aero Employment |  Public Utility |
|  Medium Density Residential |  Park/Greenway |  Outline Plan Boundary |
|  Flex Business |  Stormwater Management Facility | |



DEVELOPMENT CONCEPT



NE33 OUTLINE PLAN
CITY OF LEDUC

17-24150-04-PRF004.DWG
Jjurincic March 18, 2025

FIGURE 4