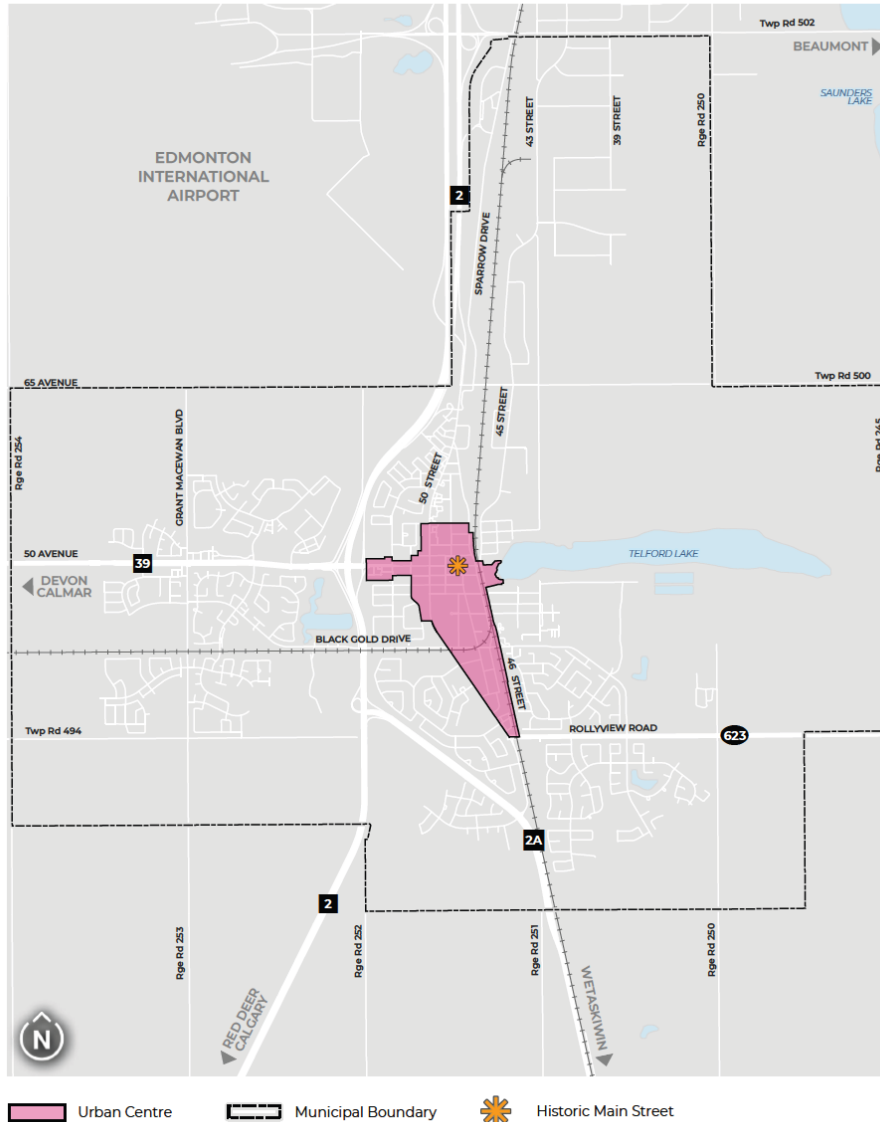


NOTICE OF PUBLIC HEARING

PROPOSED ADOPTION OF THE URBAN CENTRE REDEVELOPMENT PLAN

Under the Municipal Government Act (the Act), the City of Leduc may, by bylaw, adopt or amend an Area Redevelopment Plan (ARP) for the purpose of providing a framework for the redevelopment of an area. The proposed bylaw adopting an Area Redevelopment Plan must be published to allow citizens an opportunity to clarify what is proposed, ask questions, or present objections or support at a required public hearing. Council will consider all comments before voting on whether to approve an amendment to an area structure plan.

Map 1: Plan Location



Bylaw No. 1199-2024

Bylaw 1199-2024 proposes to adopt the Urban Centre Area Redevelopment Plan (UCRP). This plan is a statutory plan that guides the long-term redevelopment of Leduc's historic downtown core. It provides a strategic framework to increase residential density, support mixed-use development, enhance public spaces, and improve connectivity—all while preserving local heritage and responding to modern economic, mobility, and housing needs. The UCRP builds on the Downtown Master Plan and positions the Urban Centre as a vibrant, inclusive, and economically resilient hub for residents, businesses, and visitors.

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 48th 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 – May 12, 2025

Leduc City Council will hold a public hearing on this proposed bylaw 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 48th 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).