PUBLIC HEARING

Proposed change to the City of Leduc Land-use Bylaw

Robinson Stage 10 - Direct Control

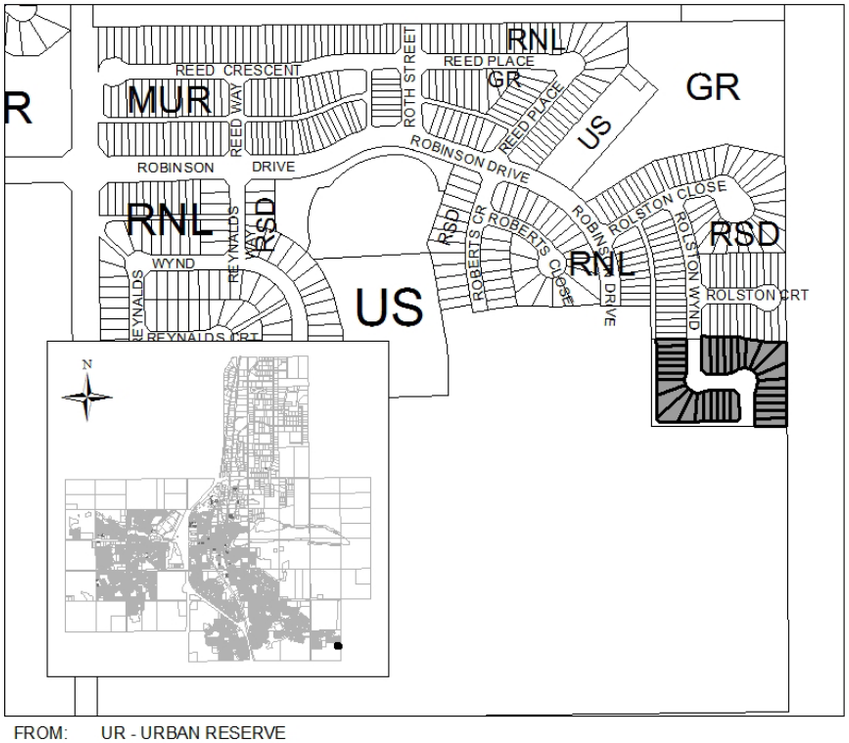
The City of Leduc is divided into land-use districts to manage the location of development and ensure good planning for the municipality. Each district under the Land-use Bylaw has permitted and discretionary uses as well as development regulations for those uses. To change a land-use district from what 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. 1051-2020
(Robinson Stage 10 – Direct Control)

The purpose of proposed Bylaw No. 1051-2020 is to amend Bylaw No. 809-2013, the City of Leduc Land-use Bylaw, by redistricting part of the SW ¼ 19-49-24-W4 in the Robinson neighbourhood from US – Urban Service District to DC (27) Direct Control Distinctive Design. The general purpose of this district is to provide for desirable development on particular sites taking into consideration the amenities of the neighbourhood, the existing land use and future development opportunities. Development proposals may have unique characteristics, innovative ideas and sites with unusual constraints, thus requiring distinctive design and specific regulations.

The intended purpose of this DC land-use district is to allow for low-density housing in the form of zero lot line developments with reduced site depth, increased height and no minimum site width. Design of the building pockets will instead be driven by the site development regulations such as setbacks, site coverage, amenity space and parking requirements. All other development aspects for the lots zoned under this DC land-use district will be required to follow the regulations of the RNL – Residential Narrow Lot district, as well as all other relevant sections of the bylaw. No variance to the minimum requirements of this DC land-use district will be permitted.

For more information, call Planning and Economic Development at 780-980-7124. A copy of the proposed bylaw may also be viewed on the city's website at Leduc.ca/public-hearings



FROM: UR - URBAN RESERVE

TO: DC - DIRECT CONTROL DISTRICT

Public Hearing – March 8, 2021

Leduc City Council will hold a public hearing on this proposed bylaw change, **Monday, March 8, 2021 at 5 p.m.** or as soon thereafter as may be convenient, in council chambers at the Leduc Civic Centre, 1 Alexandra Park, 46th Ave. and 48A St., Leduc. Interested persons may be heard by council prior to the proposed bylaw being considered for second reading.

Presentations/submissions: Anyone who wishes to speak to city council via live stream or provide a written submission, must contact the City Clerk's Office (**city_clerk@leduc.ca**).