

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 held prior to Council approving the amendment.

Bylaw No. 1171-2024

Bylaw No. 1171-2024 proposes a number of amendments to the City's Land Use Bylaw, simplifying existing land use regulations. These amendments are intended to reduce development barriers and optimize existing infrastructure.

Generally, the proposed amendments centre around commercial and industrial regulations.

- The land use districts have been adjusted to remove the CSC – Commercial Shopping Centre District and consolidate regulations with the GC – General Commercial District.
- Industrial regulations have been amended to provide increased development flexibility.
- Text amendments have been added to support alignment with approved Area Structure Plans, including site coverage and clear regulations for outdoor operations.
- Redistricting 57 properties to support transitions between land uses.

Various other amendments are proposed to increase clarity and consistency in the application of regulations throughout the city.

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-notice). Inquiries can be made by contacting the Planning & Economic Development department (planning@leduc.ca; 780-980-7124).

Public Hearing – March 25, 2024

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, March 25, 2024 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. 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).

