

PUBLIC HEARING

Proposed change to Leduc's Land-use Bylaw Industrial Parking

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. 1134-2022

Bylaw No. 1134-2022 will amend the Land Use Bylaw by eliminating the minimum parking requirements for industrial land use districts. This amendment will not eliminate emergency access, hard surfacing requirements for the front parking areas, nor will it remove accessible parking requirements. These changes stem from the Industrial Parking Report which was prepared as a part of the Industrial Zoning Review project conducted by Planning and Development over the past few months. Allowing developers to determine the amount of parking needed for their target market increases the flexibility of development in industrial areas. Administration believes businesses are better suited to make decisions about the suitability of an existing property for their use, including the amount of parking available.

A copy of the proposed bylaw that will be presented to Leduc City Council may be inspected by the public between 8:30 a.m. and noon, 1 to 4:30 p.m. at the City Clerk's Office, Leduc Civic Centre, 1 Alexandra Park, 46 Ave. and 48A St., Leduc, Alberta. A copy of the proposed bylaw may also be viewed on the City's website (www.leduc.ca/public-hearings). Direct inquiries can be made by contacting the Planning and Economic Development department at 780-980-7124 or planning@leduc.ca.

Public Hearing – August 22, 2022

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, August 22, 2022 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, 46 Ave. and 48A St, 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 (780-980-7132 or city_clerk@leduc.ca)