

PUBLIC HEARING

Amendment to an outline plan

South Central Outline Plan in Leduc Business Park

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 resolution amending 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 held prior to Council approving the outline plan amendment.

South Central Outline Plan in Leduc Business Park

NW ¼ section 1-50-25-W4, and part SW ¼ section 12-49-25-W4, and SE ¼ section 1-50-25-W4

The purpose of the proposed amendment to the South Central Outline Plan is to update land uses in a central portion of the Leduc Business Park. This plan originally included a small area for commercial uses to support the surrounding industrial centre; however, because of high-intensity industrial uses nearby and adoption of the Industrial Protection Overlay regulations within the Land Use Bylaw, the intended commercial uses are no longer viable. Continued medium industrial development is more appropriate given the context of land use in the area and will be facilitated through this amendment.

A copy of the proposed outline plan 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 – January 23, 2023

Leduc City Council will hold a non-statutory public hearing on this proposed outline plan amendment on **Monday, January 23, 2023 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 (780-980-7156 or city_clerk@leduc.ca)

