

# PUBLIC HEARING

## Proposed change to Leduc's Land-use Bylaw

1102 - 2021

The City of Leduc Land-use Bylaw No. 809-2013 regulates and controls the use and development of land and buildings within the City of Leduc. To amend the existing regulations 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. 1102-2021**

The purpose of proposed Bylaw No. 1102-2021 is to amend Land-use Bylaw No. 809-2013 (LUB) by introducing the words 'Digital Sign' into the provisions defining allowable sign types in the Main Street West Overlay area of the city. This amendment will facilitate an interest in siting a digital sign in this specific overlay area and enable other similar signs to be installed in this overlay area. The proposed amendment will not change the provisions affecting other downtown overlays nor any other provision of the LUB affecting the siting or operation of digital signs.

At present, Digital Signs are permitted in the LUB under the following districts:

GC – General Commercial;

- CSC – Commercial Shopping Centre
- CBO – Commercial Business Oriented
- IL – Light Industrial
- IM – Medium Industrial
- IBL – Business Light Industrial
- IS – Special Industrial
- US – Urban Service
- GR – General Recreation
- As a discretionary land use under the CBD – Central Business District designation

The LUB includes a number of detailed conditions and siting considerations for Digital Signs. These provisions apply city wide, and this amendment is not considering any changes to these provisions.

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](http://www.leduc.ca/public-hearings)). Direct inquiries can also be made by contacting [planning@leduc.ca](mailto:planning@leduc.ca) or 780-980-7124.

### **Public Hearing – Aug. 16, 2021**

Leduc City Council will hold a public hearing on this proposed bylaw on Monday, Aug. 16, 2021 at 5 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 must contact the City Clerk's Office ([city\\_clerk@leduc.ca](mailto:city_clerk@leduc.ca)).