

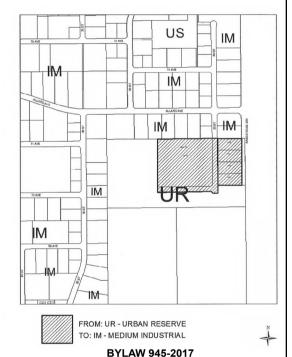
# NOTICE OF PUBLIC HEARING PROPOSED AMENDMENT TO LAND-USE BYLAW

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 bylaw, has permitted and discretionary uses as well as development regulations for those uses. To change a Land-use District from what exists 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. 945-2017

The purpose of proposed Bylaw No. 945-2017 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting part of the NE ½ 1-50-25-W4 from UR – Urban Reserve to IM-Medium Industrial.

The proposed redistricting will allow for 5 medium industrial lots as a continuation of Leduc Business Park. The IM land use district is to establish an area for industrial activity that may be conducted both inside and outside of the principal building. These uses do not cause any objectionable or dangerous conditions beyond the boundary of the district.



A copy of the proposed Bylaw that will be presented to city council may be inspected by the public between 8:30 a.m. - 4:30 p.m. (closed between noon and 1 p.m.) at the Office of the City Clerk, Leduc Civic Centre, 1 Alexandra Park, 46 Avenue and 48A Street, Leduc, Alberta. Inquiries respecting the proposed bylaw may be made by contacting Anshu Gupta at the Planning & Development Department at 780-980-7198 ext. 8439.

## Public Hearing - March 13, 2017

A public hearing on the proposed bylaw will be held by city council on **March 13, 2017** at 7 p.m. in the council chambers, at the Leduc Civic Centre (1 Alexandra Park, 46 Avenue and 48A Street). **All interested persons may be heard by council prior to the proposed bylaw being considered for second reading.** 

Appearance before council: Any person who wishes to speak to city council at the time of the public hearing is requested to advise the City Clerk's Office at 780-980-7177 before noon, March 7, 2017, which also includes written submissions. Any person may also be heard by responding to the Mayor's call for delegations at the time of the public hearing.

This notice is being advertised in the February 24 and March 3, 2017 editions of this newspaper.

# LEDUC COUNTY AND CITY OF LEDUC

NOTICE OF PUBLIC HEARINGS ON PROPOSED BYLAW TO AMEND THE CITY OF LEDUC/LEDUC COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

Leduc and Leduc County are proposing to amend the joint Intermunicipal Development Plan. The main purpose of the proposed amendments is to change the future land-use pattern of portions of the area on the east side of the City of Leduc and west of Saunders Lake from a residential and mixed-use development concept to a mix of business and light industrial uses. The proposed amendments would also:

- address consistency issues between IDP figures and ensure consistency with other statutory plans; and
- rectify a few housekeeping items such as referencing to figure numbers.

The proposed amendments will allow for a future development scenario that compliments the Alberta Aerotropolis concept and addresses the development constraints of lands within the northwest Saunders Lake area.

A public hearing to consider second reading of the proposed amendments will be held on **Tuesday, March 14, 2017, at 6:00 p.m.** at the Nisku Inn (1101 4 Street in Nisku), at which time written and oral submissions can be presented to councils. Submissions may be made by any person(s) who claim to be affected by the proposed amendments or from any other person whom councils agree to hear.

In order to be included on the council agenda, written submissions must be emailed (city\_clerk@leduc.ca), mailed, faxed, or delivered (per the contact info below) to Leduc County or the City of Leduc's Office of the City Clerk by **4 p.m. Friday, March 10, 2017**. Written and oral submissions may be made at the joint council meeting, without prior notification.

If you make a written submission, the information you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Copies of the proposed amending bylaw and any supporting information may be inspected at the County Centre, Planning and Development Offices or at the Leduc Civic Centre between the hours of 8:30 a.m. to noon and 1 to 4:30 p.m., Monday to Friday, or online at www.leduc-county.com/saunders-lake or www.leduc.ca/saunderslake

For further information, please contact:

#### City of Leduc

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