

# PUBLIC HEARING

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

Medium Industrial – 7502 42 Street, 7504 42 Street, 7506 42 Street, & 7508 42 Street.

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. 1145-2022

The purpose of proposed Bylaw No. 1145-2022 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by repealing Bylaw No. 662-2007 DC (14) Direct Control Distinctive Design, and designating the affected lots (Lots 34, 35, 38, Block 8, Plan 0624095 and Lot 37A, Block 8, Plan 0726893) to IM – Medium Industrial. Civic Addresses being 7502 42 Street, 7504 42 Street, 7506 42 Street, & 7508 42 Street.

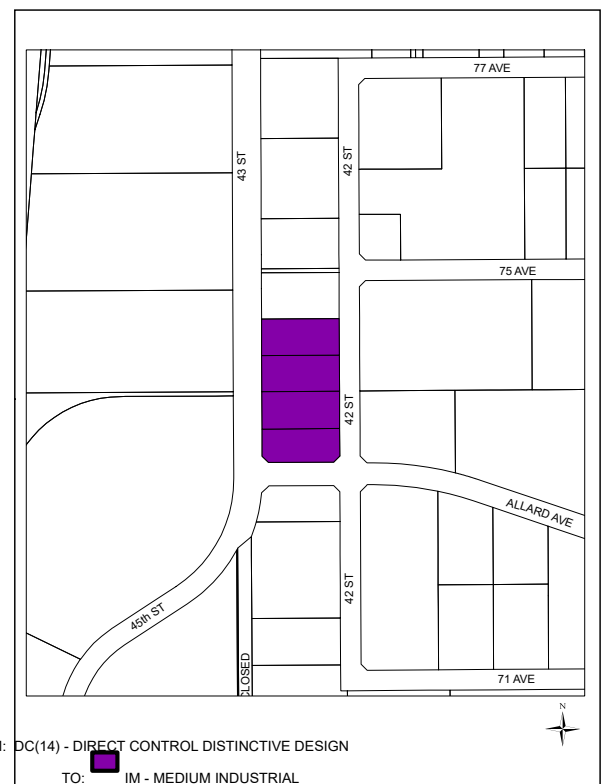
DC(14) Direct Control district was designed for a site specific purpose that is no longer suitable within this section of the industrial park given the provisions of the uses and setbacks within the DC. The IM district is more compatible with the remainder of the business park, as well as the existing development.

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

be made by contacting the Planning and Economic Development department at 780-980-7124 or [planning@leduc.ca](mailto:planning@leduc.ca).



### Public Hearing – January 23, 2023

Leduc City Council will hold a public hearing on this proposed bylaw 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](mailto:city_clerk@leduc.ca))