

NOTICE OF PUBLIC HEARING ADOPTION OF AN OUTLINE PLAN

Under the 'Area Structure Plan & Outline Plan Guidelines' for the City of Leduc approved in September 2013, City Council may adopt by resolution a non-statutory outline plan. An outline plan may be considered for an area up to one quarter section of land if that land is part of a larger area that is subject to a valid multi-quarter section area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area. An outline plan is required to provide the same amount of information for subdivision and development as would an area structure plan. The proposed resolution adopting 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.

The purpose of the proposed **Leduc Industrial Outline Plan** is to define more specifically the sequence of development on the lands and the general pattern of land uses as well as location of public utilities and major transportation routes within the SE ¼ Section 1-50-25-W4. The information contained in the proposed outline plan provides more detail to that originally contemplated for the lands under the North Leduc Industrial Area Structure Plan. The plan area encompasses the last unplanned area within the Leduc Business Park and is bordered on the south by 65 Avenue and the east by undeveloped farmland within Leduc County. The area consists of approximately 64.8 ha (160 acres).

The plan proposes to continue the medium industrial land use currently being developed in the Leduc Business Park, along with a storm water management pond to service the future development within the SE ¼ Section 1-50-25-W4.

A copy of the proposed outline plan, prepared by Stantec Consulting Ltd., may be inspected by the public between 8:30 a.m. - 4:30 p.m. (closed between noon and 1 p.m.) at the Planning and Development Department, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46 Avenue and 48A Street, Leduc, Alberta. A copy of the proposed outline plan may also be viewed on the City's website at www.leduc.ca under the "Public Hearings Before City Council" section of the Bylaws page. Inquiries respecting the proposed Leduc Industrial Outline Plan may be made by contacting April Renneberg at the Planning and Development Department at 780-980-8439.



Public Hearing - November 7, 2016

A public hearing on the proposed outline plan will be held by city council on **November 7, 2016** at 7 p.m. (or as soon thereafter as may be convenient) 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 outline plan being considered for approval.**

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, November 1, 2016, 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.

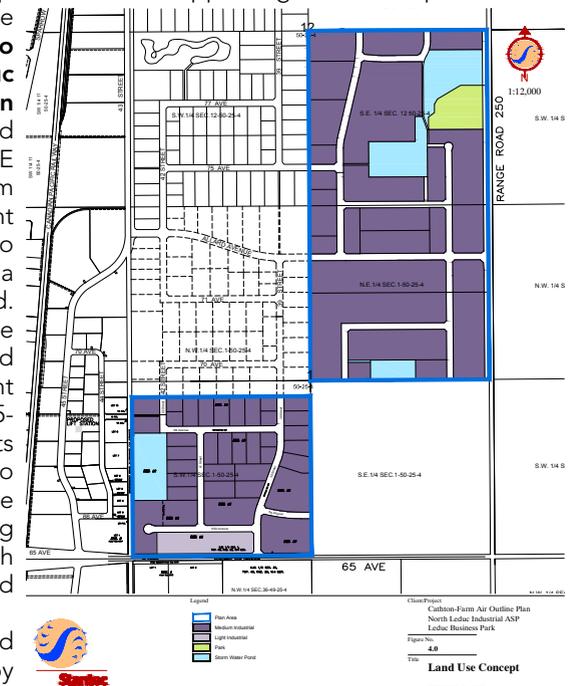
This notice is being advertised in the October 21 and 28, 2016 editions of this newspaper.

NOTICE OF PUBLIC HEARING ADOPTION OF AN OUTLINE PLAN AMENDMENT

Under the 'Area Structure Plan & Outline Plan Guidelines' for the City of Leduc approved in September 2013, City Council may adopt by resolution a non-statutory outline plan or an amendment relating to an approved outline plan. An outline plan may be considered for an area up to one quarter section of land if that land is part of a larger area that is subject to a valid multi-quarter section area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area. An outline plan is required to provide the same amount of information for subdivision and development as would an area structure plan. The proposed resolution adopting 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.

The primary purpose of the proposed **amendment to the Cathton-Farm Air Leduc Industrial Park Outline Plan** is to update the future land use for a portion of the NE ¼ Section 1-50-25-W4 from medium industrial development to urban services in order to accommodate a portion of a storm water management pond. This pond is necessary to service this development area and future adjacent development on the SE ¼ Section 1-50-25-W4. Other minor amendments to text and figures are also being proposed to this outline plan in order to generally bring the document up to date with regard to existing and planned development on the lands.

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