

NOTICE OF PUBLIC HEARING

AMENDMENT TO THE SAWRIDGE BUSINESS PARK AREA STRUCTURE PLAN SW 36-49-25-W4

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. Council will consider all comments before voting on whether to approve the amendment.

Bylaw No. 1202-2024

The purpose of proposed Bylaw No. 1202-2024 is to amend the Sawridge Business Park Area Structure Plan (ASP).

An application has been received to amend two lots in the northwestern boundary of the ASP area consisting of 0.844 hectares to support future light industrial development. The proposed amendment includes updating the development concept map, land use statistics table and text amendments to reflect the revised development concept. Should this ASP amendment be approved by the Council, the rezoning of these lots will be required to align with the ASP.

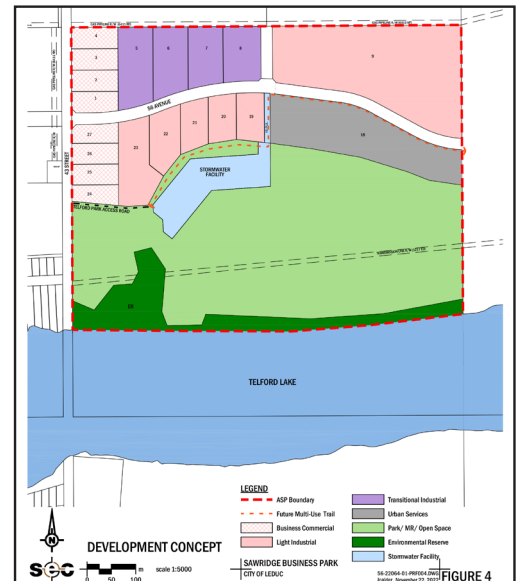
A copy of the proposed bylaws that will be presented to City Council may be inspected by the public between the hours of 8:30 a.m. and 12:00 noon and 1:00 p.m. and 4:30 p.m. at the Office of the City Clerk, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, Alberta. A copy of the proposed bylaws may also be viewed on the City's website (www.leduc.ca/hearing-notice). Inquiries can be made by contacting the Planning & Economic Development department (planning@leduc.ca; 780-980-7124).

Public Hearing – February 10, 2025

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, February 10, 2025, 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 (46th Avenue and 48A Street), Leduc, Alberta. 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).

APPROVED CONCEPT PLAN



PROPOSED AMENDMENT

