

BYLAW NO. __-21

LEDUC COUNTY

A BYLAW OF LEDUC COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND THE LEDUC COUNTY LAND USE BYLAW NO. 7-08.

WHEREAS

The Council of Leduc County deems it to be in the public interest to amend the Leduc County Land Use Bylaw No. 7-08;

NOW THEREFORE,

be it resolved that the Council of Leduc County, duly assembled, hereby enacts that Bylaw No. 7-08 be amended as follows:

1. That those lands described as Pt. NE 28-49-26-W4 affecting 3.5 ha± (8.6 ac±) be redistricted from the Agricultural (AG) Direct to the Direct Control (DC) District as shown on the attached Schedule A.

Direct Control District DC-0##

General Purpose

The purpose of this district is to allow for Natural Resource Extraction, specifically the recovery, processing and removal of natural extractive resources (clay) while ensuring that neighbouring land uses and environmentally sensitive areas are not negatively impacted.

Area of Application

This Bylaw will apply to Pt. NE 28-49-26-W4 affecting 3.5 ha± (8.6 ac±) of a title area of 61 ha± (151 ac±).

Discretionary Uses.

- a) *Natural Resource Extraction (clay)*

Minimum Building Setback Requirements

From the property line adjacent to:	Excavation
Road, Highway	As per Alberta Transportation requirements
Other Lot – Side (east) Rear	30.0 m

Additional Regulations

- (a) Only those operations where adverse impacts on the environment and neighbouring land uses can be mitigated to the satisfaction of Leduc County will be permitted.
- (b) Natural Resource Extraction operations shall be required to reclaim, to the satisfaction of the County and relevant government agencies or departments, all lands affected by the operations and shall be required to submit reclamation plans when applying for a development permit.
- (c) The County shall require landscaping and/or screening to the satisfaction of the Development Authority.
- (d) The development shall manage dust emissions to the satisfaction of the Development Authority
- (e) The number of vehicles exiting the site shall be restricted to the satisfaction of the Development Authority.
- (f) Vehicles entering or leaving the site shall not use engine brakes.
- (g) No use or operation shall cause or create any conditions which, in the opinion of the Development Authority, may be objectionable beyond the boundary of the site which contains it, by way of but not limited to the following:
 - i) odorous and toxic matter
 - ii) dust, fly ash or other particulate matter
 - iii) noise
 - iv) vibrations
 - v) air pollution
 - vii) water quality deterioration
 - xi) high brightness light sources
- (h) No operation or activity shall emit air or water contaminants in excess of the standards prescribed by the Province pursuant to the Environmental Protection and Enhancement Act.
- (i) Environmental impact assessments may be required where there is uncertainty as to potential health or environmental effects.
- (j) Natural Resource Extraction shall not be permitted within 100m of an existing dwelling, nor shall a dwelling be permitted within 100m of a Natural Resource Extraction operation. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed Natural Resource Extraction operation.

This By-law shall take effect on the date of the third reading.

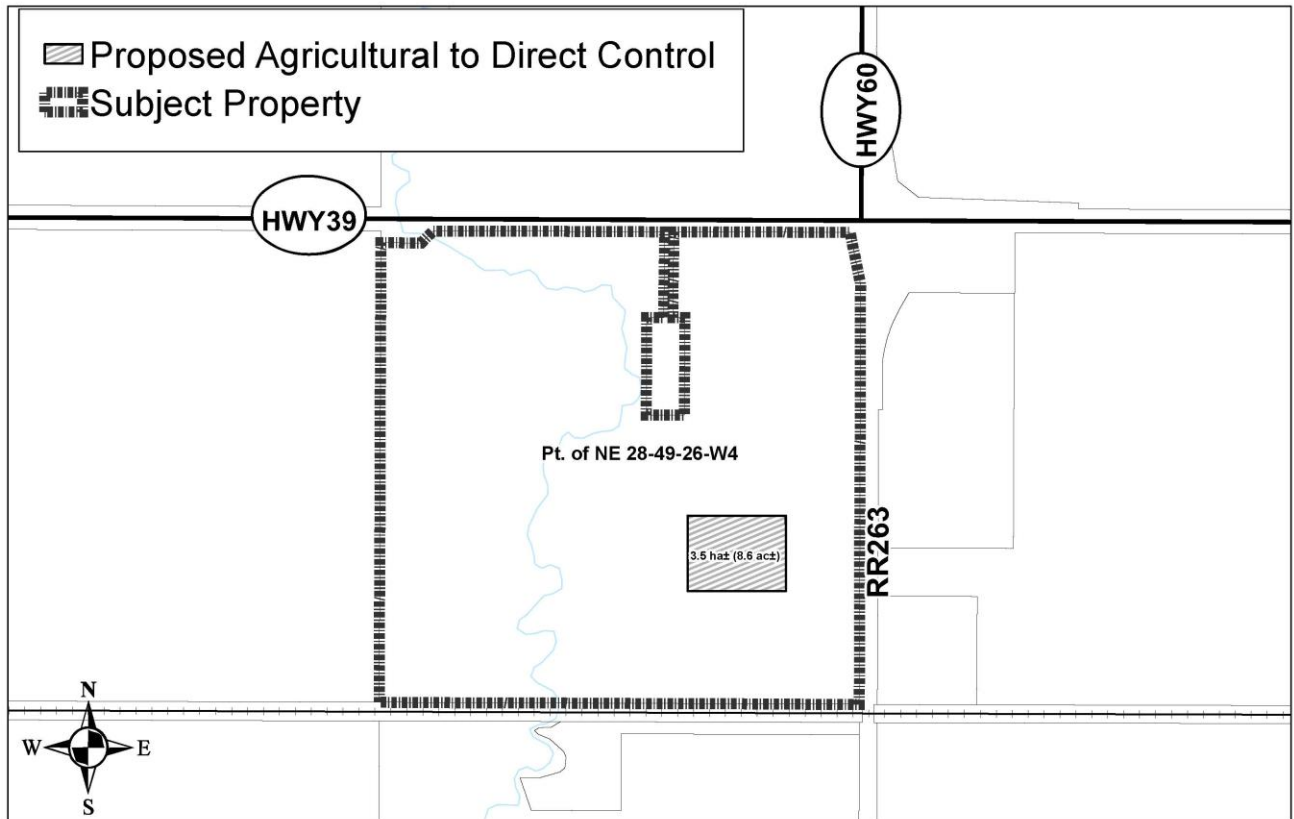
Read a first time this _____ day of _____ 2021.


Read a second time this _____ day of _____, 2021.

Read a third time with the unanimous consent of Council Members present and finally passed this _____ day of _____, 2021.

MAYOR

COUNTY MANAGER



	To Redistrict: 3.5ha± (8.6 ac±)
	Location: Pt. NE 28-49-26-W4
	From: AG – Agricultural
	To: DC – Direct Control