

NAME BYLAW
BYLAW NO. __-21
LEDUC COUNTY

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

WHEREAS

pursuant to Sections 145 and 146 of the Municipal Government Act, being Chapter M-26, Revised Statutes of Alberta, 2000, and amendments thereto, 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, enacts as follows:

1. **Direct Control District DC-0##**

1.1 This bylaw may be cited as the 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 SE 27-49-24-W4 affecting ±14.02 ha (±35 acres) of a title area of ±63 ha (±155.4 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

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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.
2. This bylaw shall take effect on the date of third reading.

Read a first time this __ day of ____, A.D. 2021.

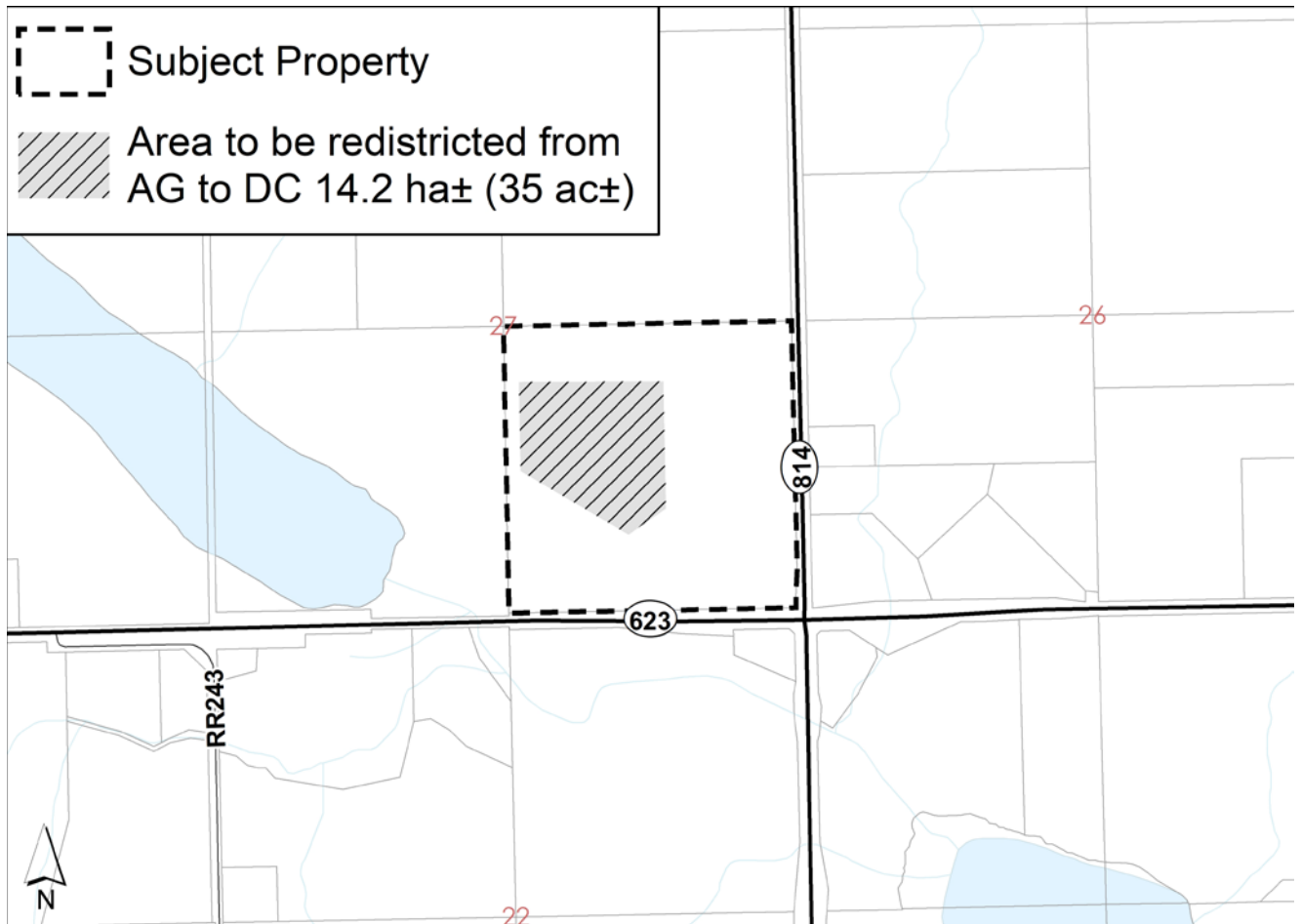
Read a second time this __ day of ____, A.D. 2021.


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

MAYOR

COUNTY MANAGER



	To Redistrict:	14.2 ha± (35 ac±)
	Location:	Pt. SE 27-49-24-W4
	From:	AG – Agricultural
	To:	DC – Direct Control
	File:	LA21-003