

**NAME BYLAW**  
**BYLAW NO. \_\_-21**  
**LEDUC COUNTY**

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**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 191 and 640 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:

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

This bylaw may be cited as the Direct Control District DC-0##.

**1. General Purpose**

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

**2. Area of Application**

This Bylaw will apply to Pt.NE 4-50-26-W4M affecting ±1.23 ha (±3.04 ac) of a title area of ±31.29 ha (±77.34 ac)

**3. Discretionary Uses.**

- a) *Resource Excavation, stripping, grading*

**4. Minimum Building Setback Requirements**

<b>From the property line adjacent to:</b>	<b>Excavation</b>
Road, Highway	As per Alberta Transportation requirements
Other lot-Side	30.0 m

**5. 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.

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- (b) Natural Resource Extraction operations shall be to the satisfaction of the County and relevant government agencies or departments, all lands affected by the operations and stripping, excavation and grading shall be done in a manner that the extent of disturbed area and the duration of its exposure is minimized, and that the excavated area should be designed such that the retention of water does not negatively impact adjacent lands.
- (c) The development shall manage dust emissions and erosion control to the satisfaction of the Development Authority.
- (d) The number of vehicles exiting the site shall be restricted to the satisfaction of the Development Authority.
- (e) 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) flooding of adjacent lands, nearby creeks and drainage ditches
- (f) Environmental impact assessments may be required where there is uncertainty as to potential risk to public health or environmental effects.
- (g) Development shall not commence prior to obtaining Provincial approvals, licensing and registration.

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

Read a first time this \_\_ day of \_\_, A.D. 2022.

Read a second time this \_\_ day of \_\_, A.D. 2022.

Read a third time with the unanimous consent of the Council Members present and finally passed this \_\_ day of \_\_, A.D. 2022.

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MAYOR

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COUNTY MANAGER