



101-1101 5 St., Nisku, AB T9E 2X3  
phone: 780-955-3555 fax: 780-955-3444  
leduc-county.com

## Enforcement Services

Jul. 02, 2024

- Mailed
- Other

Our file number: 2024-160-0387  
Violation location: 6212-30 ST NE  
Leduc County  
Tax roll number: 1128440  
Date of inspection: July 1, 2024

CHOUHAN; DAN D. & RACHEL C.  
315, 101A Plamondon Drive  
Fort McMurray AB T9K 0B9

Dear Sir/Madam:

### ENFORCEMENT ORDER

Section 545 Municipal Government Act

#### **Re: Short legal: 1524354 1 20 - Non-Compliance with Urban Standards Bylaw, Bylaw No. 09-24 ("Urban Standards Bylaw")**

In my capacity as Designated Officer of Leduc County (the "**Municipality**"), I hereby issue to the above named, this Order pursuant to section 545 of the *Municipal Government Act*, with respect to the following undeveloped and bare lands:

**Long Legal: NE 32 50 24 4**  
(the "**Lands**")

Municipal Address: 6212-30 ST NE

Section 545 of the *Municipal Government Act* states that:

- (1) If a designated officer finds that a person is contravening this or any other enactment that the municipality is authorized to enforce or a bylaw, the designated officer may, by written order, require the person responsible for the contravention to remedy it if the circumstances so require.
- (2) The order may
  - (a) direct a person to stop doing something, or to change the way in which the person is doing it;
  - (b) direct a person to take any action or measures necessary to remedy the contravention of the enactment or bylaw, including the removal or demolition of a structure that has been erected or placed in contravention of a bylaw, and, if necessary, to prevent a re-occurrence of the contravention;
  - (c) state a time within which the person must comply with the directions;
  - (d) state that if the person does not comply with the directions within a specified time, the municipality will take the action or measure at the expense of the person.

As a Designated Officer for the Municipality I have determined, based on roadside inspections of the Lands and a review of the Municipality's records, that sections 5.1, 5.2, and 6.1 of the Urban Standards Bylaw are being contravened due to a nuisance existing on the undeveloped Lands from a failure to cut vegetation and the presence of garbage, refuse, litter, or similar debris (collectively the "Garbage").

**You are hereby ordered to comply with Urban Standards Bylaw by taking all necessary steps to remedy the identified concerns, including the following:**

1. Entirely cleaning the Lands, including cutting all vegetation and removing all Garbage;
2. [if required] Filling in any holes and levelling the site;

**No Garbage is to be buried on the Lands.**

**The above work must be completed on or before 4pm, July 17, 2024.**

Pursuant to s. 549 of the *Municipal Government Act*, you are hereby advised that the Municipality may take whatever actions or measures necessary to eliminate the contravention and prevent its reoccurrence. If you do not comply with this Enforcement Order within the specified time, the Municipality will take whatever actions the Municipality determines to be necessary to remedy the contraventions set out in this Order, at your expense. This may include commencing an application in the Court of King's Bench under section 554 of the *Municipal Government Act*, for a permanent injunction and other orders necessary to address the contraventions. Please be advised that the expenses and costs of actions or measures taken by the Municipality under this section, including any Court Costs awarded, are an amount owing to the Municipality by the person or persons to whom this Order has been issued.

Pursuant to s.553, costs and expenses incurred by the Municipality may be added to the tax roll of the lands owned by the recipient(s) of this Order, where the contravention is occurring on all or part of the Lands.

An owner or occupier or other person to whom this Enforcement Order is directed and who considers themselves aggrieved by the Enforcement Order, may by written notice request that Council of the Municipality review the Order within Fourteen (14) days of the date the Order is received. This appeal shall be sent to the Municipality at the following address:

*County Manager Duane Coleman*  
*Leduc County*  
*101, 1101 5 Street, Nisku, AB T9E-2X3*  
*Email: [duanec@leduc-county.com](mailto:duanec@leduc-county.com)*

**NOTICE OF ENTRY / ENFORCEMENT**  
Section 542 Municipal Government Act

In my capacity as Designated Officer of Leduc County, I hereby issue a Notice of Entry for the purpose of Enforcement pursuant to Section 542 of the *Municipal Government Act* with respect to the Lands.

**Purpose of Entry:** To address violations of the Urban Standards Bylaw as described in the Enforcement Order issued to you under section 545 of the *Municipal Government Act*.

**Time of Entry:** Entry shall commence between 8:00am and 6:00pm from July 19-23, 2024 and shall continue until all work required to bring the Lands into compliance with the Enforcement Order is completed. Both municipal personnel and contractors will enter the Land to effect enforcement.

If you have any questions or concerns in respect of the date or time of the inspection, or about the inspection generally, please contact the undersigned at 780-955-5005.

Please note that if you refuse to allow or interfere with the entry or inspection, the Municipality may pursue a Court Order confirming the Municipality's authority to enter the Lands pursuant to section 543 of the *Municipal Government Act* and may request costs of the application to be awarded against you.

Yours truly,

Officer Greg Barker, Community Peace Officer  
780-955-5005  
[greg@leduc-county.com](mailto:greg@leduc-county.com)