



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

Enforcement Services

Sep. 23, 2024

Landowners of undeveloped, bare or vacant land in Diamond Estates,
Lucas Estates, New Sarepta and Royal Oaks

Re: Leduc County Urban Standards Bylaw 09-24 – Enforcement Action Taken

In 2022, Leduc County Council passed an updated Urban Standards Bylaw. The current Urban Standards Bylaw – which is detailed at www.leduc-county.com/urbanstandards – regulates unsightly premises in urban growth areas (the East Vistas and New Sarepta). The intent of the bylaw is to promote safe, enjoyable and reasonable use of properties within Leduc County.

The bylaw specifically addresses nuisance properties, upkeep of undeveloped lands, abandoned buildings, water, eavestroughs and downspouts, outdoor lighting, construction sites, sidewalks and a recreational vehicle storage ban. The bylaw also specifies the following regarding owners of undeveloped, bare or vacant lands:

- Lands must be cleaned by June 30 and Aug. 31 of each year.
- Cleaning includes, but is not limited to, cutting vegetation, and removing all garbage, refuse, litter or similar debris. *See sections 5 and 6 of the bylaw for further details.*
- Undeveloped, bare or vacant lands may be inspected on or after July 1 and Sept. 1 of each year to determine compliance.
- If an owner fails to comply, the County may arrange to have the land cleaned at the expense of the owner.

On July 5, 2024 additional Orders were sent to all vacant lot owners pursuant to Section 545 of the *Municipal Government Act* of Alberta, who still did not comply with the above bylaw regulations. Landowners who again failed to comply with the Order, were subject to the County taking actions to achieve compliance. The attached invoice is now being sent to you, the landowner of a vacant lot found to be non-compliant, for the cost of the enforcement actions taken to remedy the violation, pursuant to the Urban Standards Bylaw #09-24.

Questions regarding the attached invoice may be addressed in writing to:

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

***IMPORTANT: Pursuant to Section 553 of the *Municipal Government Act* of Alberta, 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.**

Yours truly,

Clarence Nelson, Director/Peace Officer

*See Attachment



Leduc County

Suite 101, 1101 - 5th Street
Nisku, Alberta
T9E 2X3

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I N V O I C E

KASAMBA; DIEUDONNE & GODLIVE
FOIP, s. 17
LEDUC AB T9E 0C7

GST Reg. #: R106988983
Customer #: 23035
Invoice Total: 939.75
Invoice Date: 2024/09/16
Invoice #: 123092
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Tax Codes: E=Exempt; T=Taxable; I=Included

Invoice Description	Quantity	Unit Price	Tax Code	GST	Amount
URBAN STANDARDS BYLAW LABOUR AND EQUIPMENT COST FOR LOT CLEAN UP 6304 30 ST NE	1.000	645.00	T	32.25	645.00
URBAN STANDARDS BYLAW ADMINISTRATIVE FEES	1.000	250.00	T	12.50	250.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICE DATE

Current Charges:	895.00
Total Tax:	44.75
Total Current Charges:	939.75
Balance Forward:	.00
CUSTOMER TOTAL:	939.75