



## TOWN OF EDSON BYLAW NO. 2270

A Bylaw of the Town of Edson in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, to amend the Town of Edson Land Use Bylaw No. 2070 to regulate excavation, stripping, and grading activities in the Town of Edson.

**WHEREAS** it is expedient and proper, under the authority of and in accordance with the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, to amend the Town of Edson Land Use Bylaw No. 2070, as amended; and

**AND WHEREAS** the public participation requirements of Section 692 of the *Municipal Government Act*, RSA 2000, c. M-26, have been complied with;

**NOW THEREFORE** the Council of the Town of Edson, in the Province of Alberta, amends Bylaw No. 2070, being the Land Use Bylaw of the Town of Edson, as follows:

1. That in Section 6 Definitions, the following be added:
  - a. "Excavation, stripping, or grading" – means a development, which is proposed without any other development on the same parcel, including, but not limited to, sand and gravel mining, berming, excavating, trenching, backfilling, re-contouring, topsoil stripping, removing trees, or construction of artificial bodies of water.
  - b. "Grading plan" – means a plan of survey showing:
    - a. parcel property lines;
    - b. constructed and proposed parcel corner elevations;
    - c. constructed and proposed elevations of building corners;
    - d. constructed and proposed drainage slopes;
    - e. constructed and proposed trap low areas with low point, spill elevation, and volume;
    - f. constructed and proposed drainage swale slopes and elevations;
    - g. constructed and proposed berm slopes and elevations;
    - h. constructed and proposed storm water ponds including volume, depth, and the location of escape routes and elevations;
    - i. the date the plan was prepared; and
    - j. the municipal address or legal description of the parcel.
2. That in Section 14 (1), the following be added:
  - a. Excavation, stripping, or grading provided that the excavation, stripping, or grading is carried out pursuant to a service agreement required as a condition of subdivision approval as described in Section 655 of the *Municipal Government Act*.
  - b. Excavation, stripping, or grading which does not affect grading or drainage.
3. That Section 53 be renamed to "Excavation, Stripping or Grading"

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4. That Section 53(1) be deleted in its entirety.
5. That Section 53(2) be amended to read as:
  - a. A Developer making application for a development permit for the excavation, stripping, or grading of land, must include with their application the following information:
    - i. A grading plan.
    - ii. A description of the excavation, stripping, or grading operation proposed.
    - iii. A detailed timing and phasing program covering the length of the proposed operation.
    - iv. A site plan showing the final site layout following completion of the operation and any land reclamation proposals where applicable.
    - v. A description of the measures to be taken for the prevention of dust or other nuisances during and after the operation.
    - vi. A plan for proposed access and hauling activities, including;
      - (A) Route,
      - (B) Size of hauling vehicle,
      - (C) Number of hauling vehicles,
      - (D) Tonnage,
      - (E) Hauling schedule, including days and hours; and
      - (F) Methods of preventing/ controlling/ reducing erosion or dust.
6. That Section 53(3) be amended to read as “Where, in the process of development, areas require requiring leveling, filling, or grading, the topsoil must be removed before work commences, stockpiled, and then replaced following the completion of the work.”
7. That in Section 53, the following be added:
  - a. Development involving the construction of artificial water bodies or dugouts may require, as a condition of development approval, that the developer ensure that signs, fences, or boarding are placed to protect the public from any danger arising as a result of the development.
  - b. All parcels must be graded to ensure that storm water is directed to a road without crossing adjacent land, except as otherwise required by the Development Authority.
  - c. A minimum topsoil coverage of 0.75 m must be retained on the parcel.
8. That “Excavation, stripping, or grading” be added as a discretionary use to the following sections:
  - a. Section 115(2) [R-1A Single Family Residential (Class A)]
  - b. Section 116(2) [R-1B Single Family Residential (Class B)]
  - c. Section 117(2) [R-1C Single Family Residential (Class C)]
  - d. Section 118(2) [R-2 Low Density Multiple Family Residential]
  - e. Section 119(2) [R-3 Medium Density Multiple Family Residential]
  - f. Section 120(2) [R-4 High Density Multiple Family Residential]
  - g. Section 121(2) [R-MHS Mobile Home Subdivision]
  - h. Section 122(2) [R-MHP Mobile Home Park]
  - i. Section 123(2) [R-AR Acreage Residential]
  - j. Section 123.1(2) [R-ER Estate Residential (Unserviced)]
  - k. Section 123.2(2) [R-RU Estate Residential]
  - l. Section 123.3(2) [R-RL Estate Residential (Large Lot)]
  - m. Section 124(2) [R-GR Glenwood Residential]
  - n. Section 125(2) [C-1 Retail Commercial]
  - o. Section 127(2) [C-2 Service Commercial]

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- p. Section 128(2) [C-3 Highway Commercial]
- q. Section 129(2) [C-4 Neighbourhood Commercial]
- r. Section 129A (2) [C-3A Business Commercial/ Light Industrial]
- s. Section 132(2) [M-1A Light Industrial (Serviced)]
- t. Section 133(2) [M-1B Light Industrial (Unserviced)]
- u. Section 134(2) [GSI-C Glenwood Service Industrial-Commercial]
- v. Section 135(2) [M-2 Heavy Industrial]
- w. Section 136(2) [AD Airport District]
- x. Section 137(2) [PR Parks and Recreation]
- y. Section 138(2) [CS Community Services]
- z. Section 140(2) [Urban Reserve]

9. This Bylaw shall come into effect upon third reading.

**READ** a first time this \_\_\_\_ day of \_\_\_\_, 20\_\_.

**READ** a second time this \_\_\_\_ day of \_\_\_\_, 20\_\_.

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 20\_\_.

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Mayor Kevin Zahara

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Christine Beveridge, CAO