



## **BYLAW C-7838-2018**

### **A Bylaw of Rocky View County to amend Bylaw C-4841-97, being the Land Use Bylaw.**

The Council of Rocky View County enacts as follows:

#### **PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7838-2018.

#### **PART 2 – DEFINITIONS**

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the *Municipal Government Act*, unless otherwise defined in this section.

*Compost Facility, Type II* – means a waste management facility where only vegetative matter, food waste, and/or manure is collected and decomposed, but does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*.

*Manure Storage Facility* – means a facility for the storage of manure, composting materials and compost, and a facility for composting, but does not include such a facility as an equestrian stable, an auction market, a race track, or exhibition grounds.

#### **PART 3 – EFFECT OF BYLAW**

**THAT** Part 5, Land Use Map No. 73 of Bylaw C-4841-97 be amended by redesignating a portion of SE-20-27-28-W4M from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** A portion of SE-20-27-28-W4M is hereby redesignated to Direct Control District, as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** The regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Land Use Regulations
- 3.0 Development Regulations

##### **1.0 General Regulations**

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule 'A' attached hereto and forming part hereof.
- 1.2 The Development Authority shall be responsible for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.3 Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.
- 1.4 Council is the Development Authority and shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Section 2 and 3 herein are completed in form and substance, satisfactory to the Municipality.
- 1.5 All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to the Bylaw and all licenses, permits, and approvals pertaining to the Lands.
- 1.6 Proposals for uses and subdivision beyond that provided by the Bylaw shall require an amendment to this Bylaw to be allowed.

- 1.7 The Development Authority may limit the term of a development permit issued for any uses listed in this Bylaw to one year.
- (a) At the discretion of the Development Authority, a development permit may be issued for a period not exceeding three years if the following conditions have been met:
- (i) The use is applying for a renewal of its development permit;
  - (ii) The use has met the requirements of this Bylaw and the conditions of its development permit; and
  - (iii) There are no active Bylaw Enforcement orders related to the use.

## 2.0 Land Use Regulations

### 2.1 Purpose and Intent

The purpose and intent of this district is to provide for the operation of a compost facility that includes manure composting and manure storage on the subject Lands while also allowing ranching and farming activities on the Land to continue.

### 2.2 Uses

Accessory Building (no more than 371.60 m<sup>2</sup> (4,000 ft<sup>2</sup>) building area)

Agricultural Processing, Major

Agricultural Processing, Minor

Agriculture, General

Compost Facility, Type I

Compost Facility, Type II

Keeping of Livestock (see Section 24 of Land Use Bylaw C-4841-97 for regulations)

Manure Storage Facility

Signs

### 2.3 Minimum Requirements

2.3.1 The minimum parcel size in this District is 32.46 hectares (80.21 acres).

2.3.2 Minimum *Yard, Front* for *Buildings*:

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service.

2.3.3 Minimum *Yard, Side* for *Buildings*:

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service;
- (iv) 6.00 m (19.69 ft.) from all other.

2.3.4 Minimum *Yard, Rear* for *Buildings*:

- (i) 30.00 m (98.40 ft.) from any road, highway;
- (ii) 15.00 m (49.21 ft.) from all other.

### 3.0 Development Regulations

- 3.1 The *Development Authority* may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development.
- 3.2 Development Permit applications shall consider and adhere to the *Agricultural Boundary Design Guidelines* in order to mitigate conflicts between agricultural and non-agricultural land uses.
- 3.3 Disposal of wastewater from any development on-site shall be subject to all Municipal and Provincial approvals.
- 3.4 Potable water for any development on-site shall be provided through the use of hauled water that is stored in a cistern.
- 3.5 Solid waste removal is the responsibility of the owner and shall be disposed of on a regular basis at an approved disposal site.
- 3.6 Airborne particulate matter originating from the site shall, at all times, be suppressed by application of approved dust-free treatments in accordance with Alberta Environment guidelines.
- 3.7 No use or operation on-site shall cause or create hazardous materials or waste. The operations shall be in accordance with the regulations of any government authority having jurisdiction.
- 3.8 Fire protection measures shall be provided as may be required by the Municipality and included as part of a Development Permit.
- 3.9 At the time of Development Permit application for a *Compost Facility, Type II* and *Manure Storage Facility*, the Applicant/Owner shall submit an Air Quality and Odour Assessment and an Air Quality Management System to the satisfaction of the Development Authority.
- 3.10 The Development Authority may determine at the time of Development Permit renewal that a *Compost Facility, Type II* must be operated as an indoor facility.
- 3.11 At the time of Development Permit application for a *Compost Facility, Type II* and *Manure Storage Facility*, the Applicant/Owner shall implement improvements at the intersection of Range Road 284 and Highway 567 to the satisfaction of the Development Authority and Alberta Transportation.

### PART 4 – TRANSITIONAL

Bylaw C-7838-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

**Division: 7**  
**File: 07320007/PL20180072**

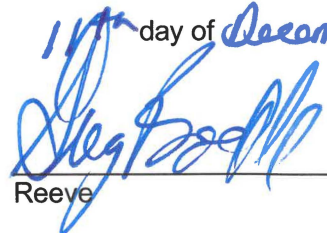
PUBLIC HEARING WAS HELD IN COUNCIL this 11<sup>th</sup> day of December, 2018

READ A FIRST TIME IN COUNCIL this 11<sup>th</sup> day of December, 2018


READ A SECOND TIME IN COUNCIL this 11<sup>th</sup> day of December, 2018

UNANIMOUS PERMISSION FOR THIRD READING 11<sup>th</sup> day of December, 2018

READ A THIRD TIME IN COUNCIL this 11<sup>th</sup> day of December, 2018

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
CAO or Designate

  
\_\_\_\_\_  
Date Bylaw Signed

