

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
November 10, 2015

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, November 10, 2015, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING November 10, 2015* 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING OF October 3, 2015* 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *DEVELOPMENT PERMIT APPLICATION – Jerry Hale* 4
 - B. *DEVELOPMENT PERMIT APPLICATION – Johan Braun* 10 8
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:	Manager:
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**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
October 13, 2015**

PRESENT

Miron Croy	Chairperson
Jake Klassen	Deputy Chairperson
Charlie Johnson	Member
Lee Svederus	Member
Peter Frixel	Member

ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Audrey Bjorklund	Community Development Officer (CDM)
Bonnie Morgan	Executive Assistant (EA)

CALL TO ORDER

Chair Croy called the meeting to order at 9:00a.m.

ACCEPTANCE OF AGENDA

M57-15

RESOLUTION by Member Svederus to adopt the agenda governing the October 13, 2015, Municipal Planning Commission Meeting. CARRIED.

APPROVAL OF MINUTES

Previous Regular Meeting Minutes

M58-15

RESOLUTION by Member Johnson to adopt the minutes of the September 8, 2015 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Proposal

Subdivision referral S12-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from L. Richard & S Wedel for a Farmstead Separation Subdivision on NE 19-87-5--W6M (12.67 hectares – 31.30 acres).
Deputy Chair Klassen entered meeting at 9:02 a.m.

M59-15

RESOLUTION by Member Svederus that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from L. Richard & S Wedel for a Farmstead Separation Subdivision on NE 19-87-5-W6M (12.67 hectares – 31.30 acres), subject to the following condition(s):

1. Developer shall pay Clear Hills County the amount of \$200 for offsite County services per developable lot.
2. Any outstanding property taxes to be paid in full on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
3. All required Provincial/Federal Regulations to be adhered to.

CARRIED.

Subdivision Proposal

Subdivision referral S13-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Derek Rottier for a Country Residential Subdivision SW 23-85-6-W6MW6M (4.97 hectares – 12.27 acres).

M60-15

RESOLUTION by Deputy Chairperson Klassen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Derek Rottier for a Country Residential Subdivision SW 23-85-6-W6M (4.97 hectares – 12.27 acres), subject to the following condition(s):

1. Developer shall pay Clear Hills County the amount of \$200 for offsite County services per developable lot.
2. Any outstanding property taxes to be paid in full on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
3. All required Provincial/Federal Regulations to be adhered to.

CARRIED.

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on October 13, 2015 at 9:03 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	November 10, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Jerry Hale
File:	61-02-02

DESCRIPTION:

Development Permit Application W50-15 was received from Jerry Hale to develop a second dwelling site (mobile home) at SE 02-85-09-W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- A second dwelling on this location was previously approved on December 8, 2009.
- Land Use Bylaw - Section 64(3)(3)(b) – 80 acres or more two dwelling units shall be permitted.
- Section 42(3) –considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative.

ATTACHMENTS:

1. Development Permit Application
2. Agricultural (AG1)

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended
- C. Approve the application with different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W50-15 from Jerry Hale to develop a second dwelling site (mobile home), located at SE 02-85-09-W6M W6M subject to the following conditions:

1. Minimum setbacks from the property lines:
 - a) Front yard, 40.8m (134 feet)
 - b) Side yard, 15.2m (50 feet)
 - c) Rear yard, 15.2m (50 feet)
2. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
3. All required Provincial/Federal Regulations to be adhered to.
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

Initials show support - Reviewed by: Development Officer:

Manager:



CLEAR HILLS COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR ADMINISTRATIVE USE

APPLICATION NO. W5015
 DATE RECEIVED Nov 4-15

I/We hereby make application under the provisions of the Land Use Order for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <u>Jerry Hale</u>		NAME OF REGISTERED LAND OWNER	
ADDRESS <u>Box 1027 Fairview</u>		ADDRESS	
POSTAL CODE <u>704110</u>	TELEPHONE (Res.) <u>780-685-3840</u>	(Bus.)	POSTAL CODE TELEPHONE (Res.) (Bus.)

LAND INFORMATION

Legal description of proposed development site:

QTR./L.S. <u>SE</u>	SEC. <u>2</u>	TWP. <u>85</u>	RG. <u>9</u>	M. <u>W6</u>	OR	REGISTERED PLAN NO.	BLOCK	LOT
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Size of the proposed development site:

LENGTH ft m WIDTH ft m Number of: ACRES OR HECTARES

Describe the existing use of the land: Farm Land

DEVELOPMENT INFORMATION

Describe the proposed use of the land: Residential Dwelling
RU Trailer Same as Before

Check (✓) any proposed use(s) not identified above:

<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)	<input type="checkbox"/> Public use(s) / Utilities
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	<input type="checkbox"/> Other (specify)
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)	

Indicate the proposed setback from the property line:

FRONT YARD <u>14</u> ft <u> </u> m	REAR YARD <u>417</u> ft <u> </u> m	SIDE YARD (1) <u> </u> ft <u> </u> m	SIDE YARD (2) <u> </u> ft <u> </u> m
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The land is adjacent to: A Primary Highway A Secondary Highway A County Road

Estimate the Project: A. COMMENCEMENT DATE B. COMPLETION DATE C. CONSTRUCTION COSTS
\$ 5000.00

Attached is: (a) Site Plan: Yes No N/A; (b) Floor Plan: Yes No N/A

DEVELOPMENT INFORMATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.

Oct. 27/15 Jerry Hale
DATE SIGNATURE OF APPLICANT

Oct. 27/15 Jerry Hale
DATE SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY

LAND USE CLASSIFICATION: _____

FEE ENCLOSED: Yes No AMOUNT: \$ _____ RECEIPT No. _____

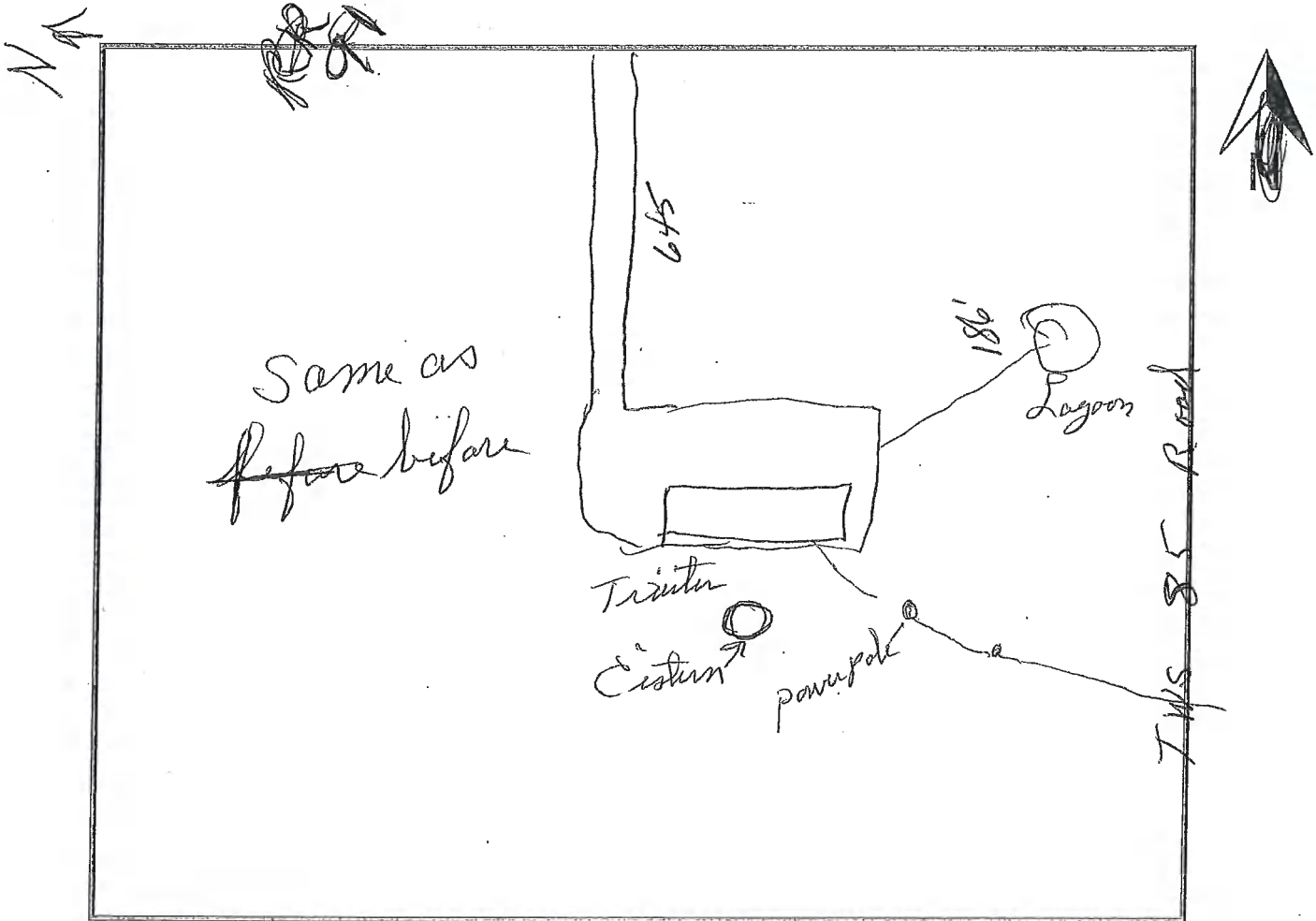
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APPLICATION FOR DEVELOPMENT PERMIT - SITE MAP

LEGAL DESCRIPTION: SE - 2 - 85 - 9 - W6

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and non-industrial development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

1. Location of water source & distance from property line and sewer system
2. Location of sewer system & distance from water source and property line
3. Access location(s)
4. Location of existing or proposed buildings:
5. Setbacks from the road allowance
6. Location of roads in the area
7. Location Shelterbelts
8. Location of Treed Areas/ Sloughs/ Bush/ other vegetation
9. Location of River/ Lakes/ other watercourses

ADDITIONAL INFORMATION REQUIRED:

Please indicate below the type of sewage supply to be used by your development proposal.

TYPE OF WATER SUPPLY	
<input checked="" type="checkbox"/>	DUGOUT
<input type="checkbox"/>	WELL
<input checked="" type="checkbox"/>	CISTERN & HAULING
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please specify)

TYPE OF SEWAGE DISPOSAL	
<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input checked="" type="checkbox"/>	SEWAGE LAGOON
<input type="checkbox"/>	OUTDOOR PRIVY
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please Specify)

Please indicate if the above is: (a) EXISTING _____

(b) PROPOSED _____

FOR ADDITIONAL INFORMATION CONTACT THE FAIRVIEW HEALTH COMPLEX - PEACE COUNTRY HEALTH REGION AT (780) 835-4951 AND ASK FOR JEREMY SPENCER OR ALBERTA LABOUR - PLUMBING INSPECTION BRANCH.

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	November 10, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Johan Braun
File:	61-02-02

DESCRIPTION:

Development Permit Application W51-15 was received from Johan Braun to develop a Scrap Metal Business at NW 17-85-05-W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- The proposed business will be located on approximately 4.05 ha (10 acres)
- Proposed activities include the hauling of metals from the landfill/transfer site, the setup of a crusher to compress the metal into bricks, and then ship out as quantities permit.
- A holiday trailer is proposed for use by the workers as a lunch area
- The developer currently has contract with Clear Hills County for management of the transfer stations. The current contract expires December 31, 2018. **The current contract does not include removal of scrap metal from the transfer sites.**

ATTACHMENTS:

1. Development Permit Application
2. Mackenzie Municipal Services Agency research and recommendations
3. Agricultural (AG1)
4. Rural Industrial (R-M)

OPTIONS:

- A. Rezone of the subject area to be a scrap yard be rezoned to Rural Industrial (R-M), and table consideration of the Development permit until the rezoning is completed.
- B. Deny the application due to proximity to nearby homesteads and grazing animals and concerns with noise hazard and increased truck traffic.
- C. Approve with the following conditions:
 - a. Developer having a Noise Impact Assessment prepared by a professional engineer (with experience in conducting noise impact assessments) with noise impacts and mitigation measures form the potential scrap metal business on adjacent and nearby homesteads, as well as the impacts on grazing animals on subject lands.
 - b. Noise levels for worker on the industrial site to be adhered to in accordance with the Canadian Centre for Occupational Health and safety standards.
 - c. Erection of noise and site buffers, which can include a combination of vegetation, solid fencing, hours of operation and/or any other mitigation measures that are identified in the noise impact assessment.

Initials show support - Reviewed by: Development Officer:

Manager: *ABJ*

- d. Developer and landowner will enter into an agreement with the County to address issues including the reclamation and cleanup of the site when the proposed use ceases.
- e. Setbacks from the property line, unless the noise impact assessment indicates greater minimums will be no less than:
 - i. Front yard, 40.8m (134 feet)
 - ii. Side yard, 15.2m (50 feet)
 - iii. Rear yard, 15.2m (50 feet)
- f. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
- g. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
- h. All required Provincial/Federal Regulations to be adhered to

D. Approve the application with different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission

Initials show support - Reviewed by: Development Officer:

Manager:

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO.	W51-15
DATE RECEIVED	Nov 5-15

I/We hereby make application under the provisions of the Land Use Order for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

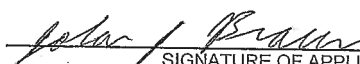

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <i>Johan J. Braun</i>	NAME OF REGISTERED LAND OWNER <i>Daryl King</i>		
ADDRESS <i>Box 33⁰² Box 331 Worsley</i>	ADDRESS <i>Box 332 Hines Creek</i>		
POSTAL CODE <i>TOH 3W0</i>	TELEPHONE (Res.) <i>780-685-3389</i>	(Bus.) <i>780-835-1970</i>	TELEPHONE (Res.) (Bus.) <i>780-494-3977 NA</i>

LAND INFORMATION								
Legal description of proposed development site:								
QTR./L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
<i>NW</i>	<i>17</i>	<i>85</i>	<i>05</i>	<i>W6M</i>				
Size of the proposed development site:								
LENGTH	ft	WIDTH	ft	Number of:	ACRES	OR	HECTARES	
	m		m		<i>approx 10</i>			
Describe the existing use of the land: <i>Pasture</i>								

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>Metal recycling storage</i>			
Check (✓) any proposed use(s) not identified above:			
<input type="checkbox"/> Sign(s)	<input checked="" type="checkbox"/> Culvert(s) / Road access point(s)	<input type="checkbox"/> Public use(s) / Utilities	
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	<input type="checkbox"/> Other (specify)	
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)		
Indicate the proposed setback from the property line:			
FRONT YARD	ft	REAR YARD	ft
	m		m
SIDE YARD (1)	ft	SIDE YARD (2)	ft
	m		m
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input checked="" type="checkbox"/> A County Road			
Estimate the Project:			
A. COMMENCEMENT DATE	B. COMPLETION DATE	C. CONSTRUCTION COSTS	
<i>November 1 (ASAP)</i>		\$	
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			

DEVELOPMENT INFORMATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
<i>Oct. 21, 2015</i> DATE	 SIGNATURE OF APPLICANT
<i>Oct. 21, 2015</i> DATE	 SIGNATURE OF REGISTERED LAND OWNER

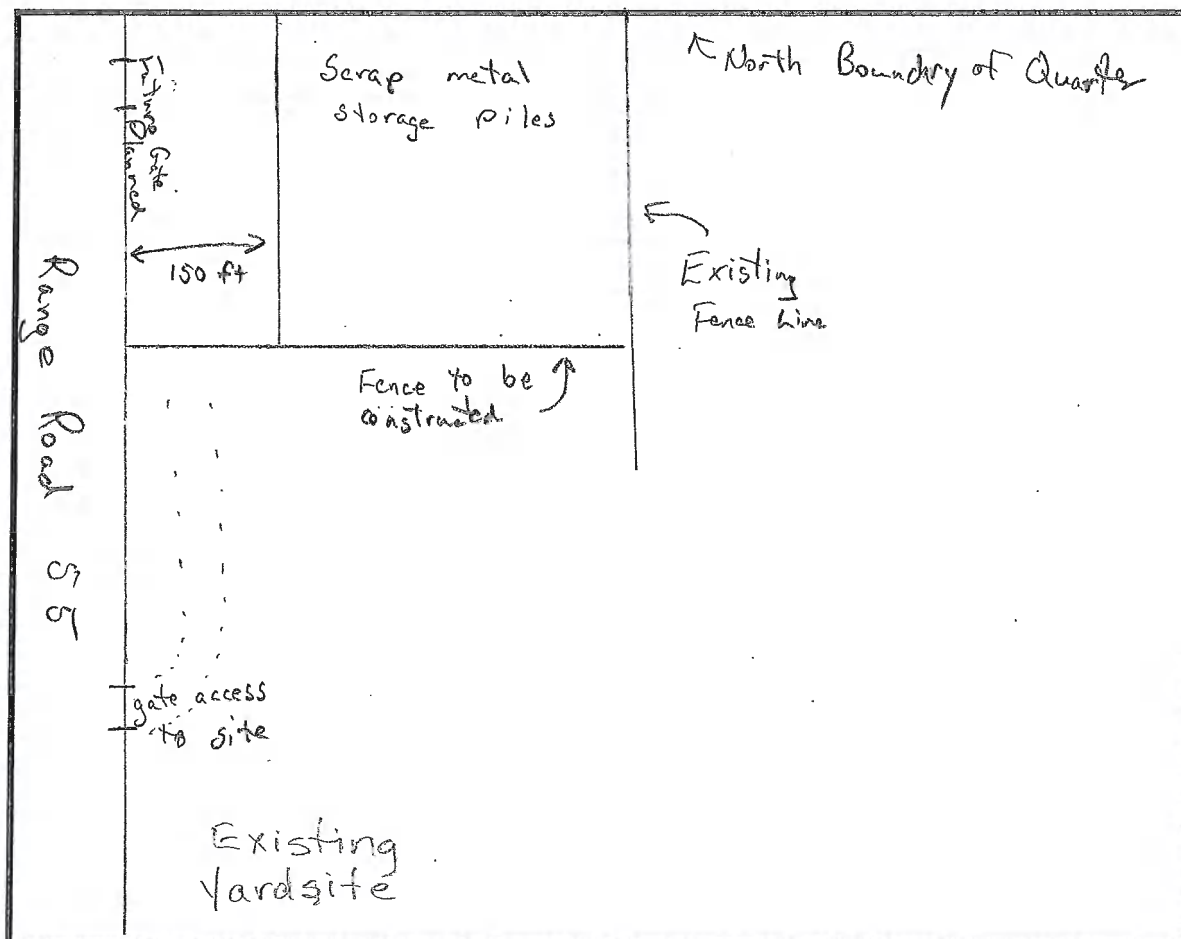
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: _____	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ _____ RECEIPT No. _____

APPLICATION FOR DEVELOPMENT PERMIT - SITE MAP

LEGAL DESCRIPTION: NW 17-85-05-W6M

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and non-industrial development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

1. Location of water source & distance from property line and sewer system
2. Location of sewer system & distance from water source and property line
3. Access location(s)
4. Location of existing or proposed buildings:
5. Setbacks from the road allowance
6. Location of roads in the area
7. Location Shelterbelts
8. Location of Treed Areas/ Sloughs/ Bush/ other vegetation
9. Location of River/ Lakes/ other watercourses

ADDITIONAL INFORMATION REQUIRED:

Please indicate below the type of sewage supply to be used by your development proposal.

TYPE OF WATER SUPPLY	
	DUGOUT
	WELL
	CISTERN & HAULING
	COUNTY SERVICE
X	OTHER (Please specify) <i>Tank</i>

TYPE OF SEWAGE DISPOSAL	
	OPEN DISCHARGE/SEPTIC TANK
	SUB-SURFACE DISPOSAL/SEPTIC TANK
	ABOVE GROUND/SEPTIC TANK
	SEWAGE LAGOON
X	OUTDOOR PRIVY <i>Porta-potty</i>
	COUNTY SERVICE
	OTHER (Please Specify)

Please indicate if the above is: (a) EXISTING no

(b) PROPOSED yes

FOR ADDITIONAL INFORMATION CONTACT THE FAIRVIEW HEALTH COMPLEX - PEACE COUNTRY HEALTH REGION AT (780) 835-4951 AND ASK FOR JEREMY SPENCER OR ALBERTA LABOUR - PLUMBING INSPECTION BRANCH.



Mackenzie Municipal Services Agency

P.O. Box 450, 5109 – 51 Street, Berwyn AB T0H 0E0

November 4, 2015

Audrey Bjorklund, Community Services Manager
C/O Municipal Planning Commission
Clear Hills County
Box 240
313 Alberta Avenue
Worsley, AB T0H 3W0

Comments re: Scrap Metal Business (potential development permit application) at NW 17 85 5W6M

To: Audrey Bjorklund, Community Services Manager and the Municipal Planning Commission

Proposal

A developer is planning to submit a development permit application for a scrap metal business on Agricultural District 1 (AG-1) lands on an area of approximately 4.05 ha (10 ac). Proposed activities include the hauling of metals from the landfill/transfer site, the setup of a crusher to compress the metal into bricks, and then ship out as quantities permit. A holiday trailer (RV) is proposed for use by the workers as a lunch area when on site for a prolonged time period.

The subject lands:

- Are currently within the "Agricultural District 1 (AG-1)";
- Are currently being used as pasture land;
- Are 64.7 hectares (160 acres) in size;
- Include a utility rights-of-way running through the south west corner of the property. *See Figure 1: Subject lands and surrounding Land Use District designations, page 4;*
- Include poplar, aspen, spruce and willow trees around the homestead and in the south and west portions of the subject lands. *See Figures 3 to 7.*

Background Information

The developer currently has a management contract with the transfer stations in Clear Hills County. The current contract expires December 31, 2018. **Current contract does not include removal of scrap metal from the transfer sites.*

There are homesteads located on lands to the north, west and southeast, as well as grazing animals (stock yard) to the south on the subject lands.

Well established poplar, aspen, spruce and willow trees are located on the property to the north; that could be incorporated as a natural screening buffer. The trees span the entire south end of the property to the north. In addition, the homestead to the west is surrounded by poplar, aspen, spruce and willow trees.

The treed area to the south of the feed lot acts as a natural buffer to the stock yard, but whether this is sufficient to reduce noise impacts is to be determined through the recommended noise impact assessment as identified in the recommended conditions.

The Alberta Energy and Utilities Board regulate noise impacts for proposed development within their jurisdiction. Reference material from the EUB is attached, as follows:

Appendix 4: Noise Impact Assessment Form (Alberta Energy and Utilities Board)

Rule 012: Noise Control (Alberta Energy and Utilities Board, 2009)

Also to note, the World Health Organization (WHO) has identified exposure to noise at or above 65 dBA leq over a 24 hour period to result in sleeping becoming seriously disturbed and people become annoyed. (Alberta Energy and Utilities Board and Noise Solutions Inc., 2015), (p.3) Additional reference information regarding noise and impacts can be found in the endnotes as well as reviewing the attached report titled "A Quieter Alberta, What would it take?" The noise from the potential scrap metal business may exceed noise levels identified by the WHO.

Planning Options/Recommendations

1. Add a "Scrap Metal Business" to the discretionary uses within the Agricultural District 1 (AG-1), plus require the recommended conditions below.
The MPC needs to consider whether additional similar uses are desirable within the AG-1 district in the future.
2. Rezone the lands for the proposed use from the Agricultural District 1 (AG-1) to the Rural Industrial District (R-M) (Only the lands under the proposal, not the entire site), plus require the recommended conditions below.
A "Salvage and/or Auto Wrecking Yard" is listed as a discretionary use within the R-M District. The definition for a "Salvage Yard" states: "Salvage Yard means a facility for the storage, processing or trans-shipment of derelict vehicles, machinery, scrap metal and similar materials for the purpose of wholesale or retail trade."
3. Deny the proposed development permit.
Due to the proximity of the potential Scrap Metal Business to nearby homesteads and grazing animals, a location further from homesteads and grazing animals would be considered more favourably. Concerns include a noise hazard related to the proximity to the adjacent homesteads and grazing animals. Noise hazards include truck traffic to and from the site as well as noise generated from the proposed scrap metal business including the crusher on site.

It is recommended Clear Hills County consider developing noise regulations as a supplementary bylaw, similar to the City of Edmonton's "Bylaw 14600 Community Standards Bylaw" and the City of Calgary's Bylaw 5M2004, to regulate neighbourhood nuisance, safety and liveability issues" (City of Calgary, 2004) to address noise impact issues.

Conditions

If the potential development permit application is approved, the following conditions are recommended:

Noise

1. Require a noise impact assessment (The City of Edmonton, 2015), prepared by a professional engineer (with experience in conducting noise impact assessments), to be undertaken by the proponent to

determine noise impacts and mitigative measures (noise attenuation) from the potential scrap metal business on adjacent and nearby homesteads, as well as the impacts on grazing animals on the subject lands.

2. Noise levels for workers on the industrial site are to be adhered to in accordance with the Canadian Centre for Occupational Health and Safety standards. Refer to “Noise - Occupational Exposure Limits”,ⁱⁱ as well as reviewing the other endnotes.
 - a. Noise buffers could include a combination of vegetation, solid fencing, setbacks, hours of operation, location of business on site and/or any other mitigation measures that are identified through the noise impact assessment, in conjunction with the WHO maximum noise levelsⁱⁱⁱ (Alberta Energy and Utilities Board and Noise Solutions Inc., 2015) and (City of Calgary, 2004).

Screening

1. The property is to be screened from the view of adjacent properties, including a vegetative buffer and solid fencing.
 - a. The minimum recommended vegetative buffer width is 4.6 m (15 ft) (City of Grande Prairie, 2013) or as recommended through the noise impact assessment. The height of the fence is to ensure visual screening and noise attenuation. The screening could include retaining existing vegetative buffers with additional buffering if required, as recommended through the noise study recommendations to mitigate noise impacts.

Reclamation of Site

1. Draft an agreement between the developer and the County to address issues including the reclamation and cleanup of the site when the proposed use ceases and/or if the management contract with the transfer stations in Clear Hills County expires, is cancelled and/or is not renewed.

Comments respectively submitted by:

Elise Willison, RPP, MCIP
Senior Planner

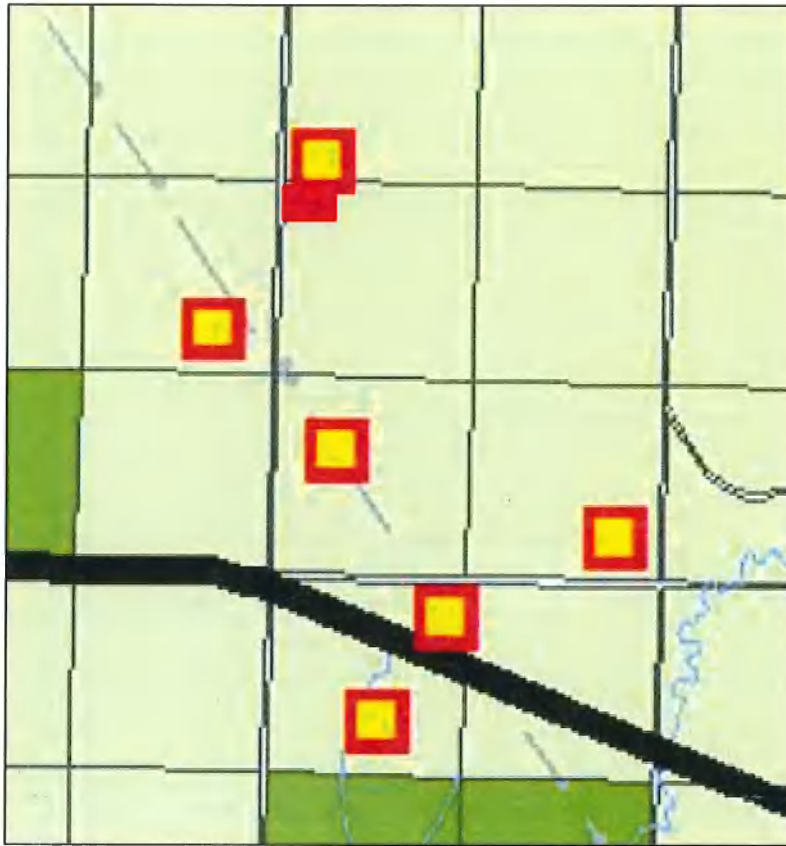


Figure 1: Subject lands and surrounding Land Use District designations (from Schedule A: Land Use Bylaw Districts of Land Use Bylaw No. 107-08)

Notes: The approximate location of the proposed scrap metal business use is identified within the solid red rectangle. The red and yellow squares are approximate locations of homesteads/residential uses. The grey dashed line is the utility ROW. The light green shading identifies AG-1 District lands and the dark green shading identifies Crown Land Management – Forestry District (F) lands.

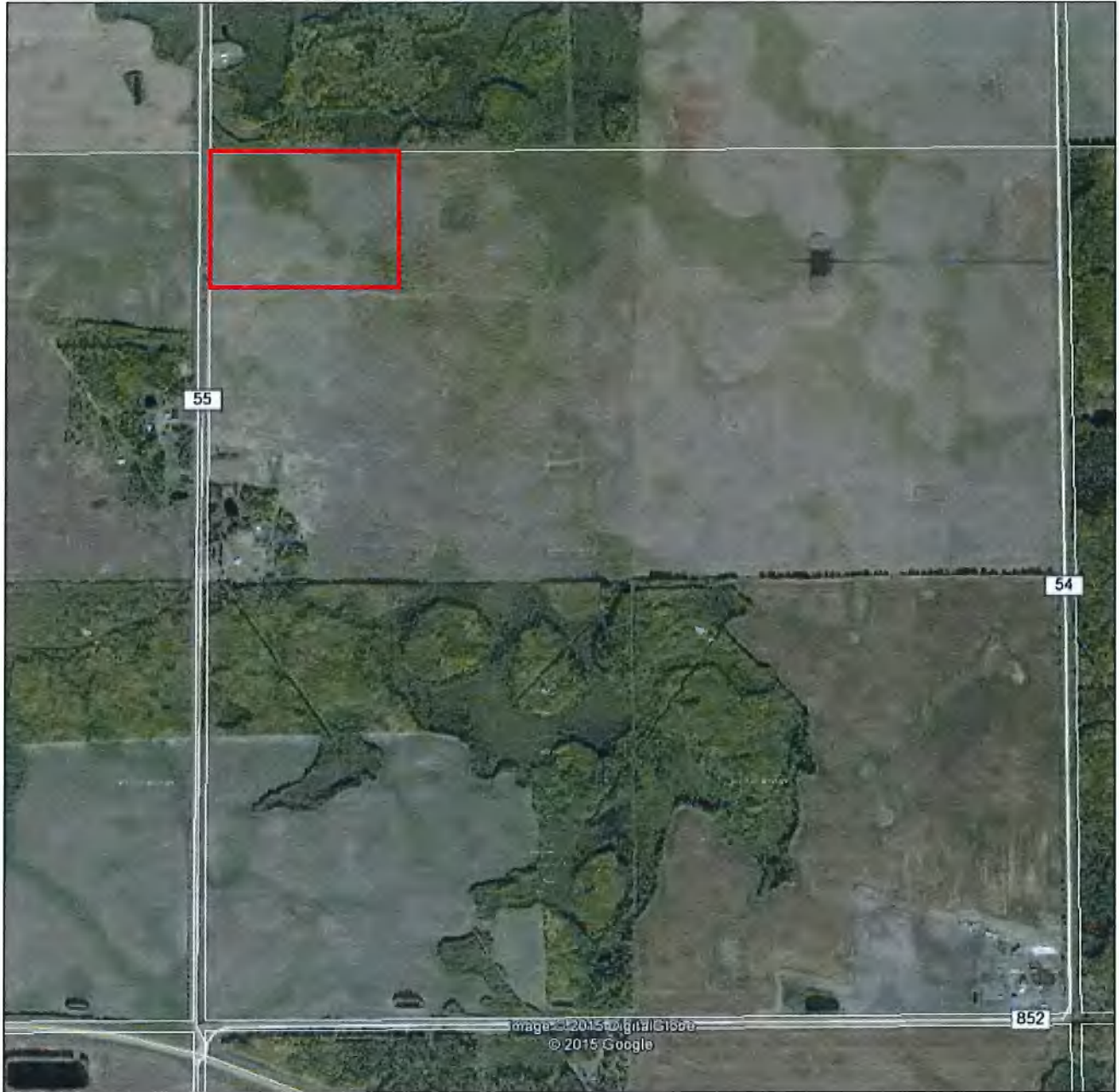


Figure 2: Aerial of subject lands and adjacent lands (NW 17 85 5 W6M)

Note: The approximate location of the proposed scrap metal business use is identified within the red outline



Figure 3: Zoom view aerial of subject lands and adjacent lands (part of NW 17 85 5 W6M)

Note: The approximate location of the proposed scrap metal business use is identified within the red outline



Figure 4: Looking SE towards the subject lands where the scrap metal business is proposed



Figure 5: Feed lot directly south of the proposed scrap metal yard, trees to the south screen the stock yard



Figure 6: Looking SE towards subject lands and surrounding landscape - note grazing animals far left in photo



Figure 7: Looking south to subject lands - approaches on west are to the adjacent property

Note: photos courtesy of Clear Hills County, taken November 3, 2015

SECTION 64 AGRICULTURAL DISTRICT 1 (AG-1)**(1) PURPOSE**

The purpose of this Agricultural District is to accommodate a wide range of agricultural land uses and discourage all land uses conflicting with the intent of conserving extensive areas of prime agricultural land, thus maintaining the Agricultural Integrity and the Rural Character of the County.

(2) USES**(a) Permitted Uses**

- ◆ Accessory building or structure
- ◆ Dugout
- ◆ Extensive agriculture use
- ◆ Farmstead or Farm building
- ◆ Game farm
- ◆ Mobile home
- ◆ Modular home
- ◆ Public uses
- ◆ Public utilities
- ◆ Single detached dwelling
- ◆ Signage

(b) Discretionary Uses

- ◆ Abattoir
- ◆ Agricultural industry
- ◆ Agricultural supply depot (fertilizer storage)
- ◆ Airport, heliport (public or private)
- ◆ Caretaker's residence
- ◆ Cemetery
- ◆ Church with or without one attached or separate manse
- ◆ Communication or lookout tower
- ◆ Community hall
- ◆ Contractor's business
- ◆ Country store
- ◆ Extensive recreational use
- ◆ Farm occupation

- ◆ Forestry operation, woodlot and sawmill
- ◆ Golf course
- ◆ Government weigh scale
- ◆ Highway maintenance yard
- ◆ Hog buying station
- ◆ Home occupation
- ◆ Industrial plant (including gas plant)
- ◆ Intensive agricultural use
- ◆ Intensive recreational use
- ◆ Kennel
- ◆ Landfill site on sites more than 50 feet (15.2 metres) from any primary highway and more than 1,000 feet (304.8 metres) from any other district.
- ◆ Livestock sales yard
- ◆ Minor recreational facility (public or private)
- ◆ Natural resource extraction industry
- ◆ Pipe and equipment storage yards
- ◆ Post office
- ◆ Ranger cabin and station
- ◆ Retail store or minor commercial facility
- ◆ School
- ◆ Secondary Suite
- ◆ Sewage lagoon, and sewage treatment plant
- ◆ Sod farm
- ◆ Stripping of top soil (commercial)
- ◆ Tannery
- ◆ Tradesman's or handicraft business
- ◆ Veterinary clinic
- ◆ Work camp
- ◆ Other similar uses deemed appropriate by the Development Authority

(3) SITE PROVISIONS

In addition to the Supplementary Regulations contained in PART 6, the following regulations shall apply to every development in this district.

(1) Parcel Size:

(a) Extensive agriculture:

Minimum: One quarter section or as approved by the Development Authority.

- (b) Residential uses:
 - (i) Farmstead Separation: 3 acres (1.2 ha) minimum, 10 acres (4 ha) maximum,
 - (ii) Country Residential: 5 acres (2 ha) maximum.
 - (iii) In case of parcels larger than the permitted parcel size, the approval resides at the discretion of the Development Authority, based on the need to accommodate related farm buildings and improvements.
 - (c) Confined Feeding operations:

as determined by the Development Authority, to be suitable to accommodate the use in accordance with the code of practise
 - (d) All other uses:

to be determined by the Development Authority, based on the need to accommodate the use.
- (2) Parcel Density Per Quarter Section (maximum):
- (a) One (1) parcel, being the quarter section.
 - (b) In the case of a farmstead or a country residential use, the maximum parcel density per quarter section shall be increased to two (2) parcels with the balance of the quarter being one of the parcels
 - (c) For uses other than residential: Maximum parcel density as required by the Development Authority.
 - (d) Notwithstanding the above, the parcel density may be increased to accommodate a fragmented parcel and a public utility lots.
- (3) Dwelling Density Per Parcel (maximum):
- (a) On a parcel of less than 80 acres (32.4 ha), a maximum of one (1) dwelling unit shall be permitted.

- (b) On a parcel of 80 acres (32.4 ha) or more, a maximum of two (2) dwelling units shall be permitted.
 - (c) Additional residential development in this land use district is subject to Section 41, Dwelling Units Per Parcel.
- (4) Setback Requirements (minimum):
- (a) Front Yard:
134 feet (40.8 m) from road right-of-way.
 - (b) Interior Side Yard:
50 feet (15.2 m) or as required by the Development Authority.
 - (c) Rear Yard:
50 feet (15.2 m) or as required by the Development Authority.
 - (d) A residence associated with the operation of a CFO and situated on the same property may be considered by the Approval Authority within a setback from the CFO.
- (5) Building, Design, Character and Appearance:
- All buildings shall be attractive in appearance and shall be constructed of materials that comply with the Safety Codes Act or as approved by the Development Authority.

(4) LANDSCAPING

In addition to other provisions of this Bylaw, landfill sites, gravel pits, sand pits, sewage lagoons, sewage treatment plants, kennels, highway maintenance yards, outdoor storage areas for uninhabited recreational vehicles and trailers, bulk oil supplies, agricultural supply depots, pipe and equipment storage yards and any discretionary use not hereby listed may have to be screened from view with a vegetated buffer strip, soil berm and/or other screening of a visually pleasing nature as required by the Development Authority.

(5) ADDITIONAL REQUIREMENTS

The Development Authority may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this District.

Applications submitted for Confined Feeding Operations must satisfy all of the requirements listed under Part 6: Supplementary Regulations, Section 61 for Confined Feeding Operations.

(6) SPECIAL REGULATION

Any public utilities required to serve the district may be developed on any lot as determined by the Development Authority.

SECTION 70 RURAL INDUSTRIAL DISTRICT (R-M)**(1) PURPOSE**

The general purpose of this District is to accommodate industrial uses which are considered appropriate in a rural area.

(2) USES**(1) Permitted Uses**

- ◆ Accessory building or structure
- ◆ Agricultural industry
- ◆ Bulk oil storage
- ◆ Caretaker's residence
- ◆ Contractor's yard
- ◆ Equipment rental shop
- ◆ Extensive agricultural use
- ◆ Fertilizer storage facility
- ◆ Food freezer or locker plant excluding slaughtering and eviscerating
- ◆ Grain milling, cleaning and drying
- ◆ Lumber yard
- ◆ Machine shop
- ◆ Office
- ◆ Oilfield and gas field servicing use
- ◆ Sign
- ◆ Trucking or freight terminal
- ◆ Warehouse
- ◆ Welding shop

(2) Discretionary Uses

- ◆ Abattoir
- ◆ Asphaltic hot mix manufacturer
- ◆ Auto wrecker
- ◆ Brick, tile or terra cotta manufacturer
- ◆ Concrete products manufacturer
- ◆ Electrical plant
- ◆ Industrial/commercial plant

- ◆ Metal manufacturer
- ◆ Manufacturing and/or assembly plant including gas plant of more than 9,100 square feet (845 m²) total floor area.
- ◆ Natural resource extraction industry
- ◆ Packaging, bottling, boxing plant
- ◆ Paper manufacturer
- ◆ Petroleum refinery
- ◆ Plastic, chemical manufacturer
- ◆ Public utility building or uses required to serve this district
- ◆ Railroad yard for storage, maintenance and repair of rolling stock
- ◆ Redi-mix concrete plant
- ◆ Salvage and/or auto wrecking yard
- ◆ Sawmill
- ◆ Sewage lagoon and sewage treatment plant
- ◆ Tannery
- ◆ Other similar uses deemed appropriate by the Development Authority.

(3) SITE PROVISIONS

In addition to the Supplementary Regulations contained in PART 6, the following regulations shall apply to every development in this District.

(1) Parcel Size

Maximum parcel size: As per the discretion of the Development Authority, based on the need to accommodate the use.

(2) Setback Requirements (minimum)

- (a) Front Yard: 25 feet (7.6 m) or as required by the Development Authority.
- (b) Interior Side Yard: 10% of site width, or 20 feet (6.1 m) whichever is lesser.
- (c) Exterior Side Yard: As required by the Development Authority.
- (d) Rear Yard: 25 feet (7.6 m) or as required by the Development Authority.

(e) Highway Setback:

No development permit shall be issued for a development within 300 m (984.25 ft) of the boundary of a right of way of a *highway* or 0.5mile (0.8km) from the intersection of two highways until a permit has been issued by Alberta Transportation and Utilities.

(4) DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

All new development shall be of new construction only. Exterior finish to be wood, metal or similar siding, concrete, brick or stucco to the satisfaction of the Development Authority.

(5) OFF-STREET PARKING

All parking shall be accommodated on the lot or as required by the Development Authority.

(6) LANDSCAPING

In addition to other provisions of this Bylaw, contractor yards, oilfield and gas field servicing, lumber yard, bulk oil storage, redi-mix concrete, fertilizer storage, asphaltic hot mix manufacture, salvage yard and/or auto wrecking, natural extraction industry, railroad yards, brick, tile or terra cotta manufacture, sewage lagoon, sewage treatment plant and any discretionary use not hereby listed may be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the Development Authority.

(7) ADDITIONAL REQUIREMENTS

- (a) When issuing a development permit for proposed rural industrial uses, the following factors shall be taken into consideration:
- (i) There is adequate legal and physical access to appropriate transportation facilities.

- (ii) There will be no significant negative impacts on the road system and traffic generation.
 - (iii) The site is suitable for on-site sewage disposal and water supply.
 - (iv) The site should avoid, to the extent possible, locating on better agricultural lands.
 - (v) Consideration for on-site hazards and other environmental issues has been taken.
 - (vi) Any other factors that the development officer or the Development Authority may consider necessary have been met.
- (b) No operation shall emit air and water contaminations in excess of standards prescribed by the province of Alberta pursuant to the Environmental Protection and Enhancement Act.
 - (c) Screening and fencing of storage areas shall be located to the satisfaction of the Development Authority.
 - (d) The siting of the rural industrial development shall comply with the Municipal Development plan policies.
 - (e) In case of multi-parcel industrial proposals, the Development Authority may require an approved area structure plan or an outline plan.