



Beaver County

Village of Ryley

INTERMUNICIPAL DEVELOPMENT PLAN



BEAVER COUNTY

Bylaw 08-943 (amended by Bylaw 12-998)

VILLAGE OF RYLEY

Bylaw 2008-882 (amended in 2012)



Prepared by:

Austrom Consulting Ltd. 2008

A. INTRODUCTION

- 1) The Village and the County have agreed to undertake the process for preparing and adopting, by bylaw, an Inter-municipal Development Plan (IDP) which will address the principles, policies and considerations outlined in this document.
- 2) The Village and the County recognize that all municipalities are equals and have the right to growth and development.
- 3) The purpose of the IDP is to:
 - a) Ensure orderly development, while protecting the area surrounding the Village for future expansion;
 - b) Establish a framework for attracting economic opportunities;
 - c) Improve opportunities to secure a long-term economic base for the region;
 - d) Ensure the municipalities are development ready and future oriented in their efforts to attract economic activity;
 - e) Ensure that the municipalities are developed in a manner that is equitable and fair to the residents of the municipalities; and
 - f) To identify areas for County growth and development.
- 4) The Village and the County have agreed to enter into a Memorandum of Agreement relating to the sharing of costs for the provision of services by the Village to the residents of the County and for the sharing of revenue in exchange for the extension of water and wastewater services by the Village into the County within the areas identified in this plan as the Urban Fringe and the County Development Area.
- 5) The IDP and the various cost sharing agreements together form the basis of cooperative effort between the Village and the County to work together to serve the needs of their communities.
- 6) Nothing contained within this Agreement is intended to nor shall be interpreted as fettering either Council's discretion

B. GOALS

- 1) Identification of the Urban Fringe Area. This is the area surrounding the Village that will be protected for the future growth of the Village.
- 2) Identification of the Referral Area. This is the area in the County to be protected for the long term growth of the Village, while ensuring that appropriate uses may be developed.
- 3) Identification of the County Development Area. This is the area of the County in close proximity to the Village which is not identified for village expansion, which can be developed for rural purposes as either serviced or unserved developments.

- 4) Development of land use policies to provide for and in support of economic development that will benefit the two municipality's economically and socially.
- 5) Development of a Plan for the provision of utility corridors within the Plan Area to provide for future growth and development of the IDP area, and to ensure oil and gas development/pipelines do not inhibit or restrict the future development of the region.
- 6) Effective coordination of transportation systems and protection of required land for future road and trail network developments.
- 7) Development of land use policies to ensure that future sites for schools and recreation areas are protected.
- 8) Identification and protection of physical features and environmentally sensitive areas.
- 9) Effective referral mechanisms and dispute resolution mechanisms.
- 10) Plan administration and implementation.

C. URBAN FRINGE AREA

- 1) The Urban Fringe Area will be those lands within the County identified as the Urban Fringe Area on Map 1 Plan Area Boundaries.
- 2) The Urban Fringe Area will, where growth patterns remain as anticipated, be the primary urban expansion area and the priority area for future annexations by the Village.
- 3) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the Urban Fringe Area will be referred to the Village for comment. Any disputes shall be dealt with through the procedure outlined within Section N of this plan.
- 4) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Urban Fringe Area.
- 5) The planning process in the Urban Fringe Area will be a cooperative effort between the Village and the County. Developers will be required to work with the Village and County planning departments to ensure that the development is compatible with the future growth patterns of the Village.
- 6) Farmstead subdivisions will be permitted within the Urban Fringe Area pursuant to the County's Municipal Development Plan. An area structure plan will be required for any multi-lot subdivisions in the Urban Fringe Area. Multi-lot subdivisions shall

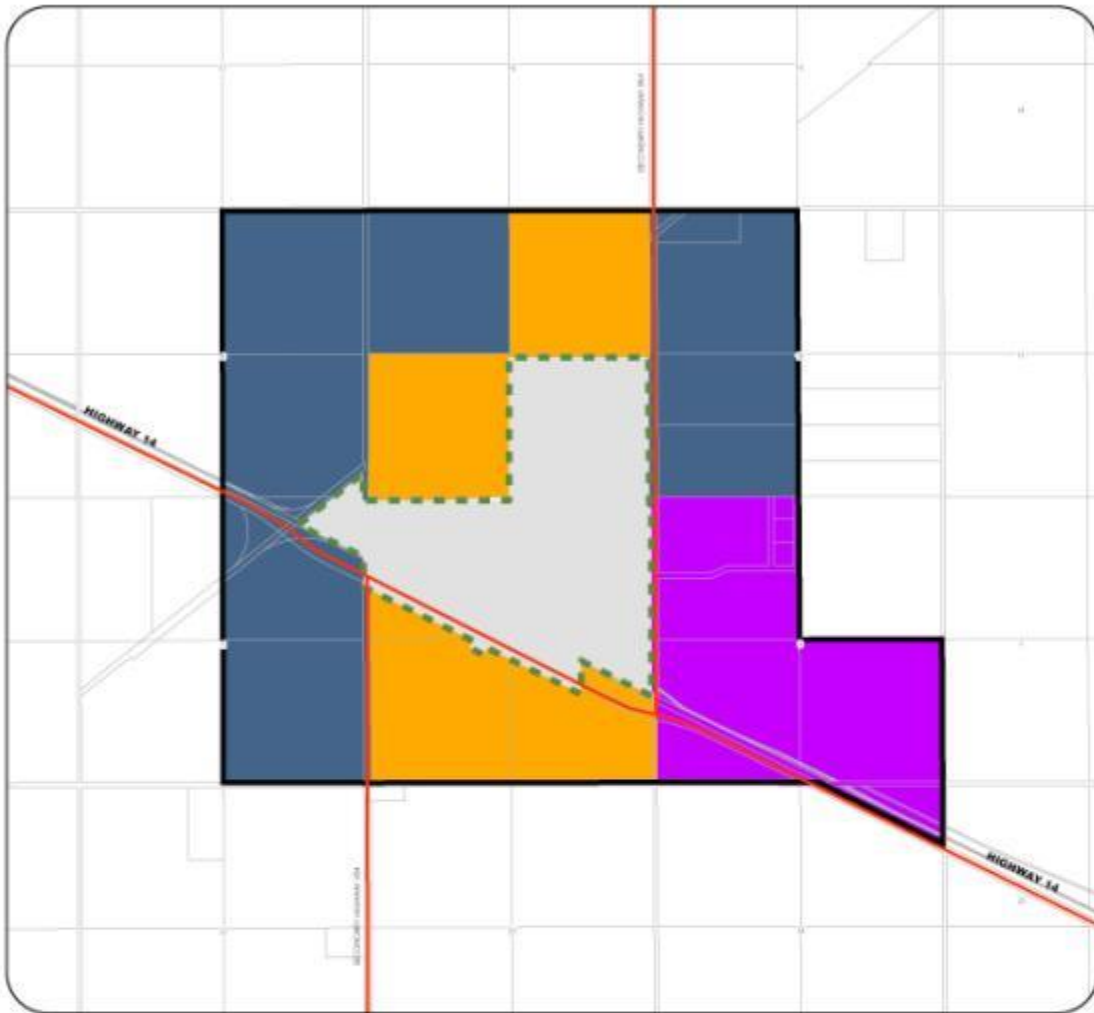
be considered to be any subdivision which will create two or more lots in addition to the remnant parcel on a quarter section, excluding quarter sections containing both a farmstead/undeveloped country residential site and fragmented parcel.

- 7) The Town and County have agreed to enter into a Memorandum of Agreement relating to the sharing of costs for the provision of services by the Town to developments in the County and for the sharing of revenue in exchange for the extension of water and wastewater services by the Town into the County.
- 8) The County agrees that until such time as the Memorandum of Agreement is entered into and effective that no further subdivisions will be approved by the County Development Authority in the Urban Fringe Area.

D. REFERRAL AREA

- 1) The Referral Area is those lands within the County identified as the Referral Area on Map 1 Plan Area Boundaries. These lands, with the exception of the Beaver Regional Waste Management Services Commission lands (NW 10) are intended to identify future long term growth areas for the eventual growth of the Village, while still permitting compatible development to occur prior to annexation.
- 2) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the Referral Area will be referred to the Village for comment. All development permit applications approved by the Beaver County Development Authority shall be in accordance with the provisions of this Plan. Any disputes shall be dealt with through the procedure outlined within Section N of this document.
- 3) Development standards will be applied by the County that will ensure that orderly redevelopment of the Referral Area can occur.
- 4) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Referral Area.

Map 1 – Plan Area Boundaries



BEAVER COUNTY & VILLAGE OF RYLEY INTER-MUNICIPAL DEVELOPMENT PLAN

MAP 1 - PLAN AREA BOUNDARIES

Map Legend

- HIGHWAY
- MUNICIPAL BOUNDARY
- TITLED PARCELS
- URBAN FRINGE AREA
- REFERRAL AREA
- COUNTY DEVELOPMENT AREA
- PLAN AREA



Scale: 1:30,000

November 2009

Prepared by:
ARTISTON CONSULTING
CITY OF RYLEY, ONTARIO

E. COUNTY DEVELOPMENT AREA

- 1) The County Development Area is those lands within the County identified as the County Development Area on Map 1 Plan Area Boundaries. These lands are not identified for future village expansion, and can be developed as either serviced or unserviced developments.
- 2) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the County Development Area will be referred to the Village for comment. Any disputes shall be dealt with through the procedures outlined within Section N of this plan
- 3) New or the expansion of confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the County Development Area.

F. INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 1) Beaver County, the Towns of Tofield and Viking and the Villages of Holden and Ryley have entered into an agreement to form an Inter-municipal Subdivision and Development Appeal Board that deals with all subdivision and development appeals within the region.
- 2) All appeals of developments and subdivisions within the plan area will be considered by the Beaver Inter-municipal Subdivision and Development Appeal Board.

G. LAND USE POLICIES

- 1) Beaver County agrees that all development within the Urban Fringe Area will be planned to minimize the impact on the growth of the Village.
- 2) Beaver County agrees that all multi-lot subdivisions within the Urban Fringe Area will be serviced with water and wastewater services from the Village.
- 3) In considering subdivision and development proposals in the Urban Fringe Area, the County Subdivision and Development Authority will ensure the proposed subdivision and/or development conforms to the intent of the Map 2 Future Land Use Concept and the land use policies contained herein.
- 4) The following land use provisions will apply to all new development within the Urban Fringe Area:

- a) Residential, commercial and industrial areas identified in Map 2 shall be used predominantly for these purposes over the long term. Agricultural, local commercial (within residential areas), open space, recreational, institutional and resource extraction industrial uses may also be present based on the detailed land use concept of an approved area structure plan. Unless otherwise agreed to in writing by the Village, subdivision and development within the Urban Fringe Area in a manner more intensely than the first parcel out subdivisions and farmstead removals, may be allowed where the following conditions are met:
 - i) Subdivision and development of residential areas shall meet or exceed a density of development of one (1) unit per gross developable acre (2.5 units per hectare), and include those uses and districts identified within the Serviced Small Holdings District of the Beaver County Land Use Bylaw, as shown in Schedule “A” forming part of this Bylaw. For the purposes of this Plan, the term “gross developable acre/hectare” includes all land in title less those lands to be dedicated as environmental reserve, open space in excess of the 10% Municipal Reserve mandated by the Municipal Government Act, and lands that will remain in agricultural use.
 - ii) Subdivision and development of those areas identified for commercial and light industrial activities shall include those uses identified and meet the regulations stated, within the Light Industrial District of the Beaver County Land Use Bylaw, as shown in Schedule “B” forming part of this Bylaw.
 - iii) Subdivision and development of those areas identified for general industrial activities shall include those uses identified and meet the regulations stated, within the General Industrial District of the Beaver County Land Use Bylaw, as shown in Schedule “C” forming part of this Bylaw.
 - iv) Subdivision and development of those areas identified for landfill and related uses shall include those uses identified, and meet the regulations stated, for the Landfill and Composting District within Beaver County’s Land Use Bylaw, as shown in Schedule “D”, forming part of this Bylaw, and as amended by the County from time to time.
- 5) In considering subdivision and development permit applications in the Referral Area, the County Subdivision and Development Authority will ensure the proposed development is compatible with the adjacent uses within the Village and Urban Fringe Area.
- 6) In considering subdivision and development permit applications in the County Growth Area, the County Subdivision and Development Authority will ensure the proposed development is compatible with the adjacent uses within the Referral Area.

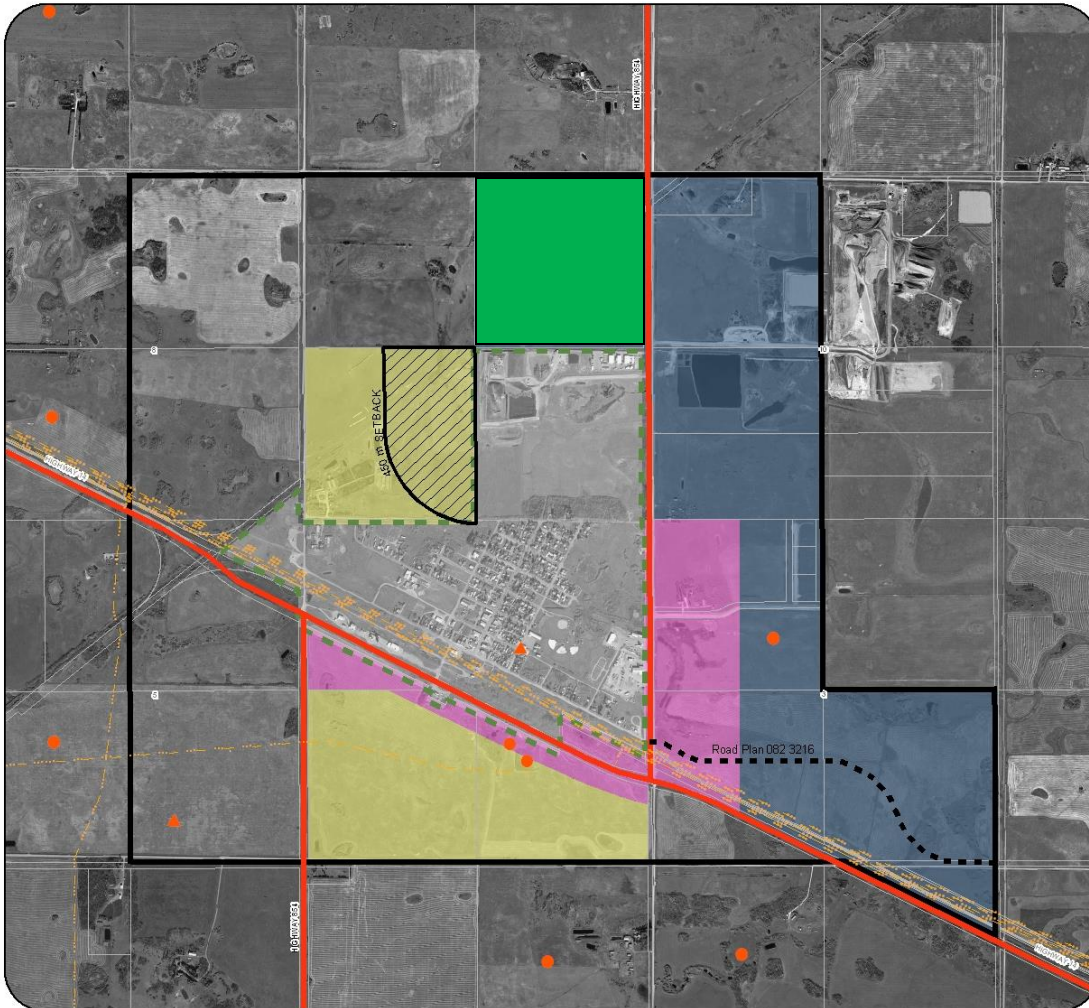
H. WATER AND WASTEWATER SERVICES

- 1) Beaver County agrees to require all new developments in the Urban Fringe Area to be developed with water and wastewater services to the same standards as the Village.
- 2) The Village agrees that all development within the Urban Fringe Area will be permitted to connect to the Village's wastewater services in accordance with the conditions of the Memorandum of Agreement, and subject to the Memorandum of Agreement being executed.
- 3) For developments located within the Urban Fringe Area or County Development Area requiring or proposed to require water and wastewater services from the Village and CU Water, the County will submit the relevant portions of the development agreement, including full details on the water and wastewater servicing standards and anticipated volumes, for the Village's and CU Water's approval.
- 4) For developments requiring wastewater services in the Urban Fringe or County Development Area, the Village and County agree to enter into a joint servicing agreement for said services.
- 5) The Village, subject to available capacity, payment of the user fees and Alberta Environment approval, agrees to continue to accept, from County residents and developments, wastewater from holding tanks that complies with the standards set by the Village.

I. TRANSPORTATION SYSTEMS

- 1) The Village and County will work together to ensure a safe and efficient transportation network is developed and maintained to service the residents and businesses within the IDP area. The Village and County will also cooperate on the development of all future Transportation Master Plans.
- 2) When subdivisions are approved in the Plan area, all right-of-way requirements will be secured to ensure that long-term transportation and road plans can be implemented when warranted.
- 3) As a condition of subdivision or development approval in the Urban Fringe Area, all internal roads shall be developed to Village standards.

Map 2 – Land Use Concept



BEAVER COUNTY & VILLAGE OF RYLEY INTER-MUNICIPAL DEVELOPMENT PLAN

MAP 2 - FUTURE LAND USE CONCEPT

Map Legend

- PLAN AREA
- TITLED PARCELS
- MUNICIPAL BOUNDARY
- HIGHWAY
- OILAND GAS WELL
- OILAND GAS FACILITY
- HIGH PRESSURE PIPELINE

FUTURE LAND USE

- RESIDENTIAL
- COMMERCIAL/LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL
- 450 m RESIDENTIAL DEVELOPMENT SETBACK



Scale 1:25,000

December 2008

Prepared By:
AUSTRIAN CONSULTING
CAP/MUNICIPAL CONSULTING

Landfill and Composting

J. UTILITY CORRIDORS

- 1) The Village and County acknowledge that the future development within the plan area is dependent on access to water and wastewater services, and the Village and County agree to work together to ensure the corridors for these services are protected.
- 2) The Village and County also acknowledge that the development of the oil and gas industry has played an integral part in the development of the region. The Village and County will work with the oil and gas industry to ensure that the orderly development of the Plan area is not unduly restricted by the development of oil and gas infrastructure, including pipelines.

K. ECONOMIC DEVELOPMENT

- 1) The municipalities have agreed to work together to promote and support economic development that is good for both municipalities. Land use policies will be developed that will support and encourage a cooperative effort in support of economic development.

L. PLAN ADMINISTRATION AND IMPLEMENTATION

Adoption Process

- 1) The Inter-municipal Development Plan shall be adopted by bylaw by the Village and the County in accordance with the Municipal Government Act.
- 2) The Village's adopting bylaw will specify that although the Village adopts the policies and objectives of the plan, the Village has no legal jurisdiction for lands in the Plan area which are outside of the boundaries of the Village.
- 3) Any amendments to the Municipal Development Plans and Land Use Bylaws of the Village and County required to implement the policies of the Inter-municipal Development Plan should occur simultaneously with the adoption of the plan.

Approving Authorities

- 1) In the hierarchy of statutory plans, the Inter-municipal Development Plan shall take precedence over the other municipal statutory plans and documents.
- 2) The County shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto.

Plan Amendments

- 1) An amendment to this Plan may be proposed by either municipality. An amendment to the Plan proposed by a landowner shall be made to the municipality in which the subject land is located.
- 2) An amendment to this Plan has no effect unless adopted by both municipalities by bylaw in accordance with the Municipal Government Act.

Plan Review

- 1) The Plan will be formally reviewed by an Inter-municipal Committee once every three years, beginning in 2012 in order to confirm or recommend amendment of any particular policy contained herein. The Committee will prepare recommendations for consideration by the municipal councils.
- 2) The Inter-municipal Committee formed under the Memorandum of Agreement will be the forum used for the Plan Review.

Plan Termination/Repeal

- 1) After ten years from the date of the final approval of the Inter-municipal Development Plan, either municipality may initiate the process to terminate/repeal the plan.
- 2) The following procedure to the repeal the Plan shall be followed:
 - a) The Village or County may give the other municipality written notice of its intention to repeal the plan.
 - b) Within thirty days of the written notice, an Inter-municipal Committee meeting shall be convened.
 - c) Following the Inter-municipal Committee meeting, the municipality initiating the repeal procedure may either withdraw its intention to repeal the Plan by giving written notice to the other municipality or proceed to consider a bylaw in accordance with the Municipal Government Act to repeal the plan.
 - d) Once one municipality has passed a bylaw to repeal the Plan the other municipality shall also proceed to pass a bylaw repealing the plan.
 - e) In the event the Plan is repealed, the Village and County shall amend their Municipal Development Plans respectively to address the inter-municipal issues in accordance with the Municipal Government Act. Should these required amendments not satisfy the neighbouring municipality the matter may be appealed to the Municipal Government Board.
 - f) Should the Plan be repealed all other agreements relating to developments in the Plan Area will continue to be in force, unless otherwise stipulated in the agreements.

M. ANNEXATION

- 1) The County recognizes and agrees that the Village will need additional land to grow and will support annexations that will provide for 20 years of projected growth within the boundaries of the Village.
- 2) The annexation process may be initiated by the Village through the preparation of a Growth Study and in accordance with the Municipal Government Act.
- 3) The Village and County will endeavour to reach an inter-municipal agreement on the annexation prior to submitting the annexation to the Municipal Government Board.

N. DISPUTE RESOLUTION

- 1) The Village and County agree that disputes relating to the Inter-municipal Development Plan shall be restricted to the following:
 - a) Lack of agreement on proposed amendments to the plan;
 - b) Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan area; or
 - c) Lack of agreement on an interpretation of this plan.
- 2) Lack of agreement pursuant to s. N(1)(a) or (b) is defined as a statutory plan, land use bylaw or amendment to either which is given first reading by a Council which the other Council deems to be inconsistent with the policies of this Plan or detrimental to their planning interests as a municipality.
- 3) A dispute shall be limited to the decisions on the matters listed in N(1). Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.
- 4) The dispute resolution process may only be initiated by Village or County Councils.
- 5) Identification of a dispute and the desire to go through the dispute resolution process may occur at any time regarding an N(1)(c) dispute matter and may only occur within 30 calendar days of a decision made pursuant to N(2). Once either municipality has received written notice of a dispute, the dispute resolution process must be started within 15 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.
- 6) In the event the dispute resolution process is initiated the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.

- 7) In the event mediation does not resolve the dispute, the Municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.
- 8) The Inter-municipal Committee formed under the Memorandum of Agreement will be the forum used to in relation to any disputes.

Dispute Resolution Process

Stage 1 Administrative Review - The Chief Administrative Officers of both municipalities will meet in an attempt to resolve the issue first. Failing resolution, the dispute will then be referred to the Inter-municipal Committee. In the event a resolution is not achieved by the 30th day following the first meeting of the Chief Administrative Officer of both Municipalities, either municipality may refer the dispute to the Inter-municipal Committee.

Stage 2 Inter-municipal Committee Review – The Committee will convene to consider and attempt to resolve the dispute. Failing resolution, the dispute will then be referred to mediation. In the event a resolution is not achieved by the 30th day following the first meeting of the Inter-municipal Committee, either municipality may refer the dispute to the Mediation.

Stage 3 Mediation – The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be split equally between the Village and County.

Stage 4 Municipal Government Board – In the event the mediation process does not resolve the dispute, the Municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.

N. CORRESPONDENCE

1) Written notice under this Plan shall be addressed as follows:

a. In the case of Beaver County to:

**Beaver County
c/o Chief Administrative Officer
P.O. Box 140
Ryley, AB T0B 4A0**

b. In the case of the Village of Ryley to:

**Village of Ryley
c/o Chief Administrative Officer
Box 230
Ryley, AB T0B 4A0**

IN WITNESS WHEREOF the parties have affixed their corporate seals as attested by the duly authorized signing officers of the parties as of the first day above written.

BEAVER COUNTY

VILLAGE OF RYLEY

Reeve

Mayor

Chief Administrative Officer

Chief Administrative Officer

“Schedule A” – Beaver County Serviced Small Holdings Residential District

Purpose:

The general purpose of this District is to provide an area for residential development in the form of detached dwellings and compatible uses, which are connected to a municipal water and sewer system.

Permitted Land Uses:

The Beaver County Development Authority shall consider and decide upon an application for a Development Permit for a permitted use, as defined in the Beaver County Land Use Bylaw.

- Accessory Building
- One Family Dwellings
- Home Occupations, Type I
- Public Parks

Discretionary Land Uses:

The Beaver County Development Authority shall consider and decide upon all applications for a Development Permit for a discretionary use, as defined in the Beaver County Land Use Bylaw.

- Bed and Breakfast Establishments
- Daytime Child Care
- Family Care Facilities
- Home Occupations – Type II
- Recreational Uses
- Other similar uses as approved by the Development Authority

Land Use Regulations:

- (1) In addition to the Regulations contained in Part Seven, the following regulations shall apply to every development in this District.
 - (a) Site Coverage: 10%
 - (b) Floor Area: 100 square metres
 - (c) Minimum Parcel Area: 0.2 hectares
 - (d) Maximum Parcel Area: 0.4 hectares
 - (e) Front Yard Setback: 10 metres
 - (f) Side Yard Setback: 1.5 metres, except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater
 - (g) Parking: A two car parking area shall be provided to the rear, side or front of the dwelling.

Schedule “B” – Beaver County Land Use Bylaw Light Industrial District

Purpose:

The general purpose of this District is to provide for a business industrial park.

Permitted Land Uses:

The Beaver County Development Authority shall consider and decide upon an application for a Development Permit for a permitted use, as defined in the Beaver County Land Use Bylaw.

- Agriculture, extensive
- Signs (as a means to regulate)

Discretionary Land Uses:

The Beaver County Development Authority shall consider and decide upon all applications for a Development Permit for a discretionary use, as defined in the Beaver County Land Use Bylaw.

- Agricultural Supply Services
- Auctioneering Establishments
- Contractor Service, general
- Contractor service, limited
- Equipment and Vehicle sales, repair or rentals
- General Industrial, Type 1
- General Industrial, Type 2
- Highway commercial
- Household appliance repair
- Industrial vehicle and equipment
- Recycling Depot
- Utility services
- Veterinary services, Minor (small animals)
- Veterinary services, Major (large animals)
- Warehouse sales and storage
- Other similar uses as approved by the Development Authority
- Buildings and uses accessory to the principal uses of the property

Land Use Regulations:

- (1) As required by the Development Authority.
- (2) Applications for industrial developments shall adhere to Section 7.16 of the Beaver County Land Use Bylaw, as replicated below.
 - (a) When an application for a development permit has been made, the Beaver County Development Authority may request advisory comment from any agencies whose interest or jurisdiction may be affected or who has expertise relating to the application for the development permit.
 - (b) On any application for development, the Beaver County Development Authority may request the following information be provided:

- Construction and Engineering Blue Prints
 - Site Plans drawn to scale
 - Information relating to the type of industry
 - Hours of operation
 - Estimated water demand and anticipated source
 - Type of effluent and method of treatment
 - Transportation routes to be used (rail and road)
 - Traffic patterns
 - Reason for specific location
 - Any accessory works required (pipeline, railway, spurs, etc.)
 - Anticipated residence location of employees
 - Number of expected employees
 - Waste management plans
 - Storage facilities and nature of goods to be stored
 - Landscaping details
 - and/or any such other information as may be reasonably required by Development Authority
- (c) All site regulations and requirements shall be based upon the type of industrial development proposed and shall be at the discretion of the Beaver County Development Authority.
- (d) The Development Authority may require an Environmental Impact Assessment be prepared by the applicant, at his cost, where there is uncertainty as to potential impacts or potential significant risk from the proposed development.
- (e) Extensive Agricultural uses will be allowed as long as it is compatible with industrial uses and does not inhibit growth of the industrial park.

Schedule “C” – Beaver County Land Use Bylaw Rural Industrial District

Purpose:

The general purpose of this District is to regulate the development of those industries which require large tracts of land and which could have a significant impact on the community and the environment and which may not be appropriate within an urban district.

Permitted Land Uses:

The Beaver County Development Authority shall consider and decide upon an application for a Development Permit for a permitted use, as defined in the Beaver County Land Use Bylaw.

- None

Discretionary Land Uses:

The Beaver County Development Authority shall consider and decide upon all applications for a Development Permit for a discretionary use, as defined in the Beaver County Land Use Bylaw.

- Airports
- Extensive Agriculture
- Fire and Protective Services
- General Commercial Uses
- General Industrial Uses – Types I, II and III
- Institutional Uses (educational, medical, religious, cultural, public administration and other public uses)
- Intensive Agricultural Uses
- Landfills – Class III
- Natural Resource Extraction
- Recreation Uses
- Recycling Plants
- Storage Sites
- Surface Impoundment
- Utility and Transportation Uses
- Veterinarians
- Other similar uses as approved by the Development Authority
- Buildings and uses accessory to the principal uses of the property

Land Use Regulations:

- (1) As required by the Development Authority.
- (2) Applications for industrial developments shall adhere to Section 7.16 of the Beaver County Land Use Bylaw, as replicated below.
 - (a) When an application for a development permit has been made, the Beaver County Development Authority may request advisory comment from any agencies whose interest

or jurisdiction may be affected or who has expertise relating to the application for the development permit.

- (b) On any application for development, the Beaver County Development Authority may request the following information be provided:
- Construction and Engineering Blue Prints
 - Site Plans drawn to scale
 - Information relating to the type of industry
 - Hours of operation
 - Estimated water demand and anticipated source
 - Type of effluent and method of treatment
 - Transportation routes to be used (rail and road)
 - Traffic patterns
 - Reason for specific location
 - Any accessory works required (pipeline, railway, spurs, etc.)
 - Anticipated residence location of employees
 - Number of expected employees
 - Waste management plans
 - Storage facilities and nature of goods to be stored
 - Landscaping details
 - and/or any such other information as may be reasonably required by Development Authority
- (c) All site regulations and requirements shall be based upon the type of industrial development proposed and shall be at the discretion of the Beaver County Development Authority.
- (d) The Development Authority may require an Environmental Impact Assessment be prepared by the applicant, at his cost, where there is uncertainty as to potential impacts or potential significant risk from the proposed development.
- (e) Extensive Agricultural uses will be allowed as long as it is compatible with industrial uses and does not inhibit growth of the industrial park.

Schedule “D” – Beaver County Land Use Bylaw Landfill and Composting District

Purpose:

The general purpose of this District is to regulate landfill and composting development within the County. The interpretation of definitions of uses in this district shall be consistent with their use in the Alberta Environmental Protection and Enhancement Act, and the Waste Control Regulation made under the Act.

Permitted Land Uses:

The Beaver County Development Authority shall consider and decide upon an application for a Development Permit for a permitted use, as defined in the Beaver County Land Use Bylaw.

- Compost Facilities – Class I
- Compost Facilities – Class II
- Extensive Agriculture
- *Landfills – Classes II and III*
- Recycling Plants
- Storage Sites
- Buildings and Uses Accessory to Permitted Uses

Discretionary Land Uses:

The Beaver County Development Authority shall consider and decide upon all applications for a Development Permit for a discretionary use, as defined in the Beaver County Land Use Bylaw.

- General Industrial Uses – Types I, II, and III
- Oilfield Waste Related Facilities
- *Landfill – Class I*
- Other similar and compatible uses as approved by the Development Authority
- Buildings and Uses Accessory to Discretionary Uses

Land Use Regulations:

Applications for landfill and composting developments shall adhere to Section 6.7 of the Beaver County Land Use Bylaw, as replicated below.

- (1) When an application for a development permit in the Landfill and Composting District has been received, the Development Authority shall advise in writing, by regular mail, the adjacent land owners. The Development Authority may consider comments from the adjacent landowners and any other agencies whose interest or jurisdiction may be affected.
- (2) Prior to a decision on any application, the developer shall obtain operating approval from Provincial Authorities.

- (3) On any application for development the Development Authority shall, in addition to the requirements of section 2.1.1 of Beaver County Land Use Bylaw, request the following information be provided:
- (a) Construction and engineering blueprints,
 - (b) Site plans drawn to scale,
 - (c) Estimated water demand and anticipated source,
 - (d) Transportation routes to be used (rail and road)
 - (e) Any accessory works required (pipeline, railway, spurs, etc.),
 - (f) Storage facilities and nature of goods to be stored,
 - (g) Landscaping details,
 - (h) Hours of operation,
 - (i) Plans proposed to mitigate such nuisance factors as:
 - i. Blowing litter,
 - ii. Dust,
 - iii. Excessive noise,
 - iv. Debris carried by trucks onto adjacent public roads, and
 - v. Damage to adjacent public roads.
 - (j) A contribution to the costs incurred by the County for any such damage to public roads, and
 - (k) A process by which members of the public who may be concerned about the operation of the landfill have access to all public documents (other than of a financial nature) respecting the operation of the landfill,

and/or any such other information as may be reasonably required by the Development Authority.

- (4) The Development Authority may require an Environmental Impact Assessment be prepared by the applicant, at its own cost , where there is uncertainty as to potential impacts or potential significant risk from the proposed development.
- (5) The Development Authority may, without in any way restricting his or her discretion, impose conditions requiring that the applicant/developer:
- (a) Implement the mitigating actions to reduce the factors listed in Subsection (3) above as items (i) i. to v., and
 - (b) Provide the contribution to costs indicated in Subsection 3(j) above; and
 - (c) Implement the recommendations of the Environmental Impact Assessment indicated in Subsection (4) above to minimize the impact or risk from the proposed development.
- (6) All other regulations and requirements shall be established at the discretion of the Development Authority.