





# Got Concerns?

Who to talk to when you have concerns about...

ODOUR	HEALTH EFFECTS	REGULATION COMPLIANCE	ROADS
<div></div> <p>Claystone actively monitors odour emissions from the compost facility, and quickly adjusts operations to reduce levels when needed. When the public reports odours using the <b>Odour Issues form</b> on Claystone's website, it helps trigger a quick response and supports further investigation. Timely reports are critical, as odours move on the wind and may not be detectable on-site during routine checks.</p> <p><b>Is the odour from Claystone?</b> Not all odours in the area are stemming from the compost facility. Other odours include sewage lagoons, farm silage piling, and manure spreading.</p> <p><b>claystonewaste.com/resident-information</b></p>	<div></div> <p>The Province of Alberta is the primary authority on public health regulatory oversight of landfills and composting facilities. Alberta Environment and Protected Areas (AEPA) classifies and regulates these facilities (e.g., Class 1 or Class 2 landfills).</p> <p>The <i>Alberta Code of Practice for Compost Facilities</i> sets operational parameters, and is used to monitor and enforce permit compliance including odour and other emissions. AEPA is responsible to ensure safe and appropriate solid waste management.</p> <p><b>alberta.ca/waste-facilities</b></p>	<div></div> <p>Provincial highways within Beaver County, including Highway 854 used by traffic to Claystone and Clean Harbors, are maintained by the Province of Alberta.</p> <p>Emcon Services Inc. is contracted to monitor highway conditions and respond to debris, missing or damaged signage, and other concerns in our region.</p> <p>Contact <b>Emcon Services directly at 1-800-390-2242.</b></p> <div></div>	

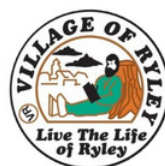
## What is the County responsible for?

Beaver County has a designated Landfill and Composting District, as outlined in the *Land Use Bylaw*. As long as a landfill or composting facility is located in this district and meets all development and provincial permit requirements, **the County cannot refuse a permit, shut down the operation, impose changes, or issue fines.** While the County may impose conditions on a development permit for a Permitted Use, those conditions cannot contradict provincial regulations. **The County is bound by its bylaw and must allow permitted uses to proceed.**

While the municipality must obey its own bylaws, it's important to know that provincial laws take precedence. The County cannot change, limit, or ban operations permitted by the province once approvals are in place. So, the County's *Community Standards Bylaw*, which regulates nuisances including odour, does not apply when the province sets the parameters for a facility.

## Does the County own Claystone?

Partially. Beaver County is only **one** of five shareholders of Claystone Waste Ltd. The other municipal partners are Tofield, Ryley, Holden and Viking. The County has limited control as the shareholders must unanimously agree to make major changes, such as adjusting rates, policies, or board positions. Daily operations are maintained by Claystone's administration and board.



# Permit Pathway

## An Overview of the County's Development Permit Process

### APPLICATION RECEIVED

- Municipal Planning Services (MPS) reviews the application to ensure all information required is included.
- MPS identifies if any additional provincial approvals, studies, or technical reports are needed to process the application.
- Fees are collected when all required documents are submitted.

### UNDER REVIEW

- Once everything is in order, a Deemed Complete letter is sent to the applicant, starting the 40-day decision period.
- During this time, the application is sent to other agencies including government bodies for feedback.
- If it's a Discretionary Use, neighbouring landowners are also notified and invited to provide comments.

### DECISION

- MPS sends decision notice to the applicant.
- All permits are posted on the County website.
- Discretionary Permit, notices of decision are also mailed to neighbouring landowners and advertised in the Chronicle newspaper.

**APPROVED**


The County is **legally required** to approve permits for permitted uses, if the development is in the appropriate zoning district and meets all conditions.

**This process is not about making a subjective judgment**—it's about applying clear, established criteria. The County cannot deny a development just because it may be unpopular; it must follow its own bylaw.



### APPEALS

- Anyone who is affected by the decision or the permit, may appeal the decision in writing. The appeal must be received by the relevant board by the appeal deadline stated in the decision notice.
- Appeals are heard by either an independent municipal board or the province's Land and Property Rights Tribunal.



**Permitted Use permits can't be appealed, unless a rule in the *Land Use Bylaw* was relaxed, changed, or misinterpreted in the decision.**