

**BYLAW 1414/18
AMENDMENT TO THE LAND USE BYLAW 1385/17
STURGEON COUNTY, MORINVILLE, ALBERTA**

BYLAW 1414/18 BEING A BYLAW OF STURGEON COUNTY, MORINVILLE, ALBERTA FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW 1385/17.

WHEREAS, the *Municipal Government Act*, R.S.A. 2000 c. M-26, and amendments thereto, authorize Council to establish and amend the Land Use Bylaw 1385/17.

AND WHEREAS, the Council of Sturgeon County has deemed it desirable to amend Land Use Bylaw 1385/17.

NOW THEREFORE BE IT RESOLVED, that the Council of Sturgeon County, hereby enacts that Land Use Bylaw 1385/17 is amended as follows:

1. **Land Use Bylaw 1385/17**

- a) All that portion of lands legally described as Plan 0626752; Block 2; Lot 1, be re-districted from "Agriculture District" (AG) to "Direct Control District" (DC10) Plan 0626752; Block 2; Lot 1";
- b) That Part 19.2 Schedule 1 – Land Use District Map is changed to reflect the re-districting of Plan 0626752; Block 2; Lot 1.

2. That Part 16 of Bylaw 1385/17 be amended as follows:

16.10 DC10 – Direct Control District 10 – Plan 0626752; Block 2; Lot 1:

.1 General Purpose

To establish a Direct Control District that provides for the processing and distribution of medical marijuana (cannabis) to licensed customers by a Health Canada licensed applicant, and in accordance with Health Canada regulations. No cultivation of medical marijuana (cannabis) shall be permitted on the site. Any nuisance factor shall not extend beyond the boundaries of the site.

.2 District Boundaries

That portion of the northwest quarter of Section 20, Township 55, Range 25, West of the Fourth Meridian described as Plan 0626752; Block 2; Lot 1.

.3 Decision-Making Authority

In this district, the decision-making authority is Council.

.4 Uses

Accessory, building
Dugout
Processing and distribution of medical marijuana (cannabis)
Surveillance suite

.5 Subdivision

No further subdivision of the site shall be permitted.

.6 Development Regulations

Minimum <i>front yard setback</i>	35m (114.8ft)
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>parcel coverage</i>	15%

.7 Additional Development Regulations

- (a) All development permit applications shall comply with the provisions of section 2.4 of the Land Use Bylaw.
- (b) No structure shall exceed 100 m² (10,000 ft²) in floor area.
- (c) No operation or action shall emit air or water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the *Environmental Protection and Enhancement Act*.
- (d) Surveillance suites shall comply with the provisions of section 6.32 of the Land Use Bylaw.
- (e) The business shall not generate noise, smoke, odour, dust, fumes, exhaust, vibration, lighting, refuse matter or traffic congestion considered offensive or excessive by the Development Authority. At all times the privacy of adjacent residential dwellings shall be preserved and the development shall not materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
- (f) Parking
 - i. One on-site parking stall shall be provided per employee.
 - ii. On-site parking stall provided shall be hard surfaced; and each parking area shall be so graded and drained as to dispose of all stormwater runoff. In no case shall drainage be allowed to cross the parcel boundary unless otherwise approved by the Development Authority.

- iii. A loading space shall be designed and located so that all vehicles using that space can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent roads. Vehicles cannot back from public roads onto the site. All movements crossing the parcel line shall be forward. The Development Authority may require turning movement diagrams to ensure satisfactory maneuverability criteria.
- iv. Parking Stall dimensions shall be as per section 9.4.1.

3. That the following definitions be added to Part 16.10:

Processing and Distribution of Medical Marijuana (cannabis) means development where a federally licensed facility is used for:

- a) The processing, testing, and altering of raw or semi-finished medical marijuana (cannabis) products;
- b) The destruction or storing of medical marijuana (cannabis) products;
- c) The packaging, shipping, or distribution of medical marijuana (cannabis) and related goods and products.

This is for the production and distribution of marijuana (cannabis) products for medical purposes only, as permitted under the Federal Government’s regulations or any subsequent legislation which may be enacted in substitution. No production, cultivation, and growth of cannabis is permitted as a component of this use. No production, processing, or distribution of non-medical marijuana (cannabis) is permitted in this use.

4. This Bylaw shall come into force and take effect upon the date of third reading.

Read a first time this 23rd day of October, 2018.

Read a second time this ___ day of _____ 201__.

Read a third time this ___ day of _____ 201__.

MAYOR

COUNTY COMMISSIONER (CAO)

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.