



**THE CORPORATION OF THE TOWN OF FOX CREEK, ALBERTA  
BY-LAW 824-2019-A06**

**“Land Use Bylaw Amendment – Zoning and Solar Collector, Major Amendments”**

**Being A Bylaw of the Town of Fox Creek, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, being Chapter M-26 of the Statutes of Alberta 2000 and amendments thereto, to amend the zoning of Lot 1, Block 3, Plan 192-2148 from Urban Reserve (UR) to Light Industrial (M1) and to add additional regulations to Solar Collectors, Major.**

**WHEREAS**, the *Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000* provides that Council may pass, amend or repeal a bylaw;

**AND WHEREAS**, Council is satisfied that it is appropriate to amend the Land Use Bylaw to amend the zoning of Lot 1, Block 3, Plan 192-2148 from Urban Reserve (UR) to Light Industrial (M1);

**AND WHEREAS**, Council is satisfied that it is appropriate to add additional regulation to Solar Collector, Major;

**AND WHEREAS**, Council is satisfied that it is appropriate to add additional instructions for penalties in section 7.3.3.

**AND WHEREAS**, Council is satisfied that it is appropriate to add additional conditions to section 9.2.1 Relocation or Demolition of Buildings.

**NOW THEREFORE**, the Municipal Council of the Town of Fox Creek, in the Province of Alberta, duly assembled, enacts as follows:

**SECTION 1 – TITLE**

1.1 This Bylaw may be cited as the “Land Use Bylaw Amendment”

**SECTION 2 – AMENDMENT**

2.1 That Part 15. Land Use Districts Map Lot 1, Block 3, Plan 192-2148 be amended from Urban Reserve (UR) to Light Industrial (M1), and a +/- 60 acres portion be amended to Direct Control (DC) as identified on Schedule “A”.

2.2 That Section 9.4.2 Solar Collectors, Major be amended to include:  
9.4.2

d. That there shall be a minimum distance separation of 300.0 metres between any Solar Collector, Major development, and the boundary of a multi-parcel residential subdivision.

e. The applicant shall provide the following information with their application:

1. Drainage plan, showing that drainage will be contained on site and that adjacent water bodies will be adequately protected from runoff.
2. Solar Collectors, Major spacing must provide adequate access for firefighting of both forage and electrical fires.
3. Information on the potential impacts of solar glare on surrounding land uses and roadways within 800 metres of the boundary of the solar collectors shall be provided.
4. Information on potential impacts on the local road system including required approaches from public roads.
5. Information regarding public safety and security measures.
6. A suitable security fencing must be installed around the development.
7. Landscaping and screening measures including a tree buffer along the main roadway abutting the property must be taken to minimize any adverse visual impact on nearby residences and public roadways.
8. A weed control plan shall be submitted to the satisfaction of the municipalities weed inspector.

9. Applicants shall provide information on decommissioning and reclamation plans that outline how sites will be returned to their pre-development state as required by the AUC, demonstrating that sufficient funds are available at the end of life to cover the cost of decommissioning and reclamation.
10. The Development Authority may require that the applicant conduct and document public engagement prior to submitting a Development Permit Application for Solar Collectors, Major use if, in the opinion of the Development Authority, the development may present a significant adverse impact to nearby Residential or Commercial properties.

2.3 That Section 7.3 Offences and Penalties be amended to include:

- 7.3.3 a. In the case of an offence that is of a continuing nature, a contravention constitutes a separate offence in respect of each 14-day period, or part of a 14-day period, on which it continues and a person guilty of such an offence is liable to a fine in an amount not less than that established in this bylaw for each 14-day period.

2.4 That Section 9.2.1 Relocation or Demolition of Buildings be amended to include:

- d. A development permit **shall not be issued** for the placement of any unit that was manufactured more than fifteen (15) years prior to the application for a permit.

That 9.2.1 d, e, f, are renumbered, e, f, g to reflect the above-noted insertion of d.

### SECTION 3 – SEVERABILITY

- 3.1 Every provision of this Bylaw is independent of all other provisions and it is the intention of the Council that if any provision of this Bylaw is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

### SECTION 4 – EFFECTIVE DATE

- 4.1 This Bylaw shall come into effect upon the day of the third and final reading.

Read the First time this **30th** day of **January 2023**.

Public Hearing held \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, 2023.

Read a Second time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ 2023.

Read a Third and Final time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, 2023.

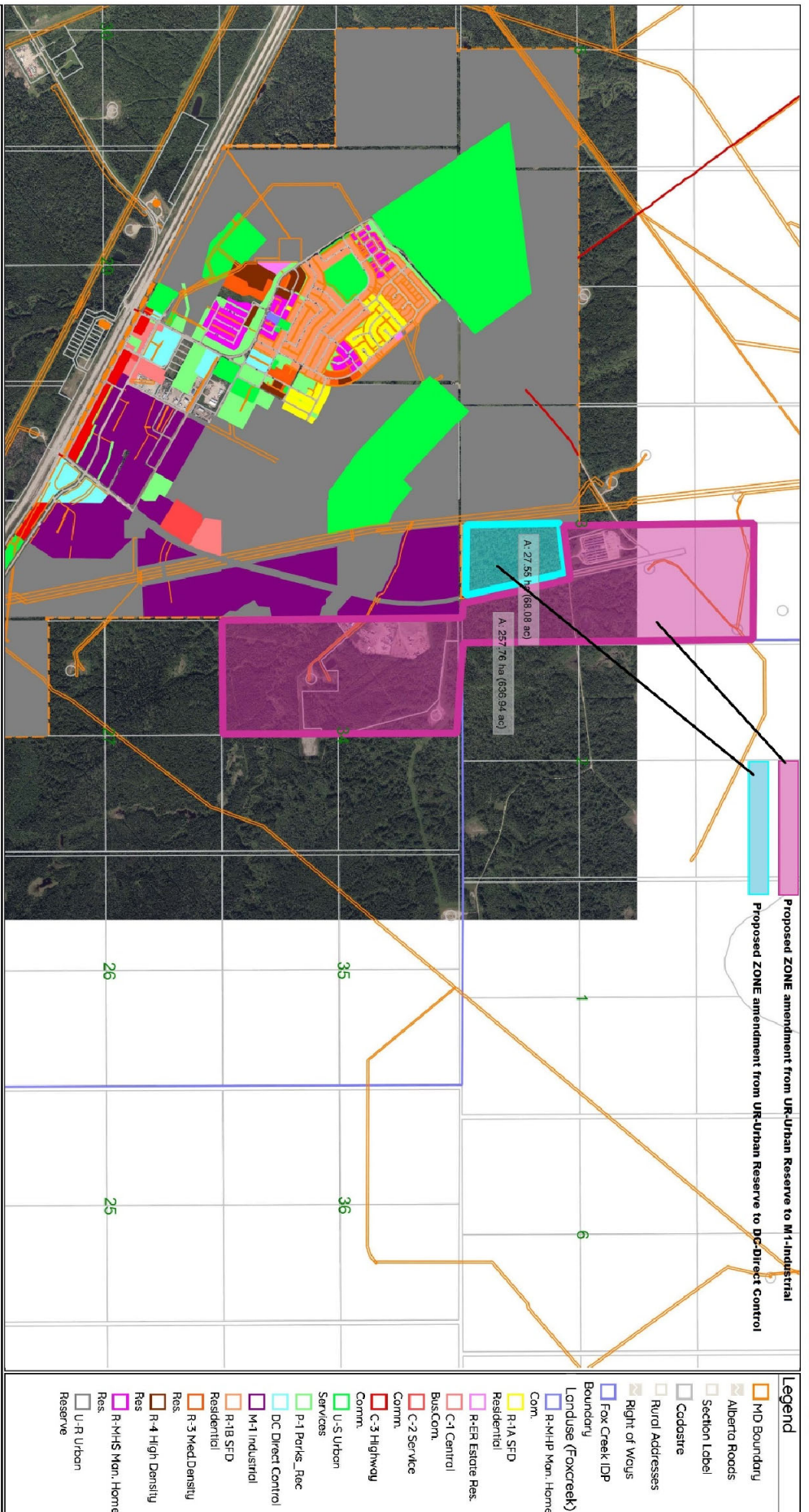
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Sheila Gilmour  
Mayor

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Kristen Milne  
Chief Administrative Officer

# Schedule "A"



Greenview Regional Site

## Town of Fox Creek

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# Schedule "A"