

18.2 DIRECT CONTROL DISTRICT #2 (DC2)**DC#2****18.2.1 PURPOSE AND INTENT**

The purpose and intent of this district is to allow Direct Control by the Council over development on the following lands:

In Township 19, Range 28, West 4th Meridian:

The North Half Section 19 (excepting that portion as shown on the Land Use Map No. 29 as being within the Urban Fringe of the Town of High River);

Portion North Half Section 20;

Portion South Half Section 29;

Portion Section 30;

Portion Section 31;

All on the west side of the Highwood River and east of Highway No. 2A

The 58.84-acre portion of S.W. 19-19-28-W4, which lies west of the railway and east of Highway #2A (as shown on Schedule A attached to Bylaw No. 136-90).

Ptn. SE 25-19-29-W4 – 122.18 acres

Ptn. NW 18-19-28-W4 (19.82 acres portion of site)

18.2.2 PERMITTED USES

Nil

18.2.3 DISCRETIONARY USES (FOR EXAMPLE, BUT NOT LIMITED TO)

Accessory Uses

Agricultural Distribution and Storage

Agricultural Processing

Auto Wreckers

Dwelling single family

- no more than 2 such dwellings are permitted on a lot that is 32.4 ha (80 acres) or more in size;
- no more than 1 such dwelling is permitted on a lot that is less than 32.4 ha (80 acres) in size.

Extensive Agricultural Uses

Hazardous Industry

Inside Storage

Intensive Agricultural Uses

Cannabis Production

Cannabis Production, Micro

Cannabis Production, Nursery

Cannabis Production, Standard

Natural Resource Extractive Industry

Non-Labour Intensive Industry

Public Works

Scrap Metal Collection Centers

18.2.4 GENERAL LAND USE AND DEVELOPMENT REQUIREMENTS

18.2.4.1 Land use and development requirements shall be at the discretion of the Council.

18.2.5 SPECIAL USE REGULATIONS/DEVELOPMENT STANDARDS FOR CANNABIS PRODUCTION

18.2.5.1 Development permit required.

18.2.5.2 All Cannabis production shall operate only under applicable federal licensing. Proof of valid Federal licensing and the activities as approved thereunder shall be provided to the County.

18.2.5.3 All licensed processes and functions shall be fully enclosed within a stand-alone building(s). Loading stalls and docks shall not be visible from a public road or adjacent lands.

18.2.5.4 Outdoor storage is not permitted with cannabis production operations.

18.2.5.5 No noise, odour, smoke or air borne particles inherent to the nature of operations shall be determinable beyond the legal boundaries of the parcel.

18.2.5.6 An applicant shall illustrate the ability to comply with municipal water allotments or prove a licensed source of water.

18.2.5.7 Where on-site illumination is required, all lighting shall be positioned in such a manner that lighting falling onto abutting properties is minimized and shall be in accordance with the *“Dark Sky Bylaw”* adopted by Council and attached as Appendix E to this bylaw.

18.2.5.8 A minimum landscaping and screening plan shall be completed to the satisfaction of the Approving Authority.

18.2.5.9 Any cannabis production operation shall provide parking in accordance with Section 9.19 of this bylaw.

18.2.5.10 Engineering requirements:

- a. Professionally Engineered stamped plans (structural, mechanical, and fire);
- b. Must meet Alberta Building Code and Fire Code provisions for use and occupancy.

18.2.5.11 Safety & Health:

- a. Must adhere to relevant environmental legislation;
- b. Must satisfy all public health requirements;
- c. An applicant shall provide appropriate information with respect to daily operations pertaining to safety and security, to the satisfaction of the Approving Authority.

18.2.5.12 Upon issuance of a development permit for any cannabis production, the applicant shall obtain a Business License from the County. If the business license is not obtained or is revoked or suspended, the development permit shall be and remain suspended until the business license is obtained or re-instated.

18.2.5.13 Signage as approved by Development Permit.

18.2.5.14 The Approving Authority may impose the following conditions pertaining to cannabis production:

- a. Setbacks from roads, residential and other developments;
- b. Delivery route requirements; location of access to the lands;
- c. Provision of a waste management plan, completed by a qualified professional that includes detail on:
- d. The incineration of waste products and airborne emissions, including smell;
- e. The quantity and characteristics of liquid and waste material discharged by the facility;
- f. The method and location of collection and disposal of liquid and waste material.
- g. Any other matters deemed necessary by the Approving Authority.

18.2.6 PROCEDURE

18.2.6.1 Notwithstanding the procedure established for development permit applications in Section 4 and Section 5, an application for a development permit in respect of the lands referred to in Section 18.2.1 shall be referred by the Development Officer to the Council for its approval or refusal.

18.2.6.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to the lands referred to in Section 18.2.1. The Council may approve a development permit application with or without conditions, or may refuse and application for development permit.

18.2.6.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.2.1.