

**BYLAW NO. 13/2023**

**BEING A BYLAW OF THE MUNICIPAL DISTRICT OF PEACE NO. 135  
IN THE PROVINCE OF ALBERTA TO AMEND THE  
MUNICIPAL DISTRICT OF PEACE NO. 135 LAND USE BYLAW NO. 1/2012**

**WHEREAS**, the *Municipal Government Act*, RSA 2000 Chapter M-26, as amended, authorizes the Council of a municipality to enact a Land Use Bylaw to regulate and control the use and development of land and buildings within a municipality; and

**WHEREAS**, the Municipal District of Peace No. 135 has adopted the Municipal District of Peace No. 135 Land Use Bylaw No. 1/2012, as amended, to regulate land use and development in the Municipal District; and

**WHEREAS**, the Council of the Municipal District of Peace No.135, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Peace No. 135 Land Use Bylaw No. 1/2012, to facilitate a proposed transloading facility;

**NOW THEREFORE**, pursuant to Section 230, 606 and 692 of the *Municipal Government Act*, RSA 2000 Chapter M-26, as amended, the Council of the Municipal District of Peace No. 135 in the Province of Alberta, duly assembled, hereby enacts as follows:

**TITLE**

This Bylaw may be cited as "Land Use Amendment Bylaw No. 13/2023".

**AMENDMENTS**

1. That **Section 1.4 DEFINITIONS** be amended by
  - (a) adding the following Use Class definition for transloading facility:

**Transloading Facility** means a facility used for the process of transferring cargo from one form of transport (i.e., truck or pipeline) to another form of transport (i.e., rail or truck). Transloading facility may include short-term storage of materials, but does not include salvage yard.
  - (b) deleting the Use Class definition for the following:

**Transloading Facility, Crude Oil.**
2. That **Section 5.10-A RURAL INDUSTRIAL: PETROLEUM FACILITY DISTRICT (RI-PF)** be amended by
  - (a) adding **Transloading Facility** as a Discretionary Use
  - (b) deleting **Transloading Facility, Crude Oil** as a Discretionary Use
3. That **Section 5.10A (C) (4) under RURAL INDUSTRIAL: PETROLEUM FACILITY DISTRICT (RI-PF)** be amended as follows:
  4. Landscaping and Buffering:

Transloading facilities must be landscaped in such a manner as to limit noise from the development and operations, to ensure the safety of the public and adjacent land uses. Noise mitigation measures shall be to the satisfaction of the Development Officer, and may include an earth berm, trees, noise mitigating fence, or a combination of them.
4. That lands, legally known as Plan 1425036 Block 1 Lot 3 (within SW-21-83-22-W5), be redistricted from Joint Plan Agricultural District (JPAG) to Rural Industrial: Petroleum Facility District (RI-PF), as per Schedule "A" attached.

**SEVERABILITY**

1. That if any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

**EFFECTIVE DATE**

2. That this Bylaw shall come into force and have effect on the date of third and final reading.

First Reading given on the 13 day of June, 2023.

  
 \_\_\_\_\_  
 Robert Willing, Reeve

  
 \_\_\_\_\_  
 Margaret McClarty, Chief Administrative Officer

A public hearing was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Robert Willing, Reeve

\_\_\_\_\_  
 Margaret McClarty, Chief Administrative Officer

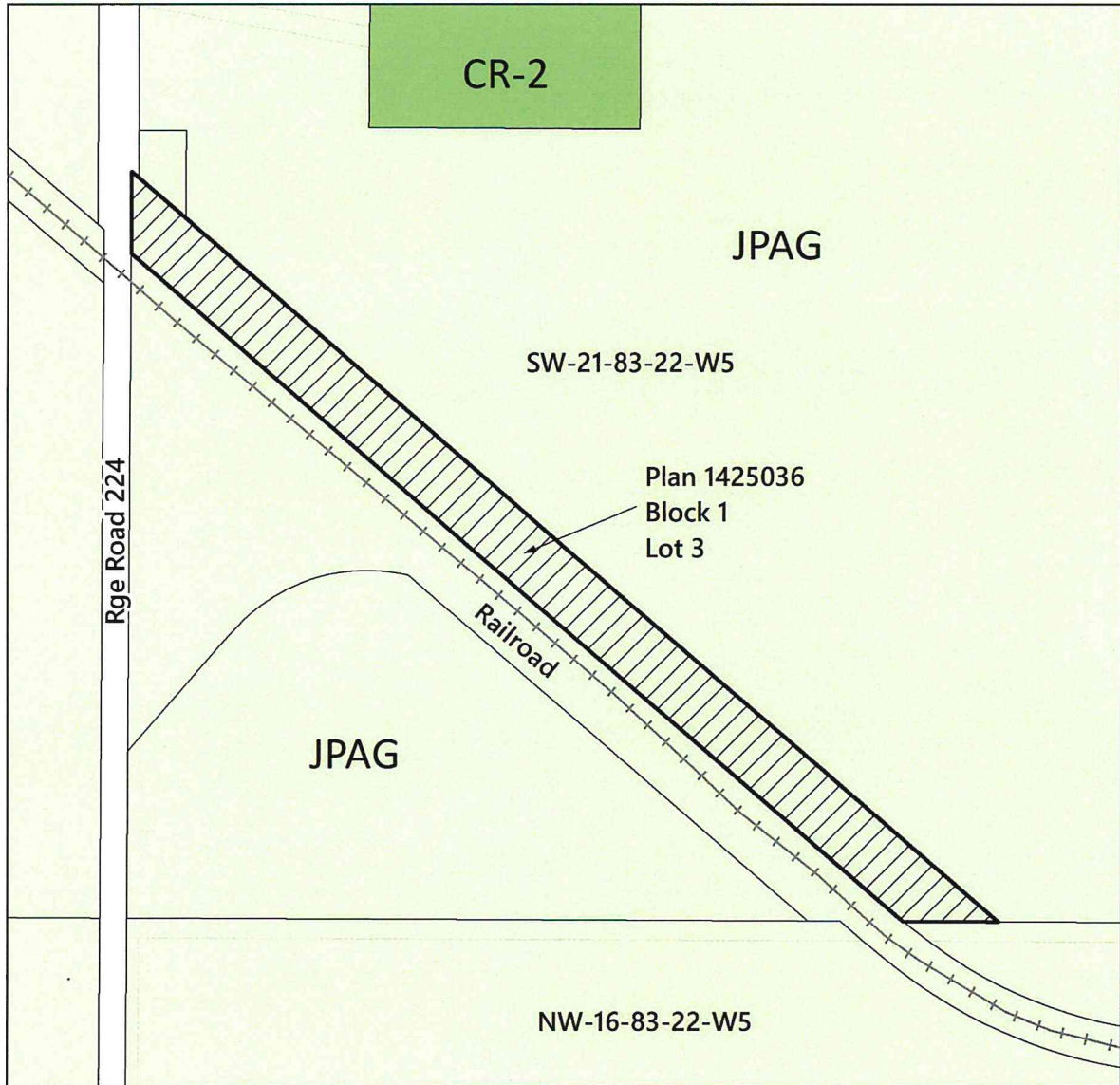
Third Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Robert Willing, Reeve

\_\_\_\_\_  
 Margaret McClarty, Chief Administrative Officer

**SCHEDULE "A"**  
**Bylaw No. 13/2023**

That the portion of the lands, legally known Plan 1425036 Block 1 Lot 3, be redistricted from Joint Plan Agricultural District (JPAG) to Rural Industrial: Petroleum Facility (RI-PF), as shown below.



 Joint Plan Agricultural (JPAG) to Rural Industrial: Petroleum Facility (RI-PF)