

BYLAW NO. 494

BEING A BYLAW OF THE
VILLAGE OF HINES CREEK
IN THE PROVINCE OF ALBERTA
TO AMEND THE MUNICIPAL DEVELOPMENT PLAN

WHEREAS, the Village of Hines Creek in the Province of Alberta has a Municipal Development Plan adopted by Bylaw No. 481 on December 8, 1998;

WHEREAS, the Village of Hines Creek in the Province of Alberta has Land-Use Bylaw No. 482 adopted on December 8, 1998, and further amended by Bylaw No. 493 in accordance with the Farming Practices Protection Statutes Amendment Act;

WHEREAS, Council of the Village of Hines Creek has deemed it necessary to amend the Municipal Development Plan for the purpose of implementing the Farming Practices Protection Statutes Amendment Act;

NOW THEREFORE, COUNCIL OF THE VILLAGE OF HINES CREEK, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED AND HEREBY ENACTS THE FOLLOWING:

1. That Sections 4.2 – Policy Statements – of the Municipal Development Plan be amended by adding Subsections 6 to 11 inclusive to the end of existing Section 4.2; Subsections 6 to 11 shall read as follows:
 - 6 The Village of Hines Creek has been, and will continue to be, an agricultural service centre for the surrounding Region, and it shall be the policy of the Village to provide services and facilities to support the agricultural industry in the Region.
 - 7 Over the long-term future, the Municipal Development Plan envisions eventual conversion of the existing agricultural use of land to urban land uses and development. However, good agricultural land and existing farming operations within the Village shall be protected for as long as possible, until they are required for conversion to urban development.
 - 8 The Village shall ensure an orderly progression and staging of development in order to prevent premature land development and to avoid potential conflicts with the existing agricultural operations.
 - 9 Extensive agricultural land uses such as field crops may be allowed in the designated Future Development Areas but intensive agricultural operations including intensive livestock operations shall not be permitted.
 - 10 The Village shall promote compatibility between the urban land uses within the village and the agricultural operations within the Municipal District of Clear Hills No. 21 in the vicinity of the Village boundaries. The village shall utilize the mechanisms available to achieve such compatibility such as buffers between urban land uses and adjacent farming operations, policies and land-use designations in inter-municipal development plans, comments on development applications and general communications with the Municipal District of Clear Hills No. 21.
 - 11 The Municipal Development Plan acknowledges that, from time to time, there may be adverse effects of farm operations that may be objectionable to some adjacent residents with regard to, for example, odours, application of fertilizers, slow moving tractors, late-evening operations in summer, smoke, and movement of farm livestock.
2. That Section 5 – IMPLEMENTATION AND MONITORING of the Municipal Development Plan be amended by adding, to the end of the

existing Municipal Development Plan, Section 5.6 – Notification to Landowners Adjacent to Agricultural Operations that shall read as follows:

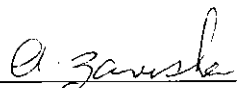
In accordance with Farming Practices Protections Statutes Amendment Act, the Village will utilize a variety of means to notify residents and owners situated adjacent to farming operations located within and adjacent to the Village limits.

Methods of notification may include any or all of the following:

1. Official notifications on development, land use bylaw amendment applications and development permit applications, where applicable.
2. Pamphlets, circulars, special notices in tax notice mailings, newsletters, local newspapers, radio and television stations, and municipal websites.
3. Special notices to persons who have been issued a residential development permit.
4. Requiring, as a condition of subdivision approval, subdividers of country residential developments to provide new purchases of lots with a special notice, or bulletin provided by the Municipality.
5. Periodic publications.
6. In association with the Municipal District of Clear Hills No. 21, Chamber of Commerce and other economic development agencies, and the Alberta Department of Agriculture, Food, and Rural Development, publishing a directory of agricultural operations that are situated within or adjacent to the Village.
7. Presentations of materials at annual ratepayer meetings.
8. Considering posting of signs on, or adjacent to, the lands of agricultural operations.
9. Other means of notice as deemed appropriate.

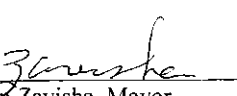
3. That Bylaw No. 494 shall come into effect upon the passing of the third and final reading of the resolution by Council.

First Reading given on the 28 day of August, 2001.


Ann Zavisha, Mayor

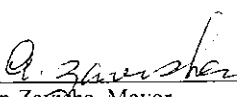

Grace Zavisha, Municipal Manager

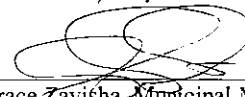
Second Reading given on the 11 day of September, 2001.


Ann Zavisha, Mayor


Grace Zavisha, Municipal Manager

Third Reading and Assent given on the 11 day of September, 2001.


Ann Zavisha, Mayor


Grace Zavisha, Municipal Manager