



Abattoirs within Foothills County



Land Use Bylaw Regulations & Applications

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All Abattoirs, mobile butcher, and other on farm slaughter activities shall be conducted in accordance with Provincial and Federal regulations. Alberta Agriculture and Forestry (AF) have authority over slaughter and processing operations and have a variety of license options dependent on the distribution and/or sale of meat in accordance with the Provincial and Federal Meat Inspection Acts and Meat Inspection Regulations.

ABATTOIR, PERSONAL USE means a premise where a landowner or tenant slaughters and/or processes their own animals for purposes of consumption for themselves and their immediate household members only. An Abattoir, Personal use may include the hiring of a Provincially licensed *Mobile Butcher* to slaughter or to process the landowner/tenant's animal on the landowner/tenant's property.

ABATTOIR, MINOR means a provincially licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell within the Province of Alberta and may include retail sales of inspected and approved meat. May include slaughtering of animals on site. No significant adverse nuisance such as noise, or odor should extend beyond the boundary of the site.

ABATTOIR MAJOR means a federally licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell or export to another Province or out of Country. Due to the large scale of the land/ business, there may be off-site impacts such as noise, emissions, odor, and appearance.

MOBILE BUTCHER LICENSE is a Provincial license that enables the license holder to slaughter or assist in slaughtering animals on the animal owners' premises whereby, the meat can only be consumed by the owners of the animal and members of the owner's immediate family in accordance with Provincial Meat Inspection Regulations. Mobile butcher licenses operate under Provincial jurisdiction and are not subject to Municipal Regulation, however a Foothills County Business License is required to operate in Foothills County.

ON-FARM SLAUGHTER LICENSE is a Provincial license that enables on-farm uninspected slaughter and processing activities on the license holder's property in accordance with the Provincial Meat Inspection Act and Regulations. On Farm Slaughter licenses operate under Provincial jurisdiction and are not subject to Municipal regulation.

WHERE CAN I OPERATION AN ABATTOIR?

- No Development Permit is required for an *Abattoir, Personal Use* where it is accessory to the principle use on site and where livestock and/or backyard hens are permitted (dependent on parcel size and land use district), provided all other provisions of the land use bylaw are adhered to (i.e., number of animal units permitted on site).
- An approved Development Permit is required for all *Abattoir, Minor* as a Discretionary Use in the following districts:
 - Agricultural Business District
 - Rural Business District
 - Agriculture District
 - Industrial Edge District
 - General Industry District
 - Direct Control District #2
- An approved Development Permit is required for all *Abattoir, Major* as a Discretionary Use in the following land use districts:

ABATTOIR PROVISIONS:

1. No development permit is required for an Abattoir, Personal Use on lands where it is accessory to the principle use on site and livestock and/or backyard hens are permitted (dependent on parcel size and land use district), provided all other provisions of the land use bylaw are adhered to (i.e., number of animal units permitted on site).
2. A Development Permit is required as a discretionary use for both Abattoir, Minor and Abattoir, Major in Foothills County. Where these uses are not listed as a discretionary use under the appropriate land use district, a redesignation or site specific amendment will be required prior to application for Development Permit.
3. Applicants/landowners must comply with Section 10.1 of this Bylaw regarding agricultural use and livestock regulation.
4. Animal units brought on site temporarily (not kept on site over-night) shall not be included in the number of animal units used to determine general or intensive agricultural use but must comply with the provisions of an approved Development Permit for animal units permitted on site at any one time.
5. A Foothills County Business License is required for all Abattoir, Minor and Abattoir, Major, and licensed Mobile Butcher businesses operating within Foothills County.
6. Any outdoor storage of materials will require approval through the Development Permit and shall be adequately screened to the satisfaction of the Development Authority;
7. Any storage of waste materials on site shall be to the satisfaction of the Development Authority in accordance with Municipal, Provincial and/or Federal regulations;
8. Consideration will be given to the location, density of the area, and adjacent land uses when the Development Authority is determining the appropriate maximum number of business visits to the site per day for an Abattoir, minor;
9. Abattoirs, minor shall not generate noise, smoke, odour, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority beyond the boundary of the parcel. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with liveability or enjoyment of the neighbouring properties;
10. Abattoirs shall provide parking and loading facilities in accordance with Section 9.19 of the Bylaw, to the satisfaction of the Development Authority in accordance with the intensity of the development;
11. Applicants/landowners are responsible for obtaining the necessary licenses, permits, and approvals required by Provincial or Federal government;
12. In considering a Development Permit application for an Abattoir, the Development Authority may consider factors such as:
 - a. Parcel size and location;
 - b. Compatibility with adjacent land uses;
 - c. Environmental sensitivity;
 - d. Potential for any significant adverse impacts on the adjacent properties;
 - e. Serviceability of the site including, but not limited to, adequate water and wastewater services for the site and appropriate licensed water sources;
 - f. Physical suitability and site design features, including:
 - i. lot drainage;
 - ii. the need for landscaping or screening to provide privacy to adjacent
 - iii. properties and dwellings;
 - iv. the need for adequate space to accommodate parking;
 - g. such other considerations as the Development Authority may deem to be relevant.

APPLICATION REQUIREMENTS:

An application for an Abattoir shall be accompanied by the following information:

1. A site plan (can be hand drawn):
 - a. Dimensions of the parcel;
 - b. North at the top of the page;
 - c. Identify and show all existing structures and/or any proposed structures with measurements from the same, in feet or metres, to all parcel lines;
 - d. Identify any significant natural features on site;
 - e. Show all existing wells, septic tanks, disposal fields, easements or right of ways, dugouts on the parcel, significant natural features, and storage areas;
2. Site layout details:
 - a. Building Design;
 - b. Description of any grading and land contouring of the site;
 - c. Storm water management plans;
 - d. Storage areas proposed for the site and methods proposed for screening of such;
 - e. Provisions for landscaping, fencing and screening (please refer to Screening Standards in place for Foothills County);
 - f. Outdoor lighting proposed for the site (Please refer to Dark Sky Bylaw in place for Foothills County);
 - g. Access locations to and from the lot;
 - h. Provisions for loading and parking at maximum occupancy;
3. Statements to describe the intensity of the development proposed including:
 - a. Full description of the abattoir operation proposed on the site, including how it operates;
 - b. Identify the buildings, existing and/or proposed, or portion thereof (including storage areas), that are proposed for the operation;
 - c. Total number of people to be employed on site;
 - d. Maximum number of vehicle trips to and from the site including types of and frequency;
 - e. Proposed days and maximum hours of operation of proposed development;
 - f. Method of distribution or sales of product from the site;
 - g. Maximum number of animals anticipated on site at any one time;
 - h. Detail on manure or waste is being stored on the site including how it will be stored and how it is being disposed of;
 - i. Methods of controlling noise, dust, or drainage from the lot.
 - j. Method of advertising, if a sign is proposed to be placed on site, you must include this as part of your application, whereby there is additional information to be included, please see additional information on applying for signs, without this information it will not be considered at this time and additional applications will be required.
4. Description of provisions for utilities and servicing including:
 - a. Amount of water required for the business, including proposed water source, delivery methods, proposed on site water storage and applicable licencing;
 - b. Proposed wastewater collection, treatment and discharge;
 - c. Solid waste management, including garbage and refuse storage areas and the fencing and screening proposed for same, and methods for disposing of garbage.
5. Any other technical studies or plans prepared by a Professional Engineer relevant to the project to support the review of the Development Permit;
6. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.