

MUNICIPAL PLANNING COMMISSION MEETING
April 22, 2021

A meeting of the Kneehill County Municipal Planning Commission was held on April 22, 2021, commencing at 9:00 a.m.

Present

Jerry Wittstock	Chairman/Municipal Planning Commission Member
Kenneth King	Vice-Chair/Municipal Planning Commission Member
Faye McGhee	Municipal Planning Commission Member
Wade Christie	Municipal Planning Commission Member
Jim Hugo	Municipal Planning Commission Member via virtual conference
Debbie Penner	Municipal Planning Commission Member via virtual conference
Rick Vickery	Member at Large
Sonya Wrigglesworth	Member at Large via virtual conference

Mike Haugen	Chief Administrative Officer
Laurie Watt	Director of Municipal Services
Barb Hazelton	Manager of Planning & Development
Brandy Hay-Morgan	Planning & Development Officer
Lorna Yost	Recording Secretary
Chaysleigh Tullikopf	Office Coordinator

Absent

Glen Keiver	Municipal Planning Commission Member
Deanna Keiver	Planning & Development Officer

Applicants and others present at the onset of the meeting:

Dean Hastie, Paul Vasseur, Darren Johnston, Kevin Johnston, Lance Johnston

Plains Midstream Canada ULC representatives via virtual conference:

Chris Trudel, Manager-Land, Community & Indigenous Affairs, Ryan Hill, Supervisor, Environment and Krishna Koul, Senior Legal Counsel

Call to Order

Chairman Wittstock called the meeting to order at 9:00 a.m.

Adoption of Agenda

Wade Christie moved to accept the agenda as presented.

CARRIED

Approval of Minutes

Kenneth King moved to approve the Municipal Planning Commission Minutes dated March 25, 2021.

CARRIED

3918-21-H – Ryan Hastie (Owner) – Ptn. NE 36-33-25 W4M Plan 1010187, Block 2, Lot 1 – 5.02 +/- acres – Agricultural District - Division 6 – Home Occupation – Major, Agricultural Support Service Business

- To consider a Home Occupation Major application for a heavy haul agricultural support service business within a Ptn. of NE 36-33-25 W4M, Plan 1010187, Block 1, Lot 2.
- The name of the company is Hastie Hauling Inc.

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- The applicants have been operating the business from a different land location and are in the process of building a new accessory building (permitted use) on the above noted parcel. No other structures will be associated with this permit.
- There are 2-3 employees, depending on the season. There are no plans to hire any further employees.
- The majority of the work is done within the shop. There are no customers on site.
- Hours of Operation for the office are 8:00 am to 6:00 pm, weekends and weekdays (depending on the season). The trucks operate weekends and weekdays.
- The property is zoned Agriculture, and the surrounding land is predominantly farmland. The parcel is accessed by TWP Road 340.
- There are 4 Peterbilt's and 2 pilot trucks associated with the business.
- The applicant is allowed two signs of 16ft² (and smaller) without a development permit on their parcel. Signs larger than 16ft² or more than two signs 16ft² and smaller would require a permit. Any signs being placed on adjacent landowners' land would require their written approval and the aforementioned conditions would be applicable. Any signs along a highway would require the approval of Alberta Transportation in addition to any relevant County permits.
- Section 61 of Land Use Bylaw 1808 addresses Home Occupations. Planning is of the opinion that this proposal will not negatively impact the neighborhood and it is in compliance with this section of the Bylaw.
- This application was referred to internal and external agencies and adjacent property owners:
 - To date, no further objections have been received.

Relevant Sections of Land Use Bylaw 1808:

- Section 61 [Home Occupations]
- Section 82 [General Sign Regulations]
- Section 91 [Agriculture District]

• Existing Structures to be Used to Facilitate Home Occupation Major	Yes – currently being constructed
• Existing Structure has Services (Water, Power, Gas, Electricity)	N/A
• New Building(s)/ Structure(s) to be Constructed	Yes
• New Building(s) Constructed Off Site	No
• New Services to be Provided in Structure for Home Occupation (Water, Power, Gas, Electricity etc...)	Yes
• Goods and Materials Stored on Premise	Yes
• Employees (Excluding Owner/ Applicant)	Yes
• Heavy Traffic Generation Expected	No
• Outdoor Storage	No
• Weekday Operation	Yes
• Weekend Operation	Yes
• Seasonal or Year-Round	Year Round
• Application for Sign for the Home Occupation	No

Wade Christie moved to approve Development Permit Application 3918-21-H for a Home Occupation Major with the following amended conditions:

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1. *This permit is being issued for a "Home Occupation, Major" which is defined in part by Land Use Bylaw 1808 as "an occupation, trade, profession or craft carried on by a resident of a dwelling that is secondary to the residential use of the dwelling and may include the use of accessory buildings. It does not include a bed and breakfast establishment, a cannabis retail, or cannabis accessory establishment".*
2. *The home occupation shall be confined to the residence and/ or farmyard site and be subordinate to the principal use of the site for agricultural and residential purposes. The application and site plan submitted, signed, and dated April 22, 2021 must be adhered to.*
3. *The home occupation shall not include any use or operation which will cause or create a nuisance by way of dust, noise, smell, smoke or traffic generation.*
4. *Outdoor storage of material goods/ equipment is permitted in accordance with Section 61(9) of Land Use Bylaw 1808. Additional screening may be required at the discretion of the Planning and Development Authority as per Section 61(8) of Land Use Bylaw 1808.*
5. *Any intensification of use for a home occupation shall require a new development permit. Should the Development Authority consider an application for intensification as potentially generating a nuisance, the business may be required to relocate to more suitable non-agricultural lands or apply for a re-designation of the land to a district suitable for the use.*
6. *Any business signs larger than 1.5m² (16ft²) and more than two business signs at 1.5m² (16ft²) and smaller will require an additional Development Permit as per Land Use Bylaw 1808. Should the applicant wish to place signs on other landowners' lands, written authorization must be obtained and all permits (when required) must be applied for. Any signs being placed adjacent to a highway must also obtain approval from Alberta Transportation.*
7. *All relevant Safety Codes Permits pertaining to Building, Private Sewage Disposal System, Gas, Electrical, and Plumbing must be applied for prior to any work being performed on site.*
8. *The developer is responsible for making suitable arrangements with the utility companies for provision of services and/ or necessary easements and ensuring all development is outside active utility rights-of-ways.*
9. *All future additions and developments will require Development Permits and relevant Safety Code Permits.*
10. *Approval by the approving authority does not exclude the need and/ or requirements of the applicants to obtain any and all other permits as may be necessary under this or any other legislation, bylaws or regulations.*
11. *This permit shall be revocable at any time by the Development Authority if, in its opinion, the use is or has become detrimental to the amenities of the neighborhood.*
12. *The County will not be responsible for dust control, as per County policy. If it becomes an issue, the responsibility to pay for dust control would fall to the titled landowner.*
13. *The applicant/ owner must conform to the application and information submitted with it. Failure to comply with the conditions of this permit will render it null and void.*

CARRIED

Dean Hastie left the meeting at 9:09 a.m.

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KNE210159 – Plains Midstream Canada ULC (Owner), Chris Trudel (Agent) NW 7-32-22 W4M – 58-84 ± Acres – Agricultural District - Division 5

- To consider a 58.84 ± acre parcel within the NW 7-32-22 W4, allowing the remainder of the quarter (approximately 100.02 +/- acres) to be returned to the previous owner.
- The landowner wishes to return the portion of land unaffected by a historical pipeline breach, to the previous landowner while allowing the current landowners to continue the monitoring and remediation activities on the affected southern portion.
- The subject quarter section has quite the history.
 - On **December 24, 1985**, the pipeline (formerly owned by BP Canada Energy Company), which crosses through LSD's 11 and 12, was over pressured. This caused a release of 700m³ of crude oil with only 10m³ being recovered.¹ The pipeline has been purged and capped. The date of the abandonment is not known.
 - Soil remediation activities in **May 1986** included burning oil on the surface, inorganic fertilizer additions and tillage since 1992. In response to landowner issues related to crop productivity, a follow up assessment of the spill-impacted area was conducted by Matrix Solutions in 2001. This hand auguring investigation indicated that approximately 1 acre of soil was impacted by hydrocarbons.²
 - As per an Environmental Site Assessment Report from December 2009, *"One or more hydrocarbon concentrations exceeded the Tier 2 guideline in soil samples collected from 5 of the 15 boreholes advanced in 2009. These boreholes were located within the former spill area and vertical delineation was achieved at every location. The areal extent of the land affected by the pipeline release is approximately 5,900m². Hydrocarbon concentrations in the soil extended from 0.5 m to depths ranging from 2.5 to 5.5 metres below surface."*
- Ten monitoring wells have been placed on the site.
- The proposed subdivision is cropland with the balance of the quarter section containing mostly cropland, however the coulee/grassland area surrounding Ghostpine Creek cuts through the north east corner. As per the Environmental Site Assessment it lies 290m northwest of the contaminated site. However, it was determined that it would take approximately 96,666 years for hydrocarbons to migrate to the creek.
- The quarter is bound by Rge Rd 23-0 to the west and Twp Rd 32-2 to the north.
- Surrounding lands are primarily crop land (zoned Agriculture). The northerly portion of the quarter section has a CLI Rating of 5 with the proposed subdivision having a CLI rating of 3.
- The Ghostpine Creek ESA lies within the coulee area, however not within the proposed subdivision. The quarter section is not located within an historically significant area.
- The proposed subdivision is not adjacent to a waterline.
- Inspections will be required to ensure approaches exist to the remnant and the proposed subdivision. The landowner will be responsible for construction of any new approaches as well as ensuring they meet County Standards.
- A Road Widening Agreement and caveat will be required on the east and north side.
- Municipal Reserves will not be required as this would be considered the first parcel out of the quarter section and it is greater than 40-acres.
- Due to the contamination of this site, Administration would recommend that it is not deemed a developable parcel. To ensure development is not an option until the

¹ Trace Associates 12-07-032-22 W4M RAP

² Matrix Solutions Inc. 2629-501 GW WP-1003.doc

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reclamation is completed, a Restrictive Covenant will be placed on title which would limit development.

- When considering the larger size of this proposal, Administration has difficulty justifying the 58.84 +/- acre subdivision. The Municipal Planning Commission can approve an application that does not comply with the Land Use Bylaw under Section 9(3) of the Land Use Bylaw and Section 654(2) of the MGA,

“A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not*
 - (i) Unduly interfere with the amenities of the neighbourhood, or*
 - (ii) Materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,*
- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw”*

- While Administration recognizes the request of allowing enough land for remediation activities, the applicants have failed to provide information specifying the area to which this will occur.
- This application was referred to internal and external agencies as well as adjacent landowners.
 - No further concerns or objections have been raised for this proposed subdivision.

Relevant Sections of Land Use Bylaw 1808

Section 91(2)(d) [Subdivision Regulations]

Section 91(3)(b) [Other Regulations; Access]

Relevant Sections of Municipal Development Plan 1829

Agriculture Policies 15

Municipal Government Act

Section 654 (1)(a) and (2)(a)(i)(ii)(b)

- | | |
|---|-----------------------|
| • First Parcel Out | Yes |
| • Bare Parcel | Yes |
| • Fragmented Parcel | No |
| • Parcel Contains a Farmstead | No |
| • Septic Inspection Required | No |
| • Water Well | No |
| • Adjacent to Municipal Water Line | No |
| • Riser in Place | No |
| • Water Modelling Application Required | No |
| • The parcel contains a suitable building site | No |
| • Legal and Year-Round Physical Access Sufficient to Meet Proposed Use | Yes |
| • Adjacent/ Near Quarter Section Boundaries Without Jeopardizing Agricultural Operations on Quarter Section | Yes |
| • In Close Proximity to Existing Residential Parcels/ Farmsteads on Adjacent Quarter Sections | Yes |
| • Accessed Via (Road type-Gravel, Undeveloped, Paved, Highway, etc.) | Rge Rd 23-0
Gravel |
| • Road Upgrade Required | No |

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The Planning Department deemed that the subdivision, as proposed, does not comply with the Land Use Bylaw; however, that it is suitable for the intended purposes; that it will not negatively impact adjacent land uses. Consideration has been given to topography, soil characteristics, access, the use of adjacent lands and the availability and adequacy of water supply, sewage disposal, solid waste disposal and storm water management.

Barb Hazelton clarified that the Municipal Planning Commission has the authority to approve an application that does not comply with the Land Use Bylaw.

The contaminated site size cultivated and cropped area as well as anticipated workspace required for future remediation of the contaminated site was discussed amongst interested parties and MPC.

Ken King moved to approve Subdivision Application KNE210159 for 58.84 +/- acres with the following conditions:

- 1. The subdivision must be registered in accordance with the tentative plan submitted and by a way suitable to Alberta Land Titles in accordance with the Land Titles Act.*
- 2. All outstanding taxes on the land involved (current and arrears if any) are to be paid in full to the municipality before the subdivision may be endorsed.*
- 3. Access is to be provided to the approved subdivided parcel and remnant parcel. Confirmation of compliance is required for all existing and proposed accesses which must be located and constructed in accordance with Kneehill County Approach Construction Guidelines Policy 13-15 and amendments thereto.*
- 4. A Restrictive Covenant will be placed on the title which will not allow development until the reclamation has been completed to the satisfaction of Alberta Environment and Parks. Confirmation of its completion must be submitted to the Municipality prior to the removal of the Restrictive Covenant.*
- 5. All costs associated with the preparation and registration of the Restrictive Covenant shall be borne by the applicant.*
- 6. Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.*
- 7. All services (water, sewer, power etc.) are to be provided by the landowner at their expense and they must conform to the utility provider conditions.*
- 8. Each developed parcel must be served by its own water source and private sewage treatment system.*
- 9. All future site development will require the appropriate development and safety codes permits and approvals.*
- 10. Approval by approving authority does not exclude the need and/or requirements of the applicants to obtain any and all permits as may be necessary under this or any other legislation, bylaws or regulations.*
- 11. The County will not be responsible for dust control, as per County policy. If it becomes an issue, the responsibility to pay for dust control would fall to the titled landowner.*
- 12. The Owner/Developer shall enter into an agreement with regard to road right-of-way widening when required as follows:*
 - a. Agree to sell a minimum of a 5m (16.5ft) strip of land for road widening to the County at such time as the County deems it necessary to widen the road*

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adjacent to the quarter section, with the price of land to be in accordance with existing County policy at that time, and the survey for the road widening to be undertaken by the County at cost.

b. The County will file a caveat against the land to protect its interest in the land.

CARRIED

Paul Vasseur and Plains Midstream Canada ULC representatives left the meeting at 10:01 a.m.

Chairman Wittstock called a recess at 10:01 a.m.

Chairman Wittstock called the meeting back to order at 10:11 a.m.

**KNE210160 – Darren, Kevin & Lance Johnston (Owners and Applicants) SE 13-30-22 W4M
– 4.5 ± Acres – Agricultural District - Division 1**

- To consider a 4.5 ± acre subdivision from an existing yard site within the SE 13-30-22 W4M.
- This subdivision would be the first parcel out of the quarter section; therefore, no municipal reserves would be required.
- There is no septic system in place.
- Surrounding lands are primarily agricultural and crop land (zoned Agriculture).
- The quarter section has a CLI Rating of 1.
- The parcel does not fall within an Environmentally Sensitive Area
- The southern portion of the parcel and surrounding area falls within a Historical Site – Level 5 for Paleontology.
- The access to the proposed subdivision and remnant will be accessed by Rge. Rd 220 (gravel). The existing approaches will be required to be inspected to ensure they meet County Standards.
- A Road Widening Agreement and caveat will be required.
- The applicants have indicated that the parcel is serviced by the Orkney Water Co-op (not under the care of Kneehill County) and there is already a riser in place for this parcel. The riser will be included with the subdivision.
- This application was referred out to internal and external agencies as well as adjacent landowners.
 - AHS – general response received.
 - No further concerns or objections have been raised for this proposed subdivision.

Relevant Sections of Land Use Bylaw 1808

Section 91(1)(b)(c) [Density]

Section 91(2)(c)(d) [Subdivision Regulations- Developed Farmsteads]

Section 91(3)(a)(b) [Other Regulations – Water/ Private Sewage Treatment and Disposal; Access]

- | | |
|-------------------------------|-----|
| • First Parcel Out | Yes |
| • Bare Parcel | No |
| • Fragmented Parcel | No |
| • Parcel Contains a Farmstead | Yes |
| • Septic Inspection Required | No |
| • Water Well | No |

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- | | |
|---|-------------------------------|
| • Adjacent to Municipal Water Line | No
(Orkney Water
Co-op) |
| • Riser in Place | Yes |
| • Water Modelling Application Required | N/A |
| • The parcel contains a suitable building site | Yes |
| • Legal and Year-Round Physical Access Sufficient to Meet Proposed Use | Yes |
| • Adjacent/ Near Quarter Section Boundaries Without Jeopardizing Agricultural Operations on Quarter Section | Yes |
| • In Close Proximity to Existing Residential Parcels/ Farmsteads on Adjacent Quarter Sections | Yes |
| • Accessed Via (Road type-Gravel, Undeveloped, Paved, Highway, etc.) | Rge Rd 220
Gravel |
| • Road Upgrade Required | No |

The Planning Department deemed that the subdivision, as proposed, complies with the Municipal Government Act and the Land Use Bylaw; that it is suitable for the intended purposes; that it will not negatively impact adjacent land uses. Consideration has been given to topography, soil characteristics, access, the use of adjacent lands and the availability and adequacy of water supply, sewage disposal, solid waste disposal and storm water management.

Faye McGhee moved to approve Subdivision Application KNE210160 for 4.5 +/- acres with the following conditions:

1. *The subdivision must be registered in accordance with the tentative plan submitted and by a way suitable to Alberta Land Titles in accordance with the Land Titles Act.*
2. *Compliance with Kneehill County Land Use Bylaw setback requirements as demonstrated by an Alberta Land Surveyor either through Real Property Report showing the location of all improvements or written confirmation from the surveyor. The location of water wells and sewage disposal systems are to be located and be shown to conform to provincial setback requirements.*
3. *All outstanding taxes on the land involved (current and arrears if any) are to be paid in full to the municipality before the subdivision may be endorsed.*
4. *Access is to be provided to the approved subdivided parcel and remnant parcel. Confirmation of compliance is required for all existing and proposed accesses which must be located and constructed in accordance with Kneehill County Approach Construction Guidelines Policy 13-15 and amendments thereto.*
5. *The applicant should apply for a rural address at the fee set out in the master Rates Bylaw. The assigned rural address will be mounted at a location on the subject property to the satisfaction of Kneehill County.*
6. *Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.*
7. *All services (water, sewer, power etc.) are to be provided by the landowner at their expense and they must conform to the utility provider conditions.*

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8. *Each developed parcel must be served by its own water source and private sewage treatment system.*
9. *All future site development will require the appropriate development and safety codes permits and approvals.*
10. *Approval by approving authority does not exclude the need and/or requirements of the applicants to obtain any and all permits as may be necessary under this or any other legislation, bylaws or regulations.*
11. *The County will not be responsible for dust control, as per County policy. If it becomes an issue, the responsibility to pay for dust control would fall to the titled landowner.*
12. *The Owner/Developer shall enter into an agreement with regard to road right-of-way widening when required as follows:*
 - a. *Agree to sell a minimum of a 5m (16.5ft) strip of land for road widening to the County at such time as the County deems it necessary to widen the road adjacent to the quarter section, with the price of land to be in accordance with existing County policy at that time, and the survey for the road widening to be undertaken by the County at cost.*
 - b. *The County will file a caveat against the land to protect its interest in the land.*

CARRIED

Darren, Kevin and Lance Johnston left the meeting at 10:17 a.m.

3919-21-H – Eagle Ridge Ventures Inc. (Landowners), Atom Automation (Landowners and Applicants) – NW 3-31-25 W4M Plan 9611893, Lot 1 – 9.79 +/- acres – Agricultural District - Division 4 – Home Occupation – Major, Software Development, Instrumentation, and IT

- To consider a Home Occupation Major application for Eagle Ridge Ventures Inc. who specialize in automating systems such as feed mills and water systems from an existing building within Ptn. of NW 3-31-25 W4.
- The name of the company is Atom Automation.
- The applicants have been operating the business from an existing 30' x 60' Shop. No other structures will be associated with this permit.
- There is only one employee (Clarence Dick) however 3 owners of the company, Atom Automation. There are no plans to hire any further employees.
- The majority of the work is done off site or within the shop. There are no customers on site.
- Hours of Operation are 8:00 am to 5:00 pm weekdays.
- The property is zoned Agriculture and the surrounding land is predominantly farmland. The parcel is accessed by Range Road 25-3.
- There are 3 vehicles associated with the business.
- The applicant is allowed two signs of 16ft² (and smaller) without a development permit on their parcel. Signs larger than 16ft² or more than two signs 16ft² and smaller would require a permit. Any signs being placed on adjacent landowners' land would require their written approval and the aforementioned conditions would be applicable. Any signs along a highway would require the approval of Alberta Transportation in addition to any relevant County permits.
- Section 61 of Land Use Bylaw 1808 addresses Home Occupations. Planning is of the opinion that this proposal will not negatively impact the neighborhood and it is in compliance with this section of the Bylaw.

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- This application was referred to internal and external agencies and adjacent property owners:
 - To date, no further objections have been received.

Relevant Sections of Land Use Bylaw 1808:

Section 61 [Home Occupations]
 Section 82 [General Sign Regulations]
 Section 91 [Agriculture District]

- | | |
|--|------------|
| • Existing Structures to be Used to Facilitate Home Occupation Major | Yes |
| • Existing Structure has Services (Water, Power, Gas, Electricity) | Yes |
| • New Building(s)/ Structure(s) to be Constructed. | No |
| • New Building(s) Constructed Off Site | No |
| • New Services to be Provided in Structure for Home Occupation (Water, Power, Gas, Electricity etc...) | No |
| • Goods and Materials Stored on Premise | Yes |
| • Employees (Excluding Owner/ Applicant) | No |
| • Heavy Traffic Generation Expected | No |
| • Outdoor Storage | No |
| • Weekday Operation | Yes |
| • Weekend Operation | No |
| • Seasonal or Year-Round | Year Round |
| • Application for Sign for the Home Occupation | No |

Rick Vickery moved to approve Development Permit Application 3919-21-H for a Home Occupation Major with the following amended conditions:

1. *This permit is being issued for a "Home Occupation, Major" which is defined in part by Land Use Bylaw 1808 as "an occupation, trade, profession or craft carried on by a resident of a dwelling that is secondary to the residential use of the dwelling and may include the use of accessory buildings. It does not include a bed and breakfast establishment, a cannabis retail, or cannabis accessory establishment".*
2. *The home occupation shall be confined to the residence and/ or farmyard site and be subordinate to the principal use of the site for agricultural and residential purposes. The application and site plan submitted, signed, and dated April 22, 2021 must be adhered to.*
3. *The home occupation shall not include any use or operation which will cause or create a nuisance by way of dust, noise, smell, smoke or traffic generation.*
4. *Outdoor storage of material goods/ equipment is permitted in accordance with Section 61(9) of Land Use Bylaw 1808. Additional screening may be required at the discretion of the Planning and Development Authority as per Section 61(8) of Land Use Bylaw 1808.*
5. *Any intensification of use for a home occupation shall require a new development permit. Should the Development Authority consider an application for intensification as potentially generating a nuisance, the business may be required to relocate to more suitable non-agricultural lands or apply for a re-designation of the land to a district suitable for the use.*
6. *Any business signs larger than 1.5m² (16ft²) and more than two business signs at*

Initials:

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1.5m² (16ft²) and smaller will require an additional Development Permit as per Land Use Bylaw 1808. Should the applicant wish to place signs on other landowners' lands, written authorization must be obtained and all permits (when required) must be applied for. Any signs being placed adjacent to a highway must also obtain approval from Alberta Transportation.

- 7. All relevant Safety Codes Permits pertaining to Building, Private Sewage Disposal System, Gas, Electrical, and Plumbing must be applied for prior to any work being performed on site.*
- 8. The developer is responsible for making suitable arrangements with the utility companies for provision of services and/ or necessary easements and ensuring all development is outside active utility rights-of-ways.*
- 9. All future additions and developments will require Development Permits and relevant Safety Code Permits.*
- 10. Approval by the approving authority does not exclude the need and/ or requirements of the applicants to obtain any and all other permits as may be necessary under this or any other legislation, bylaws or regulations.*
- 11. This permit shall be revocable at any time by the Development Authority if, in its opinion, the use is or has become detrimental to the amenities of the neighborhood.*
- 12. The applicant/ owner must conform to the application and information submitted with it. Failure to comply with the conditions of this permit will render it null and void.*

CARRIED

DISCUSSION ITEMS

None

Next Meeting Date

The next Municipal Planning Commission is on May 27, 2021

Chairman Wittstock adjourned the meeting at 10:34 a.m.



Chairperson



Recording Secretary