

# MUNICIPAL PLANNING COMMISSION MEETING

August 26, 2021

A meeting of the Kneehill County Municipal Planning Commission was held on August 26, 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
Debbie Penner	Municipal Planning Commission Member
Glen Keiver	Municipal Planning Commission Member
Rick Vickery	Member at Large

Barb Hazelton	Manager of Planning & Development
Brandy Hay-Morgan	Planning & Development Officer
Deanna Keiver	Planning & Development Officer
Natalie Miller	Recording Secretary

## Absent

Sonya Wrigglesworth	Member at Large
Mike Haugen	Chief Administrative Officer
Laurie Watt	Director of Community Services

## Applicants and others present at the onset of the meeting:

Robert Visser via virtual conference  
George & Ingrid Frede

## 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 July 22, 2021.*

CARRIED

## Old Business

**3951-21-S – J.F. Chung Investments Ltd. (Landowner), Canalta Real Estate (Applicant) – NE 35-28-20 W4M – 74.30 +/- Acres – Permanent Billboard Sign (Width 16', Height 8') – Agriculture District – Division 1**

- This application was denied by the Municipal Planning Commission on July 22, 2021, as the Town of Drumheller and Alberta Transportation did not support this application. Kneehill County based their decision on the Intermunicipal Development Plan between Kneehill County and the Town of Drumheller.
- The applicant has now submitted a request to utilize the existing Co-Op Billboard sign already located on this parcel and reface the sign.
- The landowner has authorized Canalta Real Estate for use of the existing sign on their land. The sign will advertise Barney's Adventure Park.

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- An approval from Alberta Transportation is required and therefore Kneehill County will be dependent on their decision.
- The applicant's Letter of Intent and authorization from landowner, was referred to Alberta Transportation and the Town of Drumheller:
  - Town of Drumheller – "...is fully supportive of this revised submission. The previous sign partially references the closed Greentree mall so fixing this up is a positive step."
  - Alberta Transportation – Due to holiday schedules, no comment has been received to date.
- In conversations between Manager, Barb Hazelton and Darryl Drohomerski (CAO Town of Drumheller), it was further confirmed the Town's Land Use Bylaw will be amended in the fall of 2021 which may relax the Town's stand on Billboard Signs.

### Relevant Sections of Land Use Bylaw 1808:

Section 82 – General Sign Regulations

Section 85 – Signs Requiring a Development Permit

Section 86 – Freestanding Signs

- |  |     |
|--|-----|
| • Sign for Business                                | Yes |
| • Temporary Sign                                   | No  |
| • Permanent Sign                                   | Yes |
| • Relaxation Required                              | No  |
| • Alberta Transportation Permit Required           | Yes |
| • Applicant is the Landowner (authorized an agent) | Yes |
| • Landowner Signatures Obtained by Applicant       | Yes |

The applicant had nothing further to add when asked by Chairman Wittstock.

*Kenneth King moved to approve Development Permit Application 3951-21-S for the use of an existing permanent billboard sign on NE 35-28-20 W4, as per the conditions listed:*

1. The development must conform to the site plan that was submitted with the application, signed and dated August 26, 2021, as attached to this approval letter.
2. The applicant must apply and attain an approval from Alberta Transportation for a Roadside Development Permit for the proposed development and will be subject to the conditions of Alberta Transportation also. Should an approval by Alberta Transportation not be granted, this permit will be rendered null and void.
3. The sign shall be wholly located within the boundaries of the proposed site and shall not impede sight lines.
4. All signs and sign structures shall be kept in a safe, clean and tidy condition and, if not so kept, may be required by resolution of Council to be renovated or removed.
5. This permit is valid for a period of one (1) year from the date of issue or the date of an approved decision of the Subdivision and Development Appeal Board. If at the expiry of this period, the development or construction has not been commenced or carried out with reasonable diligence, this permit shall be invalid.
6. Failure to comply with the conditions of this permit will render it null and void.

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Robert Visser left the meeting at 9:06 a.m.

**New Business**

**KNE210164 – Close, Sandra (Shannon Severson, Executrix) (North Parcel) – NW 5-30-25 W4M - Plan 4114JK Parcel “A” – 37.95 ± Acres – Agricultural District - Division 3**

**KNE210165 – Frede, George and Ingrid (South Parcel) – SW 5-30-25 W4M – Descriptive Plan 8911532 Lot 1 – 11.9 ± Acres – Agricultural District - Division 3**

- To consider a boundary adjustment between the two parcels to follow the lay of the land and existing fencing. Portions of the land will be consolidated into each new boundary. The consolidation would eliminate an encroachment and boundary issue.
- MPC should note that two decisions will accompany this report- one for each of the subdivisions.
- Both parcels are developed, and each contain a dwelling, out buildings and their own private sewage systems.
  - Private sewage inspections will be required for both parcels
- Surrounding lands are primarily agricultural crop and pastureland (zoned Agriculture).
- There is a portion of an ESA that runs through the north parcel (KNE210164), this is the Kneehills Creek ESA - Level 4.
- The entire NW 5-30-25 W4 quarter section falls within a Significant Historical Site – Level 5 for potential Paleontological reasons
- The proposed subdivisions are adjacent to a Phase 3 waterline (Selkirk – 2010); both have risers and active accounts.
- Approach inspections and approvals will fall under AB Transportation, as both are accessed via Hwy 806.
- Municipal reserves will not be required, as this is a boundary adjustment for the existing first parcels out.
- The applicants have indicated that there are no structures to be removed.
- This application was referred out 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(1)(a) [Density- Maximum Lot; Maximum Area of Bare Parcel Subdivisions]

Section 91(3) [Other Regulations – Water Wells/ Private Sewage/ Access]

- |  |        |
|--|--------|
| • First Parcel Out   | Yes    |
| • Bare Parcel  | No     |
| • Fragmented Parcel  | No     |
| • Parcel Contains a Farmstead  | Yes x2 |
| • Septic Inspection Required   | Yes x2 |
| • Water Well   | Yes x2 |
| • Adjacent to Municipal Water Line                                     | Yes    |
| • 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    |

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- |   |         |
|---|---------|
| • 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.)  | Hwy 806 |
| • Road Upgrade Required   | No      |
| • Soil Classification   | CLI 5   |
| • New Rural Address Sign 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.

Chairman Wittstock asked if the applicant had anything to add. George Frede responded by clarifying the boundary adjustment to Commission Members.

*Faye McGhee moved to approve Subdivision Application KNE210164 as submitted with the conditions as listed:*

1. This approval is for Plan 4114JK, Parcel "A" (north parcel). The subdivision must be registered and consolidated with Descriptive Plan 8911532 Lot 1 consisting of 4.70 hectares (11.63 acres±) 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 municipal water risers, water wells and sewage disposal systems are to be located and be shown to conform to provincial setback requirements.
3. Confirmation of compliance with the requirements of the Alberta Private Sewage Disposal Regulation and Safety Codes Act for the private sewage disposal system located upon the proposed lot by a letter from a certified Safety Codes Officer is required.
4. 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.
5. Access is to be provided to the approved subdivided parcel and remnant parcel as per the requirements stated by Alberta Transportation.
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.

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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.

CARRIED

*Glen Keiver moved to approve Subdivision Application KNE210165 with the following conditions as listed:*

1. This approval is for Descriptive Plan 8911532, Lot 1 (south parcel). The subdivision must be registered and consolidated with Plan 4114JK Parcel "A" consisting of 14.139 hectares (34.94 acres±) 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 municipal water risers, water wells and sewage disposal systems are to be located and be shown to conform to provincial setback requirements.
3. Confirmation of compliance with the requirements of the Alberta Private Sewage Disposal Regulation and Safety Codes Act for the private sewage disposal system located upon the proposed lot by a letter from a certified Safety Codes Officer is required.
4. 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.
5. Access is to be provided to the approved subdivided parcel and remnant parcel as per the requirements stated by Alberta Transportation.
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.

CARRIED

George & Ingrid Frede left the meeting at 9:24 a.m.

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**KNE210162 – Carolyn Gordon (Owner of Ptn. NE 12-29-22 W4), William Hunter A.L.S (Agent) – East ½ of 12-29-22 W4M – 86.95 Acres – Agriculture District – Division 1**

- To consider a subdivision of 19.03 ± acres from NE 12-19-22 W4 and consolidate it with the SE 12-19-22 W4. This subdivision will allow the boundaries of both parcels to follow the natural fragmenting of the land. The consolidation will also eliminate a boundary issue.
- A previous subdivision between these two quarters was applied for in 2018, to correct an encroachment and boundary issue, with the requirement that a portion of the SE 12-29-22 W4 be consolidated into a portion of the NE 12-29-22 W4. (KNE180118)
- Surrounding lands are primarily agricultural and crop land. Hesketh is located west of the northeast quarter.
- The parcel to be subdivided and consolidated falls into the Kneehills Creek ESA Level 1.
- Both parcels also fall into a Significant Historical Site – Level 5 for Archaeological and Paleontological potential.
- No redesignation is proposed on either parcel (proposed subdivision, remnant, or the quarter adjacent).
- There are no additional titles being created; municipal reserves will therefore not be required.
- The crop land, which is farmed by the owner of the SE 12-29-22 W4 is fragmented due to the lay of the land. This proposed subdivision and consolidation would remedy this.
- The southeast quarter itself is split diagonally by the road (Township Road 291) due to terrain in the area. A road diversion through SW 7-29-21 (east of the subject parcels) provides access to the residence on NE 12-29-22 W4.
- Road widening has already been taken on the southeast quarter. As such, no further road widening would be required.
- Approach inspections will be required for the southeast quarter.
- The parcel is adjacent to the Grainger/Hesketh (Phase 2-2009) waterline.
  - In this particular case, no riser is required for the farmland. The portion of the subdivision being removed is not within 100m and the remnant already has an existing riser.
- This application was referred out to internal and external agencies as well as adjacent landowners.
  - No further responses have, to date, been received.

### Relevant Sections of Land Use Bylaw 1808:

- |   |     |
|---|-----|
| • First Parcel Out  | No  |
| • Bare Parcel   | Yes |
| • Fragmented Parcel   | Yes |
| • Parcel Contains a Farmstead   | No  |
| • Septic Inspection Required  | No  |
| • Water Well  | No  |
| • Adjacent to Municipal Water Line  | No  |
| • Riser   | N/A |
| • Setback requirements from property lines satisfied (buildings)  | Yes |
| • 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 |

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- In Close Proximity to Existing Residential Parcels/ Farmsteads on Adjacent Quarter Sections Yes
- Accessed Via (Road type-Gravel, Undeveloped, Paved, Highway, etc.) TWP 291 & RR 220A Gravel

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.

*Rick Vickery moved to approve Subdivision Application KNE210162 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. The subject 19.03 ± acres of land to be subdivided from a portion of the NE 12-29-22W4 must be consolidated with the 123 ± acre parcel on SE 12-29-22 W4.
2. Compliance with Kneehill County Land Use Bylaw setback requirements as demonstrated by an Alberta Land 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 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 is required.
5. Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.
6. 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.
7. Each developed parcel must be served by its own water source and private sewage treatment system.
8. All future site development will require the appropriate development and safety codes permits and approvals.
9. 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.
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.

CARRIED

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KNE210163 – Dale Albrecht (Owner) – SW 25-32-25 W4M – 16.28 ± Acres – Agriculture District – Division 4

- To consider a 16.28 ± acre subdivision of an existing yard site and a small portion of crop land and pasture land for future development i.e. corrals and paddocks.
- This subdivision would be the first parcel out of the quarter section. The landowner wishes to incorporate the existing yard site with a small amount of crop land and pastureland (approx. 3.5 acres) to allow sufficient room for expansion of the horse training facility in the future. In the past, the Planning Commission have seen applicants needing to reapply as they were never allowed any land for future development.
- The yard site contains a primary residence and a manufactured home. A home occupation was approved to be located from within the manufactured home in 1985.
- The quarter is accessed by Rge Rd 25-1 to the west and bound by Twp Rd 32-4 to the south.
- Inspections will be required for both residences which are located on the proposed parcel. The applicant is aware that changes will need to be made to the primary residence's existing sewage system to be deemed compliant within the Alberta Private Sewage Regulations.
- The manufactured home was placed prior to 1990, when the clearance requirement for an open discharge was 45m (150 ft.) to property lines. The northerly and westerly boundaries would have met the previous legislated setbacks and the new southerly boundary will meet the current required setback of 90m (300 ft.)
- A water riser exists, however the applicant currently uses a well water.
- Surrounding lands are primarily agricultural and crop land (zoned Agriculture).
- The quarter section consists of a split between CLI Ratings ranging from 2 to 5, however the proposed boundaries of the subdivision will be within the soil classification of 4.
- When considering the added crop/pasture land for this proposal, the following documents were referenced:
  - Land Use Bylaw 1808 91 2(c) *Subdivisions for developed farmsteads shall be a minimum of 2 acres and may incorporate shelterbelts, ancillary buildings, on-site sewage disposal, water systems and access in some cases additional pastureland.*
- The proposed subdivision is not located within an environmentally or historically significant area, however an unnamed creek (spring runoff area) lies to the south of the proposed subdivision.
- The access to the proposed subdivision and remnant will be accessed by Rge Rd 25-1 (pavement). There is also access to the remnant from Twp Rd 32-4. The existing approaches will be required to be inspected to ensure they meet County Standards.
- A Road Widening Agreement and caveat will be required for Twp Rd 32-4.
- Municipal Reserves will not be required as this would be considered the first parcel out of the quarter section.
- This application was referred out 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(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]

### Relevant Sections of Municipal Development Plan 1735

*JA*



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Agriculture Policies 2, 3

- |   |  |
|---|--|
| • First Parcel Out  | Yes                                    |
| • Bare Parcel   | No                                     |
| • Fragmented Parcel   | No                                     |
| • Parcel Contains a Farmstead   | Yes                                    |
| • Septic Inspection Required  | Yes                                    |
| • Water Well  | Yes                                    |
| • Adjacent to Municipal Water Line  | Yes                                    |
| • Riser in Place  | Yes                                    |
| • Water Modelling Application Required  | No                                     |
| • 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, <u>Paved</u> , Highway, etc.)                                | Rge Rd 25-1<br>Twp Rd 32-4<br>(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.

*Debbie Penner moved to approve Subdivision Application KNE210163 as submitted with the conditions listed:*

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 municipal water risers, 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. Confirmation of compliance with the requirements of the Alberta Private Sewage Disposal Regulation and Safety Codes Act for the private sewage disposal system

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located upon the proposed lot by a letter from a certified Safety Codes Officer is required.

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 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

Chairman Wittstock called a recess at 9:39 a.m.

Chairman Wittstock called the meeting back to order at 9:45 a.m.

**3968-21-D – Paige, Dale & Terry Albrecht (Landowner) – Paige Albrecht (Applicant) – Ptn. SE 26-32-25 W4 Plan 131 3433 Block 1 Lot 1– 13.29 ± Acres - Agriculture District - Division 4**

- To consider a home with less than the required square footage of 800 sq. ft. This home applied for is 612ft<sup>2</sup> living space with a walkout basement on Plan 131 3433, Block 1, Lot 1 on SE 26-32-25 W4.
- As per Section 91(5)(a) the minimum gross floor area of a dwelling in the Agriculture District must be 800ft<sup>2</sup>. This building was previously constructed and will be moved onto the property where it will be further constructed to include a walkout basement. The square footage of the existing building is 612ft<sup>2</sup>, however once the basement is constructed it will add an additional 598ft<sup>2</sup>. The home will have a total square footage over the 800ft<sup>2</sup> requirement.
- This application is being brought to the Commission for approval as typically when looking at square footage of homes, only the area above ground is recognized.
- Garden Suites are allowed as long as they are under 1,000ft<sup>2</sup> and Tiny Homes are allowed if under 500ft<sup>2</sup>; this application falls between the square footage requirements.
- The parcel consists of 13.29 acres, and was a former farmstead and is entirely within the Three Hills Creek Environmentally Significant Area. When this parcel was subdivided in 2013, it was recognized that it was a classification of 4 which is considered low

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significance. The land to the north and west experience seasonal (spring run off) drainage. The proposed location for the placement of the Dwelling is higher where no flooding would occur.

- The applicant is aware of the options available in regard to water and sewer, however no decision has been made. All applicable safety code permits will be required.
- The surrounding properties are zoned Agriculture.
- The parcel is bound and accessed by Range Road 25-1 (paved) on the east.
- Setbacks from property lines are satisfied (Section 91(4)).
- This application was referred to internal and external agencies and adjacent property owners:
  - An adjacent landowner advised he supported all the things which were being done to the property.
  - To date, no objections from adjacent landowners and other agencies have been received.

### Relevant Sections of Land Use Bylaw 1808: Section 91(4) [Siting Regulations]

Section 91(5)(b)[Minimum Gross Floor Area for Other Uses at the discretion of the Development Authority]

• New Build on Site	Yes
• Move on Structure	Yes
• Structure to be Moved On: Newly Built Off Site	No
• Structure to be Moved On: Existing	Yes
• Creative Architecture	Yes
• Permanent Foundation Required	Yes
• Services to be Provided in Structure (Water, Power, Gas, Electricity, Septic etc...)	Yes
• Residential Use	Yes
• Accessory Use	No
• Rural Address Sign in Place (Blue Sign)	Yes
• New/ Additional Rural Address Sign Required	No
• Road Upgrade Required	No
• Setbacks from Property Lines Satisfied (Structural)	Yes
• Relaxation Required	No
• Application to Alberta Transportation for Roadside Development Permit Required	N/A
• Riser on Property	Yes
• Water Modelling Application Required	No
• Water Modelling Application Submitted	N/A

Deanna Keiver clarified questions regarding the above-ground sq. ft. and how there is no where in the Land Use Bylaw which allows for dwellings between 500 sq. ft. and 800 sq. ft.

*Kenneth King moved to approve Development Permit application 3968-21-D with conditions as listed:*

1. The development must conform to the site plan that was submitted with the application, signed and dated August 26, 2021, as attached to this approval.

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2. 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.
3. The location of the proposed development must meet the minimum distance requirements from the existing sewage system(s) as set out in the Alberta Private Sewage Disposal System Regulation and Safety Codes Act.
4. 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.
5. The design, siting, external finish and architectural appearance of the Dwelling with walkout basement shall be to the satisfaction of the development authority and must have a permanent foundation capable of supporting the maximum anticipated load of the home during all seasons without settlement or other movement.
6. All future site development will require the appropriate development and safety codes permits and approvals.
7. 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.
8. This permit is valid for a period of 1 year from the date of issue or the date of an approved decision of the Subdivision and Development Appeal Board. If at the expiry of this period, the development or construction has not been commenced or carried out with reasonable diligence, this permit shall be invalid.
9. Failure to comply with the conditions of this permit will render it null and void.

CARRIED

*Faye McGhee requested administration to bring back options to consider addressing the Land Use Bylaw gap of 500-800 sq. ft. to the Committee of the Whole for Council to consider.*

CARRIED

**3971-21-D – Britestone Hutterian Brethern (Landowners) – Peter Entz (Agent) – NW 25-28-23 W4M – 153.47 ± Acres - Agriculture District - Division 1**

- To consider an abattoir, vegetable processing and canning structure for their own use. This structure would be 210 x 60 (12,600 sq. ft.).
- Under the Agricultural District in Land Use Bylaw 1808, abattoirs are considered a Discretionary Use (Section 91 – Discretionary Use (a)).
- The applicants are currently working on setting up the livestock and grain portion of the cluster development. There are currently no housing facilities on this property.
  - Housing, Cluster, Farm is also a Discretionary Use in the Agricultural District (Section 91 – Discretionary Use (gg))
- The surrounding properties are zoned Agriculture.
- The parcel is bound and accessed by Range Road 231 (gravel) on the west.
- A rural address sign is not required until residential dwellings are constructed, however, Planning strongly recommends that the applicant apply for one when the abattoir is fully operational.

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- Setbacks from property lines are satisfied (Section 91(4)).
- Bristone Hutterian Brethern also owns the subdivision located in the northwest corner of NW 25-28-23 W4, this parcel currently has a riser.
  - It is likely at the time of the housing construction, that they may apply for another riser.
- There are no Environmental Sensitive Areas or Significant Historical Areas in this area.
- This application was referred to internal and external agencies and adjacent property owners:
  - Alberta Health Services suggests we consider four items prior to approval of the permit, this letter is attached for your review.
  - To date, no objections from adjacent landowners and other agencies have been received.

### Relevant Sections of Land Use Bylaw 1808: Section 91(4) [Siting Regulations]

• New Build on Site	Yes
• Move on Structure	No
• Structure to be Moved On: Newly Built Off Site	No
• Structure to be Moved On: Existing	No
• Creative Architecture	No
• Permanent Foundation Required	Yes
• Services to be Provided in Structure (Water, Power, Gas, Electricity, Septic etc...)	Yes
• Residential Use	No
• Accessory Use	Yes
• Rural Address Sign in Place (Blue Sign)	No
• New/ Additional Rural Address Sign Required	Yes
• Road Upgrade Required	No
• Setbacks from Property Lines Satisfied (Structural)	Yes
• Relaxation Required	No
• Application to Alberta Transportation for Roadside Development Permit Required	N/A
• Riser on Property	No
• Water Modelling Application Required	No
• Water Modelling Application Submitted	N/A

Further discussion ensued, including the following items:

- Rural Address Sign
- Water Well testing
- Private Use of the building. It was clarified that they do not butcher for anyone else, but it is private use only.

*Rick Vickery moved to approve Development Permit application 3971-21-D with the conditions as listed:*

1. The development must conform to the site plan that was submitted with the application, signed and dated August 26, 2021, as attached to this approval.
2. The applicant must apply for an abattoir licence and follow all Alberta Health Regulations and follow all *Nuisance and General Sanitation Regulations*.

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3. The abattoir must meet the requirements of the *Meat Inspection Act*.
4. Livestock mortality management under the Alberta Agriculture shall be adhered to.
5. The developer/ applicant must apply for a rural address at the fee set out in the master Rates Bylaw prior to the abattoir becoming fully operational. The assigned rural address will be mounted at a location on the subject property to the satisfaction of Kneehill County.
6. 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.
7. The location of the proposed development must meet the minimum distance requirements from the existing sewage system(s) as set out in the Alberta Private Sewage Disposal System Regulation and Safety Codes Act.
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. The design, siting, external finish and architectural appearance of the structure shall be to the satisfaction of the development authority and must have a permanent foundation capable of supporting the maximum anticipated load of the building during all seasons without settlement or other movement.
10. All future site development will require the appropriate development and safety codes permits and approvals.
11. 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.
12. This permit is valid for a period of 1 year from the date of issue or the date of an approved decision of the Subdivision and Development Appeal Board. If at the expiry of this period, the development or construction has not been commenced or carried out with reasonable diligence, this permit shall be invalid.
13. Failure to comply with the conditions of this permit will render it null and void.

CARRIED

### DISCUSSION ITEMS

1. Notification from NRCB for Approval RA18076 – Construction Completion Extension located on NE 23-30-26 W4M.

### Next Meeting Date

The next Municipal Planning Commission is on October 14, 2021

Chairman Wittstock adjourned the meeting at 10:26 a.m.

  
Chairperson

  
Recording Secretary