

**MUNICIPAL PLANNING COMMISSION MEETING
September 24, 2020**

A meeting of the Kneehill County Municipal Planning Commission was held on September 24, 2020, 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
Glen Keiver	Municipal Planning Commission Member
Debbie Penner	Municipal Planning Commission Member
Rick Vickery	Member at Large
Mike Haugen	Chief Administrative Officer
Laurie Watt	Director of Municipal Services
Barb Hazelton	Manager of Planning & Development
Brandy Hay-Morgan	Planning & Development Officer
Deanna Keiver	Planning & Development Officer
Lorna Yost	Recording Secretary

Absent

Dennis Tainsh Member at Large

Applicants and others present at the onset of the meeting

Stan and Angela Wiebe, Anne Goodwin

Call to Order

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

Adoption of Agenda

Faye McGhee moved to accept the agenda as presented.

CARRIED

Approval of Minutes

Wade Christie moved to approve the Municipal Planning Commission Minutes dated August 27, 2020.

CARRIED

3872-20-H – Goodwin, Anne and Estes, Robert (Owners and Applicants)

Home Occupation Major- Fibre Mill

3873-20-L – Goodwin, Anne and Estes, Robert (Owners and Applicants)

Application for Livestock – On a parcel under 20 acres

NE 11-31-26 W4M – 9.41 +/- acres – Agricultural District - Division 4

- To consider a Home Occupation Major application for a fibre mill for alpaca and sheep products from within an accessory building on 9.41 acres within a portion of the NE 11-31-26 W4. This application is also to consider the livestock allotment on a parcel less than 20 acres.

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- **3872-20-H - Fibre Mill:**
 - The applicant proposes to use two existing 24x26 garages to house the mill for processing the fibres.
 - Wool from alpacas and sheep will be stored onsite, along with silk, bamboo and nylon.
- The applicants will be the only employees. There are no plans to hire any off-site employees at this time.
 - As per Land Use Bylaw 1773, Section 56(4), no more than three off site employees shall be permitted to be engaged in a home occupation major. The applicant is aware that exceeding three off-site employees may subsequently trigger a redesignation.
- The applicants do complete their own washing and dying of the material. The applicant has indicated that they barely have any exhaust left from the dye in the water when the process is over. The amount of water used is equivalent to a small Rubbermaid tub.
- They will not be open to the public. The applicant sells the product through a shop in Calgary.
 - The business will run typically 5 days a week and year round.
- The property is zoned Agriculture and the surrounding land is predominantly farmland. The parcel is accessed by Range Road 261 and is adjacent to Hwy 852.
 - The hamlet of Sunnyslope is just to the east of the proposed location.
- There are no vehicles associated with the business, other than the applicants own.
- 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 56 of Land Use Bylaw 1773 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:
 - Alberta Health Services – had questions that were addressed over the phone. After the conversation, AHS had no further concerns with the application.
 - Prohl, Darcy and Prohl, Bruce – no objections to the fibre processing. Are interested in knowing if there is any chemical usage and/or discharge onto the land from the fibre processing that can leach into the water table.
 - Prohl, Lloyd and Prohl, Cathy - no objections to the fibre processing. Are interested in knowing if there is any chemical usage and/or discharge onto the land from the fibre processing that can leach into the water table.
 - Wiebe, Stan and Wiebe Angela – no concerns regarding the operation of the fibre mill. Are concerned about the disposal of waste water and possible chemicals and cleaners that may be present from the washing and dyeing during the fibre processing.
 - To date, no further objections have been received.

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- **3873-20-L - Livestock Application:**
 - The applicant has applied to have 75 alpacas' and 50 sheep (these numbers reflects the highest number they will have of the species; this number will fluctuate with the time of the year i.e. cria and lambing season).
- Section 40 of Land Use Bylaw 1773 addresses livestock on parcels smaller than 20 acres.
 - For parcels under 20 acres, the current recommended number of Alpaca, or miniature horse or donkey is 3 per acre; sheep or goats are also 3 per acre
 - At the time of the site inspection, the applicant indicated she has 42-44 alpacas and sheep on site (with 10-13 being young stock).
 - The applicant also indicated that the adult male alpacas are sold for canine food processing and some of the two year olds are sold as feeders.
- Manure on the property is piled to the south of the most southerly barn and left to dry for 4-5 years. The applicant has indicated that she gives her manure to a greenhouse outside of Calgary and a private floral company.
 - Alpacas produce a fairly low volume of manure, which reduces the land base requirements for spreading. (Approximately 1/3 the manure of a beef finisher and sheep produce approximately 1/8 of the manure of a beef finisher.)
- Dead animals fall under the jurisdiction of the province under the Disposal of Dead Animals Regulations
 - The applicant has been made aware of this and will need to comply with the provincial regulations.
- There is an inactive riser associated with the property. Currently, the applicants are using a private well for water.
- This application was referred to internal and external agencies and adjacent property owners:
 - Alberta Health Services – had questions that were addressed over the phone. After the conversation, AHS had no further concerns with the application.
 - Prohl, Darcy and Prohl, Bruce – Question the point of having an animal allotment and concerned about overgrazing and water for animals. Also, wonder why manure management is not applicable on this application with the number of proposed livestock. Another concern is the dead animals and in the past they have been dumped on adjacent properties without consent.
 - Klatt, Bernie – Has concerns regarding the welfare of the animals due to overcrowding. Feels that if existing bylaws regarding the number of animals permitted per acre were complied with, he would have no objections to the application
 - Prohl, Lloyd and Prohl, Cathy (Identical letter to Prohl, Darcy and Prohl, Bruce) – Question the point of having an animal allotment and concerned about overgrazing and water for animals. Also, wonder why manure management is not applicable on this application with the number of proposed livestock. Another concern is the dead animals and in the past they have been dumped on adjacent properties without consent.
 - Wiebe, Stan and Wiebe, Angela – Concerned that 14 alpaca/sheep is excessive for the acres available. Also, concerned about the pasture management, overgrazing, weed control, livestock containment/fencing, water contamination, manure management, disposal of dead livestock and lack of adjacent land to rent. The Wiebe's feel the current livestock allotment bylaws are acceptable and should not be relaxed.

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- To date, no further objections have been received.

Relevant Sections of Land Use Bylaw 1773:

Section 40 [Livestock Allotment]

Section 56 [Home Occupations]

Section 76 [General Sign Regulations]

Section 86(4) [Siting Regulations- 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	Yes
• Seasonal or Year-Round	Year-Round
• Application for Sign for the Home Occupation	No

Discussion regarding application 3872-20-H:

Wade Christie asked if the applicant processes fibre for others and Anne Goodwin replied that they only process their own and fibre they purchase from other shepherds.

Debbie Penner had concerns about what is done with dye and extra water and Anne Goodwin stated that 100% of the dye is extracted, it completely adheres to the fibre. The water is reused as many times as possible, the only thing left in the water is some dirt, then the water is put on the lawn.

Brandy Morgan confirmed with Glen Keiver that Commercial Safety Codes would need to be followed if any public goes into the buildings.

Chairman Wittstock asked the applicant if she had anything further to add, she replied that she has been doing this for 12 years. When she began, she was told by the County that no business application was needed.

Barb Hazelton stated that prior to 2016, permits for agriculture buildings were not required. She was not sure on the history regarding the conversation for a home occupation.

Faye McGhee moved approval of Home Occupation-Major Application 3872-20-H with the following conditions:

1. *This permit is being issued for a "Home Occupation, Major" which is defined in part by Land Use Bylaw 1773 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*

JG

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3877-20-D – Reuben & Jeannette Mandel (Owners) –Ptn. NW 33-30-25 W4M – 59.41 +/- acres – Agricultural District - Division 4

- To consider a Second Dwelling on the NW 33-30-25 W4M for a residence for their daughter.
- Second dwellings are a discretionary use on parcels equal to or greater than 20 acres, and thus require approval from the Municipal Planning Commission (MPC).
- The location of the second dwelling will be north of the existing residence but would still be considered within the yardsite.
- Five titles exist on this quarter section, but only this larger 59 +/- acre parcel contains an established yardsite.
- The landowners wish to construct a residence for their daughter with the intent of possibly relocating the residence in the future.
- Setbacks from property lines are required as per the site plan; Section 86(4)(b)(c)(d).
- A rural address sign already exists and can be used for the new residence. Previously it was used for the business which no longer requires a separate rural address.
- The parcel is accessed via Range Road 25-4 (paved).
- The parcel is adjacent to the Sunnyslope Gravity System and a riser does exist, however currently they draw water from a well and the applicant has advised the proposed residence will also tie into the existing well.
- In regards to the septic system, the applicant may tie into the existing system if the current system can accommodate the additional residence. If not, a new system will need to be constructed.
- This parcel of land is not within an Environmentally Significant Area or considered a Significant Historical Site.
- The surrounding properties are zoned Agricultural.
- This application was referred to internal and external agencies and adjacent property owners:
 - Alberta Health Services recommends the locations of existing private sewage systems and wells be located to ensure they meet current regulations.
 - To date, no objections from adjacent landowners or any other agencies have been received.

Relevant Sections of Land Use Bylaw 1773:

Section 86 – Agriculture District

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| • 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 | Yes |
| • Accessory Use | No |

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| • 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 | No |

Ken King asked if the residence would be stick built and Deanna Keiver replied that there was no indication of it being a manufactured home.

Faye McGhee moved approval of Development Application 3877-20-D for a Second Residence on Ptn. NW 33-30-25 W4M with the following conditions:

1. *This permit is being issued pursuant to Section 86 of Land Use Bylaw 1773. The development must conform to the site plan that was submitted with the application, signed and dated September 24, 2020, as attached to this approval.*
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 applicants must ensure adequate water and wastewater services either through a shared or individual system.*
5. *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.*
6. *The design, siting, external finish and architectural appearance of the Second Residence shall be to the satisfaction of the development authority. The home must have a permanent foundation capable of supporting the maximum anticipated load of the home during all seasons without settlement or other movement in accordance with Alberta Building Codes.*
7. *All future additions and developments (including, but not limited to, decks and porches) will require Development Permits and relevant Safety Code Permits.*
8. *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.*
9. *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.*
10. *Failure to comply with the conditions of this permit will render it null and void.*

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CARRIED


DISCUSSION ITEMS

1. Notification from Palliser Regional Municipal Services for a proposed subdivision of the Railway Station Grounds Plan RY 24 within the SE 17-33-23 W4M, Town of Trochu. No concerns from Kneehill County Municipal Planning Commission.
2. Notification from Palliser Regional Municipal Services for a proposed subdivision of Lot 3, Block 1, Plan 151 3053 S ½ 27-31-21 W4M, Starland County. No concerns from Kneehill County Municipal Planning Commission.
3. Notification from Red Deer County for a proposed subdivision on NE 33-34-25 W4M. No concerns from Kneehill County Municipal Planning Commission.

Next Meeting Date

The next Municipal Planning Commission is on October 22, 2020

Chairman Wittstock adjourned the meeting at 10:20 a.m.



Chairperson



Recording Secretary