

MUNICIPAL PLANNING COMMISSION MEETING
September 27, 2018

A meeting of the Kneehill County Municipal Planning Commission was held on September 27, 2018, commencing at 9:01 a.m.

Present

Wade Christie	Municipal Planning Commission Member
Debbie Penner	Municipal Planning Commission Member
Faye McGhee	Municipal Planning Commission Member
Kenneth King	Municipal Planning Commission Member
Glen Keiver	Municipal Planning Commission Member
Rick Vickery	Member at Large
Laurie Watt	Director of Municipal Services
Barb Hazelton	Manager of Planning & Development
Dharmesh Vyas	Planning & Development Officer
Brandy Morgan	Planning & Development Officer
Deanna Keiver	Recording Secretary

Absent

Jim Hugo	Chairman/Municipal Planning Commission Member
Jerry Wittstock	Vice-Chairman/Municipal Planning Commission Member
Al Hoggan	Chief Administrative Officer

Applicants Present at the Onset of the Meeting

Lyle & Amanda Miller
John & Wendy Marsh
Vern Crawford

Call to Order

Laurie Watt, Director of Municipal Services, called the meeting to order at 9:00 a.m. in absence of the Chairman and Vice-Chairman. Laurie Watt called for nominations of position of Chairman for the September 27, 2018 meeting.

Glen Keiver nominated Municipal Planning Commission Member Kenneth King.

Kenneth King accepted the position of Chairman.

Laurie Watt called a second and third time for further nominations.

As no further nominations were forwarded, Kenneth King resumed the position of Chairman for the remainder of the meeting.

Adoption of Agenda

Barb Hazelton advised there was one revision to the agenda.

- 3743-18, John and Wendy Marsh, is an application for a Garden Suite, not a Second Residence.

Rick Vickery moved to accept the agenda as amended.

CARRIED

Approval of Minutes

Faye McGhee moved to approve the Municipal Planning Commission minutes dated August 23, 2018.

CARRIED

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OLD BUSINESS

KNE180102/KNE180112 Dwayne Ibsen & Arliss Chute-Ibsen – SE 12-30-24 W4 – 5.0 +/- acre Subdivision - Agriculture

- This application was brought forward to the Commission in order to revert KNE180112 to the original approval under KNE180102. The earlier approved subdivision does not include a panhandle driveway. The landowner is not wanting to fragment the farmland further by a panhandle. The parcel is not located within an environmentally significant area or an area structure plan.
- Alberta Transportation was contacted to ensure their response for KNE180102 was still valid and that they did not want to change their response to match KNE180112's response which required a Service Road Agreement and Caveat. Alberta Transportation indicated their response for KNE180102 is valid.
- It is still the first parcel out of the quarter and all responses from the initial circulation are valid.
- As both KNE180102 and KNE180112 deal with the same lands in question and there is some overlap as to where the subdivision would go, only one approval can be valid. Typically, the most recent approval overrides an earlier approval; however, the original approval (KNE180102) was not rescinded with a condition.
- Rather than issue a new approval with an additional condition rescinding KNE180112, MPC may wish to provide a letter indicating that KNE180112 is no longer valid and that KNE180102 is the only active subdivision file on the subject lands as per the applicant's request.
 - This would mean that the expiration of KNE180102 would be March 22, 2019 (counting one year from the initial date of approval) and subsequently avoids making a new decision.

Relevant Sections of Land Use Bylaw 1773

Section 86(1)(a)(c) [Density- Maximum Lot; Maximum Area of Bare Parcel Subdivisions]

Section 86(2)(b)(ii) [Maximum Lot Area – 5 acres]

Section 86(3) [Other Regulations – Water Wells/ Private Sewage/ Access]

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

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- | | |
|--|----------------------------|
| • Accessed Via (Road type-Gravel, Undeveloped, Paved, Highway, etc.) | Highway 21/
Undeveloped |
| • Road Upgrade Required | No |
| • New Rural Address Sign Required | No |

Administration deemed the subdivision, as proposed, complied with the Municipal Government Act and the Land Use Bylaw; that it was suitable for the intended purposes; that it would not negatively impact adjacent land uses. Consideration was also 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 the Municipal Planning Commission approve the reversion and the applicant be sent a letter by the Planning Department indicating that KNE180112 is no longer valid and KNE180102 is the only active subdivision file on the subject lands (SE 12-30-25 W4); the deadline to meet all conditions of KNE180102 is March 22, 2019 (one year from the date of the initial approval). A list of all originally approved conditions will also be included in the letter and are as follows:

- 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. Setback requirements to a Provincial Highway fall under the jurisdiction of Alberta Transportation. 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 as per the requirements stated by Alberta Transportation.*
- 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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NEW BUSINESS

3743-18 John & Wendy Marsh – NE 30-30-24 W4 Plan 8110221, Block 1 – Garden Suite – Agriculture

- The Applicants wish to place a garden suite on the parcel.
- A minimum of 20 acres is required for consideration of a Second Residence on an Agriculturally zoned parcel.
 - As the parcel is 18.36 ± acres, a Garden Suite is the most suitable approach for this development as there is already an existing residence on the parcel; it is proposed to be a standalone unit on the parcel (Section 57(6)) and is smaller than the existing dwelling unit (Section 57(8)).
- The applicants met with the Planning Department regarding this application. As Land Use Bylaw 1718 is undergoing a review, some of the proposed changes relating to Garden Suites would assist in the approval of this application as submitted.
 - Planning therefore spoke with the applicants after the initial referrals were sent out to request an extension to make a decision on this file based on an amended Land Use Bylaw. However, the amended Land Use Bylaw was approved at the 25th September, 2018 Council Meeting.
 - In the event that a new Land Use Bylaw was not adopted, the site plan would have required an amendment to meet the maximum 40ft distance from the principle residence.
- With the site plan as submitted, the Garden Suite is further than the 40ft from the primary residence as indicated in Section 56(9) of the Land Use Bylaw 1718. The amendment to this section indicates that the Garden Suite may be located within the established yard site of the existing farm site.
- A Garden Suite is allowed on any sized parcel within the Agriculture District and no more than one will be permitted on a lot. The applicants are aware that this structure will not be allowed to be subdivided out.
- All safety code permits and approvals will need to be obtained and the property will not be allowed to have an Auxiliary Dwelling Unit.
- The applicants must ensure adequate water and wastewater services which may be through a shared system or an individual system.
- A new municipal address sign will be required for the Garden Suite.
- Setbacks to all property lines are satisfied as per Section 86(4)(b)(c)(d).
- The parcel is accessed via Range Road 245 and surrounding properties are zoned Agriculture.
- The proposed Garden Suite is a Woodland Park Inc. 2012 model; 43.5ft x 11.75ft. The applicants have provided the CSA/ CAN# and the Serial Number.
- The parcel is adjacent to the Selkirk (Phase 3) waterline. The applicant has the option to share water services with the existing residence or alternatively have its own separate servicing. There is already a riser at this parcel.
- This application was referred to internal and external agencies and adjacent property owners:
 - 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

Section 57 – Housing, Garden Suite

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• New Build on Site	No
• Move on Structure	Yes
• Structure to be Moved On: Newly Built Off Site	No
• Structure to be Moved On: Existing	Yes
• 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
• 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	Yes
• Water Modelling Application Required	No
• Water Modelling Application Submitted	No

The landowners had no further comments regarding the application.

Wade Christie moved to approve Development Application 3743-18 for a Garden Suite on Ptn. of NE 30-30-24 W4 Plan 8110221, Block 1, subject to the following conditions:

1. *This permit is being issued pursuant to Section 57 of Land Use Bylaw 1773. The development must conform to the site plan that was submitted with the application, signed and dated September 27, 2018, as attached to this approval.*
2. *This Garden Suite (2012 Park Model) must remain on the lot with the primary residence and will not be considered for a separate subdivision.*
3. *No further Garden Suites are allowed on this parcel.*
4. *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.*
5. *An auxiliary dwelling cannot be located on this parcel.*
6. *The applicants must ensure adequate water and wastewater services either through a shared or individual system.*
7. *The garden suite shall be a standalone unit and shall not be attached to the primary residence. The floor area of the garden suite will be less than the primary residence on this parcel.*
8. *The developer/ applicant must apply for a Rural Address Sign at the fee set out in the master Rates Bylaw prior to or at the time of application for a Building Permit. The assigned rural address will be mounted at a location on the subject property to the satisfaction of Kneehill County.*

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9. *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.*
10. *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.*
11. *The design, siting, external finish and architectural appearance of the Garden Suite (2012 Park Model) shall be to the satisfaction of the development authority and must be CSA approved. The Garden Suite 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.*
12. *Kneehill 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. *All future additions and developments (including, but not limited to, decks and porches) will require the appropriate development and safety codes permits and approvals.*
14. *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.*
15. *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.*
16. *Failure to comply with the conditions of this permit will render it null and void.*

CARRIED

John & Wendy Marsh left the meeting at 9:20 a.m.

KNE180115 – Ed & Linda Miller and Lyle & Amanda Miller – NW 11-29-24 W4 – 26.0 +/- acre subdivision – Agriculture

- The proposed subdivision contains a dwelling with an attached garage and incorporates the fragmented pasture lands. It would be considered the first parcel out of the quarter. Municipal reserves will not be required.
- Surrounding lands are primarily agricultural and crop land. No redesignation is proposed on either parcel (proposed subdivision or remnant).
- A large portion of the proposed subdivision falls within the Kneehills Creek ESA, Level 4.
- The parcel is not located within an area structure plan.
- The proposed subdivision incorporates the residence, shelterbelts, ancillary buildings, on-site sewage disposal and water systems and access as per Section 86(2)(c). Approach inspections will be required.
- All structures meet setback requirements to property lines as per Section 86(4)(b)(c)(d). A survey showing improvements will subsequently demonstrate this.
- The parcel is adjacent to the Grainger waterline (Phase 2) and the proposed subdivision has a riser close to the south west corner of the yard site; this would be included with the subdivision. A new riser will therefore not be required.

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- There is an element of fragmentation where the north east and east property line is drawn. The terrain also contributes to the large size of the proposed subdivision.
- The property contains an open discharge septic system; a septic inspection will be required to ensure the systems meet code and a survey showing improvements will be required to ensure setbacks to property lines are satisfied.
- Policy 15 of the Agricultural section of the Municipal Development Plan states:
 - *Larger subdivisions, where the use is agricultural, may be considered when the subject land being contemplated have two or more well-defined existing uses that are distinct.*
 - In this instance, the 26.00 ± acre subdivision can be considered for approval by the MPC.
- This application was referred out to internal and external agencies as well as adjacent landowners.
 - No concerns or objections have been raised for this proposed subdivision.

Relevant Sections of Land Use Bylaw 1773

Section 86(1) [Density]

Section 86(2)(c) [Subdivision Regulations- Developed Farmsteads]

Section 86(3) [Other Regulations- Water Wells/ Private Sewage/ Access]

Section 86(4) [Siting Regulations]

- | | |
|---|--------------------|
| • First Parcel Out | Yes |
| • Bare Parcel | No |
| • Fragmented Parcel | Yes |
| • Parcel Contains a Farmstead | Yes |
| • Septic Inspection Required | Yes |
| • Water Well | No |
| • Adjacent to Municipal Water Line | Yes |
| • Riser in Place | Yes |
| • Water Modelling Application Required | No |
| • The Proposed 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.) | Twp 291A
Gravel |
| • Road Upgrade Required | No |
| • New Rural Address Sign Required | No |
| • Municipal Reserves Required | No |

The landowners had nothing further to note.

The Planning Department deemed the subdivision, as proposed, complied with the Municipal Government Act and the Land Use Bylaw; that it was suitable for the intended purposes; that it would not negatively impact adjacent land uses. Consideration was also 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.

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Rick Vickery moved approval of Subdivision Application KNE180115 for a 26.0 +/- acre subdivision within the NW 11-29-24 W4 subject to the following conditions:

- 1. 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.*
- 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 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.*
- 4. Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.*
- 5. 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.*
- 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.*
- 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

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KNE180116 – Ed & Linda Miller – SW 10-29-24 W4 – 13.0 +/- acre subdivision – Agriculture

- It would be considered the first parcel out of the quarter. Municipal reserves will not be required.
- Surrounding lands are primarily agricultural and crop land.
- No portion of the proposed subdivision or remnant falls within an ESA or an Area Structure Plan.
- The proposed subdivision incorporates the shelterbelts, ancillary buildings and water systems and access as per Section 86(2)(c).
- The quarter is bound by Range Road 243 (west) and Township Road 291A on the north. The proposed subdivision would be accessed via Township Road 291A; inspections of all approaches will be required.
- The parcel is adjacent to the Grainger waterline (Phase 2) and the proposed subdivision does not have a riser. A new riser will therefore be required.
- The proposed subdivision contains a calving barn, corrals, a water well and incorporates the oil wells.
- Incorporating the oil wells subsequently makes this subdivision larger.
- No redesignation is proposed on either parcel (proposed subdivision or remnant).
- All structures meet setback requirements to as per Section 86(4)(b)(c)(d).
- This application was referred out to internal and external agencies as well as adjacent landowners.
 - No concerns or objections have been raised for this proposed subdivision.

Relevant Sections of Land Use Bylaw 1773

Section 86(1) [Density]

Section 86(2)(c) [Subdivision Regulations- Developed Farmsteads]

Section 86(3) [Other Regulations- Water Wells/ Private Sewage/ Access]

Section 86(4) [Siting Regulations]

- | | |
|---|-------------------------------------|
| • First Parcel Out | Yes |
| • Bare Parcel | No |
| • Fragmented Parcel | No |
| • Parcel Contains a Farmstead | No |
| • Septic Inspection Required | No |
| • Water Well | Yes |
| • Adjacent to Municipal Water Line | Yes |
| • Riser in Place | No |
| • Water Modelling Application Required | Yes |
| • The Proposed 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 243
Twp Rd 291A
Gravel |
| • Road Upgrade Required | No |
| • New Rural Address Sign Required | No |

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- Municipal Reserves Required

No

The Planning Department deemed the subdivision, as proposed, complied with the Municipal Government Act and the Land Use Bylaw; that it was suitable for the intended purposes; that it would not negatively impact adjacent land uses. Consideration was also 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.

The Planning Department recommended approval of KNE180116 with an amended site plan showing a subdivision of only 7.8 +/- acres, not incorporating the existing oil/gas wells.

Glen Keiver moved approval of Subdivision Application KNE180116 for a 7.8 +/- acre subdivision within the SW 10-29-24 W4 subject to the following conditions:

1. *The subdivision must be registered in accordance with a new tentative plan (Option B with 7.8 ± acres) and by a way suitable to Alberta Land Titles in accordance with the Land Titles Act. The new tentative and final plan are to be amended to exclude the oil and gas wells.*
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.*
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*

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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

KNE180117 – Ed & Linda Miller – West Half 29-28-23 W4 & Portion of NE 29-28-23 W4 – 18.54 +/- acre subdivision – Agriculture

- This application is to consider the subdivision and consolidation of an existing farmstead of 18.0 +/- acres which straddles the NW and SW 29-28-23 W4 and a portion of NE 29-28-23 W4 (0.54 +/- acres).
- Surrounding lands are primarily agricultural and crop land.
- No redesignation is proposed on either parcel (proposed subdivision or remnant).
- It would be considered the first parcel out of the quarter. Municipal reserves will not be required.
- A portion of the SW 29-28-23 W4 falls into Kneehills Creek ESA Level 4, however, no portion of the proposed subdivision falls into an ESA.
- The proposed subdivision would incorporate the septic system setbacks (open discharge) and the driveway which spans the majority of SW 29-28-23 W4.
- Not all of the proposed subdivision is developed and some farmland is being removed to ensure septic system setbacks are satisfied.
- The applicants must ensure that setbacks to property lines for existing buildings is met (25ft to rear and side yards; 100ft to front yard property line which is already met).
- The Grainger/ Hesketh waterline passes along the SW 29-28-23 W4. The quarter has a riser in place, however, the proposed subdivision will need its own riser. The applicants have applied for water modelling and it has been approved.
- The proposed subdivision contains a dwelling and other accessory structures (none of which are to be removed).
- The property contains an open discharge septic system; a septic inspection will be required to ensure the system meet code.
- Road widening will be taken on the SW and NW 29-28-23 W4 (two quarter sections).
- This application was referred out to internal and external agencies as well as adjacent landowners.
 - Alberta Health Services stated some concerns with respect to property line setbacks to the septic system which Planning subsequently clarified.
 - No concerns or objections have been raised for this proposed subdivision.

Relevant Sections of Land Use Bylaw 1773

Section 86(1) [Density]

Section 86(2)(c) [Subdivision Regulations- Developed Farmsteads]

Section 86(3) [Other Regulations- Water Wells/ Private Sewage/ Access]

Section 86(4) [Siting Regulations]

- | | |
|-------------------------------|-----|
| • First Parcel Out | Yes |
| • Bare Parcel | No |
| • Fragmented Parcel | No |
| • Parcel Contains a Farmstead | Yes |

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- | | |
|---|------------------------------------|
| • Septic Inspection Required | Yes |
| • Water Well | Yes |
| • Adjacent to Municipal Water Line | Yes |
| • Riser in Place | No |
| • Water Modelling Application Required | No |
| • The Proposed 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 | No |
| • In Close Proximity to Existing Residential Parcels/ Farmsteads on Adjacent Quarter Sections | No |
| • Accessed Via (Road type-Gravel, Undeveloped, Paved, Highway, etc.) | Twp Rd 284
Rge Rd 235
Gravel |
| • Road Upgrade Required | No |
| • New Rural Address Sign Required | No |
| • Municipal Reserves Required | No |

The Planning Department deemed the subdivision, as proposed, complied with the Municipal Government Act and the Land Use Bylaw; that it was suitable for the intended purposes; that it would not negatively impact adjacent land uses. Consideration was also 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 approval of Subdivision Application KNE180117 for a 18.54 +/- acre subdivision within the West Half of 29-28-23 W4 and Ptn. of NE 29-28-23 W4, subject to 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. 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. *As per Kneehill County Policy, the proposed subdivision is considered to be adjacent to a County waterline. The landowner/ applicant must apply and pay a fee for a water modeling study to determine the capacity and ability of the waterline to service the subdivision. If the results of the water modeling indicate that the subdivision can be serviced by the waterline, the landowner/ applicant shall be required to take a riser at the fee set out in the Master Rates Bylaw.*

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6. *Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.*
7. *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.*
8. *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.*
9. *Each developed parcel must be served by its own water source and private sewage treatment system.*
10. *All future site development will require the appropriate development and safety codes permits and approvals.*
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. *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.*
13. *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

KNE180119 – Vern & Celia Crawford – NW 24-31-23 W4 Plan 1612276, Blk 1, Lot 3 – 12.0 +/- acre subdivision – Agriculture

- This application is to consider a 12.0 +/- acre subdivision of Plan 1612276, Block 1, Lot 3 (farmstead separation) and subsequently consolidating the 20.0 +/- acres of the existing 32.17 acres into Plan 1612277, Block 1, Lot 4 (currently 116.73 acres).
- The farmstead includes the residence and chicken barns; the hay field west of the farmstead would be consolidated with the remnant agricultural lands to the south.
- The consolidation of approximately 20 acres (CLI 3 rating) would be in accordance with Land Use Bylaw 1718, Section 84(8)(b) which states that agricultural land, in particular, Canada Land Inventory Capability for Agricultural classifications 1 to 3, shall be encouraged to be preserved for agricultural purposes.
- As no additional parcels are being created on this quarter, Municipal Reserves would not be required.
- The quarter is bound by Township Road 314 on the north and Range Road 231 on the west. An approach inspection will be required for the farmstead and the remnant. Road widening was taken as part of KNE160104; as such no further road widening will be required.
- The new boundaries must ensure adequate setbacks for structures on the farmstead to the new western property line (side yard; 25ft) as well as for the septic system. We would

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require the septic system to be marked on the survey showing improvements to ensure adequate setbacks to property lines.

- The Mt. Vernon waterline services the existing farmstead (12 acres). A second riser for the 20 ± acres would therefore not be required.
- The parcel is not located within an environmentally significant area or an area structure plan.
- No redesignation is proposed on either parcel (proposed subdivision or remnant).
- 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 1773

Section 86(1)(a)(b)(c) [Maximum Lots per Quarter; Dwellings per Lot; Maximum Bare Parcel Subdivision]

Section 86(3) [Water Wells and Septic; Legal and Physical Access]

Section 86(8)(b) [Special Requirements]

- | | |
|---|------------------------------------|
| • First Parcel Out | No |
| • Bare Parcel | No |
| • Fragmented Parcel | No |
| • Parcel Contains a Farmstead | Yes |
| • Septic Inspection Required | No |
| • Water Well | Yes |
| • Adjacent to Municipal Water Line | Yes |
| • Riser | Yes |
| • 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 |
| • In Close Proximity to Existing Residential Parcels/ Farmsteads on Adjacent Quarter Sections | Yes |
| • Accessed Via (Road type-Gravel, Undeveloped, Paved, Highway, etc.) | Rge Rd 231
Twp Rd 314
Gravel |

The Planning Department deemed the subdivision, as proposed, complied with the Municipal Government Act and the Land Use Bylaw; that it was suitable for the intended purposes; that it would not negatively impact adjacent land uses. Consideration was also 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.

Vern Crawford was asked if had anything to add to the presentation. He further clarified that he wished the remnant to be farmed as one piece and this was only a boundary adjustment. He further advised the existing septic system was a field system.

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Debbie Penner moved approval of Subdivision Application KNE180119 for a 12.0 +/- acre subdivision within the NW 24-31-23 W4 Plan 1612276, Block 1, Lot 3 subject to 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 remaining 20 ± acres of the currently existing Lot 3 Block 1 Plan 1612276 are to be consolidated with Lot 4 Block 1 Plan 1612277.*
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

The meeting recessed from 10:02 a.m. to 10:12 a.m. There were no applicants in the gallery when the meeting resumed.

3741-18 Viterra Inc. – Ptn. West 5-33-23 W4 Plan 9712630, Lot 1 – 35ft² Sign with Flagpole – Agriculture

- The signs are 3.048m x 1.06m (10ft x 3.5ft) and will be 1.06m (3.5ft) above ground. With the posts, the total height would be 2.13m (7ft).
- The sign is one-sided and will be placed at the entrance to the Viterra grain facility. The flagpole will be 20ft in height.
- A Roadside Development Permit has already been issued by Alberta Transportation as this site is located along Highway 21 and Township Road 33-0.

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- Signs 16ft² and smaller do not require a development permit application as per Kneehill County Land Use Bylaw 1773.
- As per Section 78, further information the Planning Department has received the following:
 - Materials, finishes, colours and size of lettering and graphics
- This application was referred to internal and external agencies and adjacent property owners:
 - To date, no objections from adjacent landowners and other agencies have been received.

Relevant Sections of Land Use Bylaw 1773:

Section 78 [Signs Not Requiring a Development Permit]

Section 79 [Signs Requiring a Development Permit]

- | | |
|--|-----|
| • Sign for Business | Yes |
| • Temporary Sign | No |
| • Permanent Sign | Yes |
| • Relaxation Required | No |
| • Alberta Transportation Permit Required | Yes |
| • Applicant is the Landowner | Yes |
| • Landowner Signatures Obtained by Applicant | N/A |

Rick Vickery moved to approve Development Application 3741-18 for a 35ft² sign and flagpole for the Viterra grain facility on Ptn. West 5-33-23 W4 Plan 9712630, Block 1, subject to the following conditions:

1. *The development must conform to the site plan that was submitted with the application, signed and dated September 27, 2018 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. 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.*
5. *The developer is responsible for making suitable arrangements with the utility companies to ensure all development is outside active utility rights-of-ways.*
6. *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.*
7. *Failure to comply with the conditions of this permit will render it null and void.*

CARRIED

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Glen Keiver declared a conflict of interest in regard to the upcoming agenda item, Development Application H-3747-18, and removed himself from the meeting at 10:17 a.m.

H-3747-18 Samuel Cardy – Ptn. SW 24-31-26 W4 (33.18 acres) – Home Occupation, Major – Automotive Repair – Agriculture

- This application is to consider a Home Occupation Major application for Automotive Repair. The application includes:
 - Automotive repair in the existing 50ft x 60ft shop
 - Goods and materials to be stored inside the shop. This will be limited due to insurance reasons.
- The number of daily expected customers is 0-1 and there is one employee associated (applicant) with the business along with one business vehicle.
- Operational hours are not set; customers are by appointment only.
- The surrounding properties are zoned Agriculture.
- The property is accessed via Range Road 261.
- The parcel is located in the Sunnyslope South (Gravity) water service area; there is a riser currently in place.
- As no new structures are being installed, the existing residence and shop meet setback requirements from the front, side and rear yard property lines (satisfying Section 86(4)(b)(c)(d)).
- 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.
- Section 56 of Land Use Bylaw 1773 addresses Home Occupations. Planning is of the opinion that this automotive repair will not negatively impact the neighbourhood and it is in compliance with this section of the Bylaw.
- The applicants have indicated that goods and materials are to be stored on site and would include automotive parts to repair vehicles. The applicant must ensure that these are contained or otherwise screened to the satisfaction of the Development Authority (Section 56(9)(16)). They must not present a health or fire hazard and must be contained within a maximum of 2.5 acres of the quarter as per Section 56(10).
- This application was referred to internal and external agencies and adjacent property owners:
 - To date, no objections have been received.

Relevant Sections of Land Use Bylaw 1773:

Section 56 [Home Occupations]

Section 86(4) [Siting Regulations- Agriculture District]

- | | |
|--|-----|
| • Existing Structure 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 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 |

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- | | |
|--|------------|
| • Outdoor Storage | No |
| • Weekday Operation | Yes |
| • Weekend Operation | Yes |
| • Seasonal or Year-Round | Year-Round |
| • Application for Sign for the Home Occupation | No |

Rick Vickery moved to approve Home Occupation, Major Application H-3747-18 for automotive repair work and goods and materials storage on Ptn. SW 24-31-26 W4 subject to 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 include the use of accessory buildings. It does not include a bed and breakfast 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.*
- 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. 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 1773. 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.*
- 5. The development authority may require redesignation of lands if the intensification of use, or development related to the business becomes substantial.*
- 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 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.*
- 8. 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.*
- 9. 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 neighbourhood.*
- 10. The applicant must adhere to the application and information submitted with it. Failure to comply with the conditions of this permit will render it null and void.*

CARRIED

Glen Keiver re-entered the meeting at 10:25 a.m.

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KNE180118 – Randall & Susan Geick – SE 12-29-22 W4 – 19.36 +/- acre subdivision – Agriculture

- This application is to consider a subdivision of 19.36 +/- acres from SE 12-19-22 W4 and consolidate it with the NE 12-29-22 W4. The consolidation would eliminate an encroachment and boundary issue.
- Surrounding lands are primarily agricultural and crop land. Hesketh is located east of the north east quarter.
- The parcel to be subdivided and consolidated falls into the Kneehills Creek ESA Level 1.
- 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 house, barn and out buildings which belong to NE 12-29-22 W4 encroach onto the south east quarter. This subdivision and consolidation would remedy this and put the structures with the north east parcel.
- The south east 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 south east quarter. As such, no further road widening would be required.
- Approach inspections will be required for the south east and north east quarters.
- A septic inspection will be required for the residence on the north east quarter.
- The parcel is adjacent to the Grainger/Hesketh (Phase 2) waterline. The newly consolidated lands (north east quarter) must be shown to incorporate the riser for this residence. Furthermore, the north east quarter must also demonstrate adequate setback distances to property lines (minimum 100ft to the front yard property line and 25ft to side and rear yard property lines).
- 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 1773

Section 86(1)(a)(b)(c) [Maximum Lots per Quarter; Dwellings per Lot; Maximum Bare Parcel Subdivision]

Section 86(3) [Water Wells and Septic; Legal and Physical Access]

- | | |
|---|----------|
| • First Parcel Out | No |
| • Bare Parcel | Yes |
| • Fragmented Parcel | No |
| • Parcel Contains a Farmstead | Partial |
| • Septic Inspection Required | Yes (NE) |
| • Water Well | No |
| • Adjacent to Municipal Water Line | Yes |
| • Riser | Yes |
| • 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.) RR 220A
Gravel

The Planning Department deemed the subdivision, as proposed, complied with the Municipal Government Act and the Land Use Bylaw; that it was suitable for the intended purposes; that it would not negatively impact adjacent land uses. Consideration was also 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 approval of Subdivision Application KNE180118 for a 19.36 +/- acre subdivision within the SE 12-29-22 W4 subject to 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. *The subject 19.36 acres of land to be subdivided from SE 12-29-22W4 must be consolidated with the 64.37-acre parcel on NE 12-29-22 W4. Setbacks to the new property lines must adhere to Land Use Bylaw 1773 guidelines as outlined in Section 86(4).*
3. *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.*
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. 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.*
6. *Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.*
7. *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.*
8. *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.*
9. *Each developed parcel must be served by its own water source and private sewage treatment system.*
10. *All future site development will require the appropriate development and safety codes permits and approvals.*
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.*

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12. 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

KNE180120 – Kneehill County (Landowners) Robert & Nancy Ells (Applicants) – NW 26-33-26 W4 Wimborne Plan 1811610, Block 4, Lot 3 – 246.48 m² +/- subdivision – Hamlet General

- This application is to consider the subdivision of 246.48 m² +/- from a recently closed road allowance (Plan 1811610, Block 4, Lot 3) in Wimborne. This 246.48 m² +/- would then be consolidated with 112 First Avenue North (Title No. 941240634; Plan 1732FH, Lot A) to ensure there are no encroachment concerns.
- The road allowance was closed August 15, 2018.
- The surrounding area is divided between Agricultural Zoning (north and east) and Hamlet General Zoning (north, west and south).
- The residential parcel (112 First Avenue North) is connected to the Hamlet of Wimborne waterline.
- As both parcels are zoned Hamlet General, no rezoning is required for consolidations.
- This subdivision and consolidation is intended to remedy the encroachment of existing structures (deck) onto the recently closed road. This subdivision and consolidation would also mark out clearer property lines for the residential parcel.
- The final survey will need to ensure that the structures on the residential parcel meet setback requirements to the new property line.
- Municipal Reserves will not be required for this subdivision as this subdivision is smaller than 0.8 hectares as per the Section 663(c) of the MGA and no new title is being created.
- Access to this parcel is granted via First Ave North. The approach will require inspection and no changes are proposed to the access.
- This application was referred out to internal and external agencies as well as adjacent landowners.
 - No objections or responses have to date been received.

Relevant Sections of Land Use Bylaw 1773

Section 92 [Hamlet General District]

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

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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.) 1st Ave N
Paved

The Planning Department deemed the subdivisions, as proposed, did not entirely comply with the Land Use Bylaw. Section 654(2) of the Municipal Government Act allows the subdivision authority to deviate from the Land Use Bylaw in certain circumstances as mentioned prior. The subdivisions do appear suitable for the intended purposes and do not appear to negatively impact adjacent land uses. Consideration was 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.

Wade Christie moved approval of Subdivision Application KNE180120 to subdivide 246.48 m² +/- from Plan 1811610, Block 4, Lot 3 subject to the following conditions:

1. The subdivisions 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 248.48m² ± Subdivision is to be consolidated with 112 First Avenue North at the time of subdivision registration.
2. Compliance with Kneehill County Land Use Bylaw setback requirements as demonstrated by an Alberta Land Surveyor. Setback requirements to a Provincial Highway fall under the jurisdiction of Alberta Transportation.
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. Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.
5. 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.
6. All future site development will require the appropriate development and safety codes permits and approvals.
7. All costs associated with this subdivision are to be borne by the applicant.
8. Approval by the 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

Discussion Items - None

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Next Meeting Date

The next Municipal Planning Commission is on November 1, 2018.

Kenneth King adjourned the meeting at 10:46 a.m.

Chairperson

Recording Secretary – Deanna Keiver