

MUNICIPAL PLANNING COMMISSION MEETING
May 18, 2023

A meeting of the Kneehill County Municipal Planning Commission was held on May 18, 2023, commencing at 9:00 a.m.

Present

Faye McGhee	Vice-Chair/Municipal Planning Commission Member
Carrie Fobes	Municipal Planning Commission Member
Debbie Penner	Municipal Planning Commission Member
Kenneth King	Municipal Planning Commission Member
Laura Lee Machell-Cunningham	Municipal Planning Commission Member
Rick Vickery	Member at Large

Kevin Gannon	Director of Community Services
Barb Hazelton	Manager of Planning & Development
Brandy Hay-Morgan	Planning & Development Officer
Deanna Keiver	Planning & Development Officer
Natalie Miller	Recording Secretary

Absent

Jerry Wittstock	Chairman/Municipal Planning Commission Member
Wade Christie	Municipal Planning Commission Member
Mike Haugen	Chief Administrative Officer

Applicants and others present at the onset of the meeting:

Call to Order

Vice-Chair McGhee called the meeting to order at 9:00 a.m.

CARRIED

Adoption of Agenda

Kenneth King moved to accept the agenda as presented.

CARRIED

Approval of Minutes

Carrie Fobes moved to approve the Municipal Planning Commission Minutes dated March 23, 2023.

CARRIED

KNE230105 – Valina Pope (Landowner) – NW 15-31-25 W4M – Agriculture District – 5.47 ± acres – Division 4

- To separate a developed yard site of 5.47+/- acres on the NW 15-31-25 W4 for residential use.
- The proposed subdivision includes a residence and a shop/kennel. The commercial kennel addition was approved on March 24, 2020.
- This subdivision would be the second parcel out of the quarter section, therefore municipal reserves would be required.
- Surrounding lands are a mixed use between crop, hay and some pasture. The adjacent native pasture is within the Kneehills Creek Environmentally Sensitive Area (Level 4). The proposed subdivision lies outside of this area.
- The quarter section does not contain an Historically Significant Area, or any Area Structure Plans.

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- The existing yard site is adjacent to a Kneehill County waterline and a riser does exist, however it is serviced by an existing water well.
- The existing yard site contains a lagoon, which will be required to be noted by the surveyor on the final survey to ensure setbacks from the new property lines are maintained (100 feet).
- The location of the proposed subdivision has a CLI (soil classification) rating of 3. The soil classification will be used to calculate the municipal reserves when the final survey is received.
- Access for this subdivision and the remnant is from Rge Rd 25-3 (Gravel).
- Road Widening was obtained in 2007 when the first parcel was subdivided out.
- This application was referred out to internal and external agencies as well as adjacent landowners.
 - Mike Ziehr, Director of Infrastructure – has no concerns or additional requirements with this application
 - Alberta Health Services – No objections as long as the *Nuisance and General Sanitation Regulations (AR 243/2003)* are followed.
 - No further concerns or objections have been raised for this proposed subdivision.

Relevant Sections of Land Use Bylaw 1808:

- Section 91(2)(b) [Subdivision Regulations]
- Section 91(3) [Other Regulations]
- Section 91(4) [Siting Regulations]
- Section 91(5) (Development Regulations)

• First Parcel Out	Second
• Bare Parcel	No
• Fragmented Parcel	No
• Remnant Contains a Farmstead	No
• 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, Paved, Highway, etc.)	Rge Rd 253 Gravel
• Road Upgrade Required	No
• Soil Classification	CLI 3
• New Rural Address Sign Required	No

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The Planning Commission 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.

Deanna Keiver advised TC Energy also had no concerns with the proposed subdivision.

Kenneth King moved to approve Subdivision Application KNE230105 as submitted with conditions as 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 water wells, municipal water risers, 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 location upon the proposed lot by a letter from a certified Safety Codes Officer.
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. 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 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.
11. As per Sections 661, 666 and 667 of the Municipal Government Act, the applicant must provide 10% Municipal Reserve and/ or School Reserve to be taken as cash in lieu of dedication of land. Based on the CLI Level, the average per acre value amounts to \$4,533.79 (10% of the final proposed subdivision; approximately \$2,493.58). The final amount owing will be calculated upon receipt of the final survey plan using this value.

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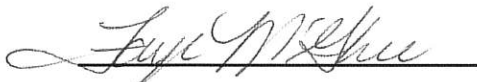
CARRIED

DISCUSSION ITEMS

Next Meeting Date

The next Municipal Planning Commission is on June 22, 2023.

Faye McGhee adjourned the meeting at 9:18 a.m.


Chairperson


Recording Secretary