






Subject: **Request to Amend Land Use Bylaw 1808 – Bylaw 1918 A to LRC**

Meeting Date: Tuesday, April 22, 2025

Prepared By: Brandy Hay-Morgan, Planning & Development Officer

Presented By: Brandy Hay-Morgan, Planning & Development Officer

STRATEGIC PLAN ALIGNMENT: (Check all that apply)

	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
High Quality Infrastructure		Economic Resilience		Quality of Life		Effective Leadership		Level of Service	

RELEVANT LEGISLATION:

Provincial (cite)- Municipal Government Act, Alberta Utilities Commission Act, Alberta Environmental Protection and Enhancement Act

Municipal Government Act Section 216 Public Hearings, Section 606 Requirements for Advertising

Council Bylaw/Policy (cite)- Bylaw 1772 Advertising Bylaw, Land Use Bylaw 1808, Municipal Development Plan 1905

BACKGROUND/PROPOSAL:

Nalini Ramdin is the current landowner of SW 29-31-24 W4, Plan 9410761 Block 1, and has granted Alexander Kozmak the authority (Agent) to apply to redesignate a portion of the land to Local Rural Commercial (LRC). The subject land is southwest of the Town of Three Hills, approximately 4.2 miles (6.75 km). Redesignating a portion of the land would allow automobile parts storage on the north portion of this property.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

The purpose of the Local Rural Commercial District is to allow commercial development in the rural part of the County. Motor Vehicle Servicing, Repair, and Storage is a Permitted Use within the Local Rural Commercial District, which would allow the applicant to store automobiles and parts on the premises.

Kneehill County's Land Use Bylaw 1808 defines "Motor Vehicle Servicing, Repair, and Storage" as a *facility or area for the maintenance of motor vehicles and includes the supply and sale of fuels, oils, lubricants, tires and other parts and accessories and the storage and protection of vehicles, both indoors and in secured and screened compounds.*

The property is accessed via TWP 314. The applicant intends to utilize the existing accessory buildings for automobile part storage and install screening, where automobiles will be kept until dismantled at the applicant's shop in Calgary.

Notices are a requirement of Section 606 of the Municipal Government Act (MGA). They must be done by an advertised method in accordance with Kneehill County's Advertising Bylaw 1772, which notes the Three Hills Capital and Kneehill County website as our official means for notification.

As part of our process, we continue to mail notices to adjacent landowners and referral agencies within one mile of the site who could be considered potentially affected parties. The internal Kneehill County



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departments are included in the agency referral. Landowners within a mile radius will also receive the referral notice.

A person who claims to be deemed affected must be allowed to be heard by Council. First Reading is the mechanism for moving an application into the process.

Below are the uses that can be introduced on the lands that have been redesignated into the Local Rural Commercial District.

Permitted Uses	
(a) Accessory Building	(j) Public or Quasi-public Use
(b) Automotive and Recreational Vehicle Sales and Rentals	(k) Public Utility Building
(c) Culinary Herb Production	(l) Restaurant
(d) Cut Flower Market	(m) Retail Store
(e) Eating and Drinking Establishment	(n) Security Suite
(f) Gas Bar	(o) Solar, Private – Ground Mounted
(g) Motor Vehicle Servicing Repair & Storage – Service Station	(p) Temporary Second Dwelling
(h) Office	(q) Tourist Information Services & Facilities
(i) Personal Services Facility	(r) Tree Farm
	(s) U-Pick
	(t) Veterinary Clinic
Discretionary Uses	
(a) Accessory Use(s)	(u) Greenhouse, Commercial
(b) Agricultural Processing	(v) Hemp Processing
(c) Agricultural Support Service	(w) Hotel
(d) Agricultural Tourism	(x) Housing, Employee
(e) Animal Shelter	(y) Landscaping, Commercial
(f) Auction Mart	(z) Liquor Sales
(g) Auction Mart, Livestock	(aa) Market Garden
(h) Brewery/Distillery & Sales	(bb) Meat Market / Butcher
(i) Bulk Fuel Depot	(cc) Motel
(j) Campground/RV Park	(dd) Portable Storage Container
(k) Cannabis Retail Sales – Medical & Non-medical	(ee) Recreational, Minor
(l) Car/Truck Wash	(ff) Recycling Collection Point
(m) Cheese Processing	(gg) Recycling Depot
(n) Commercial Kennel	(hh) Storage Rental Facilities
(o) Commercial Storage	(ii) Riding Arena, Commercial
(p) Drive-Through Business	(jj) RV Storage – Major
(q) Equipment Rentals	(kk) RV Storage – Minor
(r) Farm and Industrial Equipment and Machinery Sales and Service	(ll) Sign
(s) Financial Service	(mm) Veterinary Hospital
(t) Funeral Home	(nn) Warehousing
	(oo) Wind Energy Conversion System, Private
	(pp) Wool Processing

FINANCIAL & STAFFING IMPLICATIONS:

The operating budget is not affected. If the projects are successful, additional tax revenue will be included in our overall assessment.

There are no staffing implications to the recommended motion.



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RECOMMENDED ENGAGEMENT:

Consultative Decision (Consulting the Public- Two Way Communication)

Tools:	Public Hearing	Other:	
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ATTACHMENTS:

Bylaw 1918

Local Rural Commercial District

Letter of Intent

COUNCIL OPTIONS:

1. That Council move First Reading of proposed Bylaw 1918 for the purpose of amending Land Use Bylaw 1808 by redesignating a portion of the SW 29-31-24 W4, Plan 9410761 Block 1 from Agriculture District to Local Rural Commercial District.
2. That Council move to schedule the Public Hearing, as per Sections 216 & 692 of the Municipal Government Act, to be held on May 27, 2025, at 10:00 a.m.
3. That Council move to schedule the Public hearing at an alternate date and time.

RECOMMENDED MOTION:

1. That Council move First Reading of proposed Bylaw 1918 for the purpose of amending Land Use Bylaw 1808 by redesignating a portion of the SW 29-31-24 W4, Plan 9410761 Block 1 from Agriculture District to Local Rural Commercial District.
2. That Council move to schedule the Public Hearing, as per Sections 216.4 & 606 of the Municipal Government Act, to be held on May 27, 2025, at 10:00 a.m.

FOLLOW-UP ACTIONS:

Administration will ensure that the required notifications and advertising are made before the public hearing as per Section 606 of the Municipal Government Act.

APPROVAL(S):

Mike Haugen, Chief Administrative Officer

Approved- ☒

