

BYLAW NUMBER 1657

THIS BEING A BYLAW OF KNEEHILL COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 1564.

WHEREAS it is deemed necessary and expedient to amend Bylaw No. 1564 in the manner hereinafter appearing:

NOW THEREFORE, the Council of Kneehill County, in the Province of Alberta, duly assembled and under the powers conferred upon it by the Municipal Government Act, RSA 2000, Chapter M-26, and amendments there to, enacts as follows:

1. THAT in PART I (2) PURPOSE AND DEFINITIONS, new definition be inserted in the definitions section of the Land Use Bylaw as follows:

"Automotive and Recreational Vehicle Sales and Rentals" means a place where motor vehicles and recreational vehicles are sold or leased and where vehicles may only be displayed or stored on portions of the site approved exclusively for storage or display.

"Motor Vehicle Racing Track" means a paved motor vehicle course or courses specifically designed, constructed and maintained for racing, testing and demonstrating motor vehicles and motorcycles.

"Motor Vehicle Servicing, Repair and Storage" means 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.

"Guest Child Care Facility" means an accessory building or accessory use for the care, entertainment and supervision of children associated with the users of a Principal Use.

"Private Recreation Facility" means an area of land or a building used:

- where members of a club or group assemble to participate in recreation, social or cultural activities
- where there are sports, recreation, cultural, or social events for the members of the group
- where there may be an area for the preparation or consumption of food
- that may have meeting rooms for the administration of the group
- where members of the club or group have restricted access to the land or building through ownership, membership or invitation

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2. THAT in PART VI – LAND USE DISTRICTS, Direct Control “DC4” District to be added hereby described as follows:

Specific Direct Control District DC4

DC4 Location: 172.193 hectares (425.5 acres) in Section 22-27-21-W4M lying north of the Rosebud River and west of Range Road 212.

(1) Purpose


To accommodate a comprehensive motorsports resort as described in the *Badlands Motorsports Resort Area Structure Plan Bylaw #1597, Sections 3.7 (Development Plan Components) through section 3.11 inclusive, and including but not limited to driving courses, maintenance and servicing facilities, recreational services, residential uses, park areas, conservation areas and other uses as deemed appropriate by Council.*

(2) Permitted Uses

- None

(3) Discretionary Uses

- Accessory Buildings / Accessory Use
- Automotive and Recreational Vehicle Sales and Rentals
- Detached Dwelling
- Drinking Establishment
- Drive-Through Business
- Duplex
- Guest Child Care Facility
- Hotel / Motor Hotel
- Motor Vehicle Racing Track
- Motor Vehicle Servicing, Repair and Storage
- Multi-Attached Dwellings
- Office
- Outdoor Storage Facility
- Personal Services
- Private Recreation Facility
- Public Utility
- Public Utility Building
- Recreation Area
- Restaurant
- Retail Store
- Service Station

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(4) Conditions of Subdivision or Development

The County shall not endorse a Plan of Survey for Subdivision of the Lands or approve a Development Permit for the Lands until the Developer has first:

- Executed a Development Agreement(s) with the Municipality in form and substance satisfactory to the County at its sole discretion to ensure all subdivision and development of the Lands conforms to the principals upon which this and other pertinent Bylaws are based, and shall address:
 - Construction or payment for the construction of a road or roads required to give access to the subdivision or development;
 - Construction or payment for the construction of a pedestrian walkway system to serve the subdivision or development or a proposed adjacent subdivision;
 - Installation or payment for the installation of public utilities that are necessary to serve the subdivision.
 - Submission to the Municipality of complete plans and specifications, and financial security to the satisfaction of the municipality.
- Submitted to the Subdivision and Development authorities in form and substance satisfactory to the County at its sole discretion the following documents:
 - Environmental Impact Assessment (EIA)
 - Road Access Route and Design
 - Transportation Impact Assessment (TIA)
 - Including all primary and secondary routes to the Plan area in both Kneehill County & Wheatland County
 - Water Supply and Distribution Design Options
 - Comprehensive Site Development Plan
 - Design Guidelines for Architecture, Planning and Landscape Architecture
 - Design Guidelines for Environmental Reclamation and Protection
 - Site Servicing Analysis (Storm, Sanitary, Gas, Power, Cable, Telephone)
- Complied with this or any other condition(s) issued by the subdivision or development authorities.

(5) Development Standards

Those standards as further described in Sections 3.7 to 3.14 inclusive and Sections 3.16 and 3.17 of the *Badlands Motorsports Resort Area Structure Plan*, as informed by the Conditions Prior to Development or as approved by Council or its delegate.

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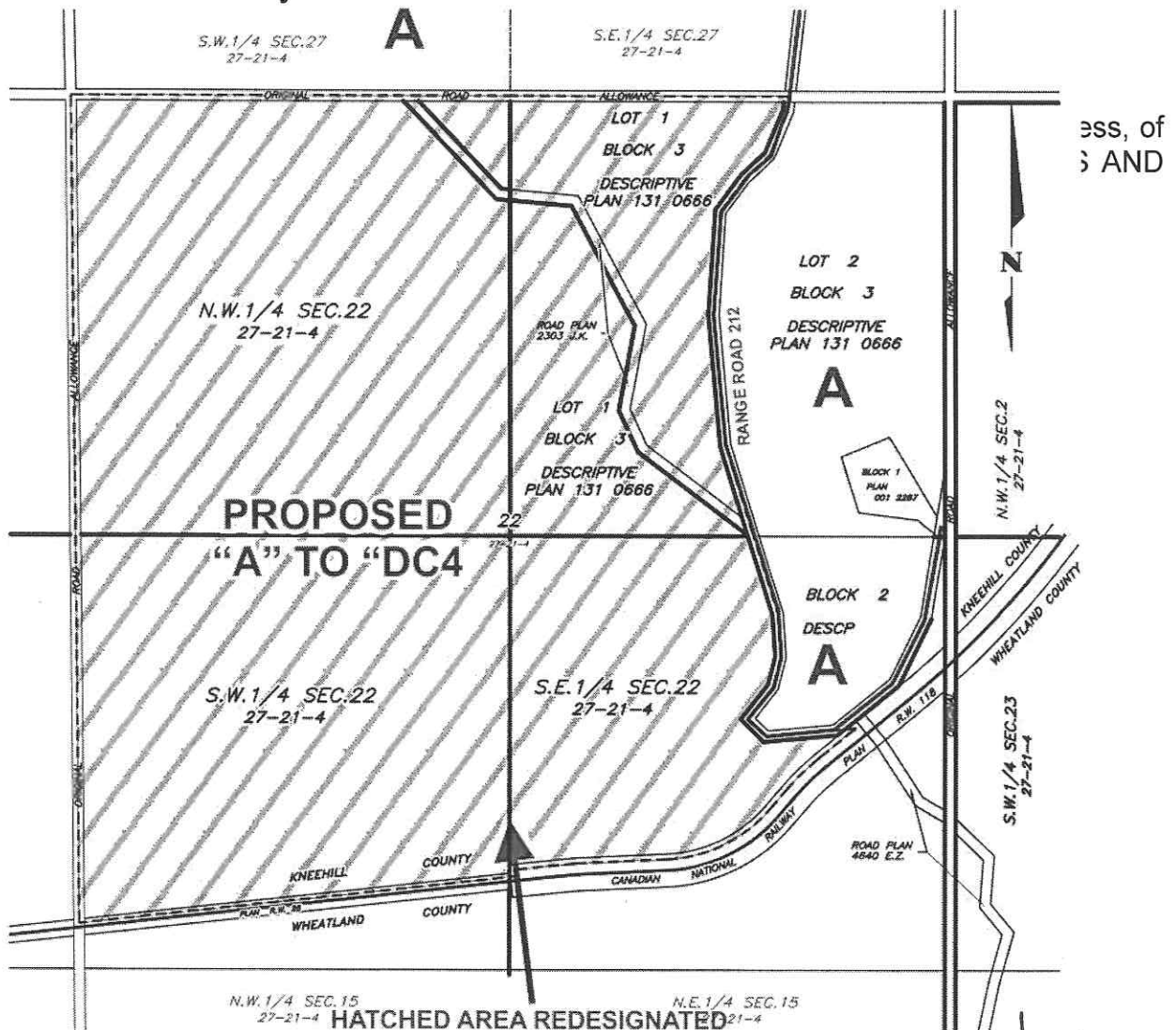
(6) Maximum Number of Lots

The maximum number of fee-simple or bareland condominium lots will be determined by Council or its delegate as appropriate for the subject site based on sound planning principles, including but not limited to the Conditions Prior to Development.

(7) Minimum Parcel Size

The minimum parcel size will be determined by Council or its delegate as appropriate for the subject site, based on sound planning principles, including but not limited to the Conditions Prior to Development."


3. THAT in PART VIII – LAND USE MAPS, the following land TO be redesignated from "A" Agriculture to District to Direct Control "DC4" District hereby described as follows:



COUNCILLOR WITTSTOCK moved first reading of Bylaw #1657 on June 25, 2013. CARRIED

COUNCILLOR WITTSTOCK moved second reading of Bylaw #1657 on December 4, 2013. CARRIED

COUNCILLOR HOPPINS moved third reading of Bylaw #1657 on January 14, 2014. CARRIED



Bob Long
Reeve



Al Hoggan
Chief Administrative Officer