

MINUTES OF COUNTY COUNCIL AND THE MUNICIPAL PLANNING COMMISSION
MEETING OF LAC STE. ANNE COUNTY IN THE PROVINCE OF ALBERTA, HELD ON
WEDNESDAY, JULY 4, 2018 IN THE COUNCIL CHAMBERS OF THE COUNTY
ADMINISTRATION BUILDING, COMMENCING AT 9:34 A.M.

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Reeve Blakeman called the meeting to order at 9:34 a.m.

- Roll Call Reeve Joe Blakeman, Deputy Reeve Nick Gelych, Councillors George Vaughan, Lorne Olsvik, Steve Hoyda, Ross Bohnet and Lloyd Giebelhaus were present for the meeting.
- General Manager of Infrastructure and Planning Joe Duplessie, Planning and Development Manger Matthew Ferris, Development Officer Justine Inglis, Administrative Clerk Laura Fuller, Executive Assistant Camille Fleming and Recording Secretary Stacey Wagner were present for the meeting.
- Also Present Eleven (11) members of the public were in attendance.
- 400-18
Agenda &
Additions
July 4, 2018 Mr. Olsvik- that the Wednesday, July 4, 2018, Municipal Planning Commission agenda be approved with the following additions and amendments:

6.A.1 – Meeting with Alexis Nakota Sioux Nation Chief and Public Works Department
9.B.1 – Penalty Cancellation Request

Carried.
- 401-18
Meeting with
Alexis Nakota
Sioux Nation
-receive for
information Mr. Olsvik – that County Council receive the meeting scheduled for Friday July 6, 2018, at 9:00 a.m. for the General Manager of Infrastructure and Planning Manager Joe Duplessie and Reeve Blakeman to meet with Chief Tony Alexis and the public works manager from Alexis Nakota Sioux Nation, as information.

Carried.
- 402-18
Joint
Subdivision
and
Development
Appeal Board
(SDAB)
-approved Mr. Hoyda - that County Council direct Administration to set up a Joint Subdivision and Development Appeal Board with those adjacent municipalities that have expressed interest on the condition that the County is the sole Administrator.

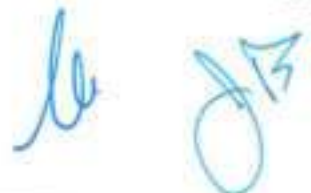
Carried.
- 403-18
Family Life
Conference –
Letter of
concern Mr. Gelych – that County Council receive the complaints of sewage being dumped on private lands after the Family Life Conference located near the Lac Ste. Anne Mission as information, and further direct Administration to send a letter to the organizers of the Family Life Conference notifying them of the concerns.

Carried.
- 404-18
Taxation
Penalty
Cancellation
Request
- defer Mr. Giebelhaus – that County Council defer the request to cancel the 2017 tax penalties that were applied to tax roll 5402032001 and further to have this item brought back to a future council meeting.

Carried.
- 405-18
Summer
Villages of
Alberta 60th
Anniversary
Invitation
-receive for
information Mr. Olsvik - that County Council receive the discussion regarding the Summer Villages of Alberta 60th Anniversary Invitation, as information.

Carried.
- 406-18
Open Public
Hearing Reeve Blakeman – that the Public Hearing for Bylaw 24-2014-04-18 for the purpose of redistricting, be opened at 10:00 a.m.

Carried.



Deep Creek
Camping and
Events
including
general store
with gifts,
souvenirs,
camping
essentials and
confectionary
in Sangudo
within SW 1-
57-7 W5M,

2. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Lac Ste. Anne County. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
3. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
4. The development that is the subject of the permit to be commenced within twelve months of the issue date of the development permit and be completed within twenty-four months.
5. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, or public drainage system (i.e. a municipal ditch).
6. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
8. The Applicant must obtain Public Works approval for all approaches required for the proposed development.
9. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
10. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw requirements.
11. The Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw #03-2018.
12. Building on an existing building site that is located within the flood plain allowance on an existing parcel will be at the developers own risk and the municipality will not be liable if the property floods at any time.
13. The Applicant must obtain a business license from Lac Ste. Anne County before the opening of the facility as per Business License Bylaw #20-2013.
14. The Applicant Shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw #20-2013.
15. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
16. Permit shall expire October 31st, 2018.

Carried.

410 -18
018SUB2018,
SW 10-58-09
W5M, to create
one (1) 11.57
+/- acre parcel
from an
unsubdivided
quarter section.

Mr. Bohnet- that based upon a review of the applicable bylaws and legislation as well as review of the land-use planning criteria as set forth in the Subdivision and Development Regulation, 2002, that subdivision application 018SUB2018, Applicant/Owner: Pudar, Darrel. This proposal is to create one (1) 11.57 +/- acre parcel from an unsubdivided quarter section within SW 10-58-09 W5M, Tax Roll #5809102001 (Div. 6), be **APPROVED** subject to conditions and for the following reasons:

Compliance with the LUB and MDP.

Conditions:

1. All subdivision conditions must be fulfilled within twenty-four months of date of subdivision approval.
2. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.
3. Once the above-noted work has been completed on your approach(es), you MUST return your "Final Approach Inspection Form" to the Planning and Development Department to have your approach(es) inspected. The proposed survey (from your surveyor) must be submitted before Public Works can complete the inspection of the approach(es).
4. Pursuant to Section 661 of the Municipal Government Act, R.S.A., 2000, 5.2 metres (17.1 ft.) of road widening adjoining all municipal road allowances is required and may be registered through caveat. Caveat to be provided by the Surveyor for road widening on Range Road(s) and Township Road(s).
5. This decision shall be valid for two (2) years from the date of issuance; if this decision is appealed (to Subdivision and Development Appeal Board (SDAB) or Municipal Government Board (MGB)), any new decision will be valid for two (2) years from the date of same (SDAB decision or MGB order).



6. Applicant/Landowner is required to submit a survey drafted by an Alberta Land Surveyor. Any alterations to the subdivision design from the date of referral may require a new application and referral process.
7. Developer/Landowner to provide professional verification that on-site sewage disposal system is functioning properly and within the requirements of the Safety Codes Act, or to confirm replacement/upgrade of existing system to one which conforms to provincial and municipal requirements. Cost of Inspection (\$235.00).

Carried.

411-18
193193-18-
D0144, Lot 39,
Block 1, Plan
0623018,
within SE 9-56-
1 W5M, for
Garage Shop
30.0' x 50.0'
(1500 sq. ft.)

Mr. Olsvik - that development permit application 193193-18-D0144, Applicant: Algeo, Orlene & Comeau, Wayne, Owner: Algeo, Orlene & Comeau, Wayne, for Garage Shop 30.0' x 50.0' (1500 sq. Ft.) on Lot 39, Block 1, Plan 0623018, within SE 9-56-1 W5M, Tax Roll #5601091040 (Div. 2), be **DENIED** for the following reasons:

Non-Compliance with the following Sections of the 24-2014 Land Use Bylaw:

9.15.1 – Country Residential Estates (CRE)

10.1.21 - An Accessory Building shall only be constructed following the issuance of a development and building permit for the principal building on the site.

10.1.22 – Accessory buildings are generally subject to the development regulations for the district unless specifically described otherwise

10.1.29 - All garages as a second or additional garage on a property shall be treated as a discretionary use, notwithstanding any other provision of this Bylaw.

10.1.42 - The following buildings and structures shall be considered accessory uses, buildings, or structures if they are clearly subordinate and exclusively devoted to the principal building, use or structure that is either permitted or discretionary within the respective land use district.

a) Farm-related buildings such as animal sheds, barns, farm related storage facilities, seed storage facilities, farm related machinery, silos, or any other related buildings to the satisfaction of Development Officer;

b) Detached garage;

c) Parking shed;

) Garden Suite;

e) Secondary Suite;

f) Mobile Home;

g) Home Occupation;

h) Home Based Business – Minor;

i) Home Based Business – Major;

j) Day Care Facility;

k) Bed and Breakfast;

l) Temporary shed;

m) Shipping Containers;

n) Convenience Commercial;

o) Eating and Drinking Establishment;

p) Storage sheds;

q) Airstrip; and

r) Any other use, building, or structure to the satisfaction of Development Officer.

Carried.

412-18
023SUB2018,
NW 14-54-03
W5M, to create
one (1) 10+/-
acre parcel
from a
previously
subdivided
quarter section

Mr. Gelych - that based upon a review of the applicable bylaws and legislation as well as review of the land-use planning criteria as set forth in the Subdivision and Development Regulation, 2002, that subdivision application 023SUB2018, Applicant/Owner: 1353678 Alberta Ltd. to create one (1) 10.00+/- acre parcel from a previously subdivided quarter-section (065SUB2017, 012SUB2018, 024SUB2018) within NW 14- 54-03 W5M., 012SUB2018, 24SUB2018 Tax Roll #5403143001(Div. 4), be **APPROVED** subject to the following conditions:

1. All subdivision conditions must be fulfilled within twenty-four months of date of subdivision approval.

2. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.

3. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the Owner and/or Developer shall enter into and abide by the provisions of a development agreement with Lac Ste. Anne County to the County's satisfaction and at the Developer's expense. This agreement may include, but not necessarily be limited to:

▪ Approach #1: Remove.

▪ Approach #2: Remove.

▪ Approach #3: New Approach. 500m 12m slope. Pave top of Approach.

▪ Road Widening Required.

▪ Service Road will have to be constructed to County Standards including drainage

and gravel. Approach needs to be constructed for each parcel with a min of 12m of 400m culvert with sloped ends and rip rap covering ends. Road top 26 feet 3 feet clay fill completed 3 to 1 slopes. Bulb turn arounds at ends A & B 18m 450 yards/mile 1 1/2 gravel.

- Provision of suitable access to each parcel.
 - Provision for internal roads and emergency access road.
 - Provision for a storm water management facility to Alberta Environment Standards.
 - Installation of rural addressing signage for each lot created.
 - Traffic control signs of an approved type and construction at preapproved locations.
 - All signage is to be approved by the County Department (Public Works, Development or GIS) responsible for same prior to installation.
 - All infrastructure, easements, utility rights-of-way, signage, and bus stop locations to be pre-approved by the County prior to creation or installation.
4. Once the above-noted work has been completed on your approach(es), you MUST return your "Final Approach Inspection Form" to the Planning and Development Department to have your approach(es) inspected. The proposed survey (from your surveyor) must be submitted before Public Works can complete the inspection of the approach(es).
 5. Pursuant to Section 661 of the Municipal Government Act, R.S.A., 2000, 5.2 metres (17.1 ft.) of road widening adjoining all municipal road allowances is required and may be registered through caveat. Caveat to be provided by the Surveyor for road widening on Range Road(s) and Township Road(s) if no registration has been previously registered on title.
 6. This decision shall be valid for two (2) years from the date of issuance; if this decision is appealed (to Subdivision and Development Appeal Board (SDAB) or Municipal Government Board (MGB)), any new decision will be valid for two (2) years from the date of same (SDAB decision or MGB order).
 7. Applicant/Landowner is required to submit a survey drafted by an Alberta Land Surveyor. Any alterations to the subdivision design from the date of referral may require a new application and referral process.
 8. The Applicant shall register a blanket utility right of way agreement on title to Lac Ste Anne County for Water and Waste Water Utilities. On both the proposed parcel and the remainder of the quarter if such agreement has not already been registered on title.

Carried.

413-18
193193-18-
D0128, Lot 31,
Block 1, Plan
0623018, Belle
Vista Estates
within SE 9-56-
1 W5M, for
shed/barn 24.0'
x 32.0' (768.0
sq. ft.), 8.0'
high

Mr. Gelych that development permit application 193193-18-D0128, Applicant: Sheppard, Edward & Denyse, Owner: Sheppard, Edward & Denyse, for shed/barn 24.0' x 32.0' (768.0 sq. ft.), 8.0' high on Lot 31, Block 1, Plan 0623018, Belle Vista Estates within SE 9-56- 1 W5M, Tax Roll #5601091032 (Div. 2), be **APPROVED** subject to the following conditions:

1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Lac Ste. Anne County. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
3. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
4. The development (barn) that is the subject of the permit must be commenced and completed within twelve months of the issue date of the development permit.
5. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, or public drainage system (i.e. a municipal ditch).
6. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
8. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
9. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw requirements: Country Residential Estates (CRE)

FRONT: 25.0 m (82.02 ft) from any Municipal roadway
REAR: 7.5 m (24.61 ft)
SIDE: 6.0 m (19.69 ft)

10. No more than five (5) accessory buildings shall be permitted in Country Residential Estates (CRE) land use districts.

Carried.

414-18
193193-18-
D0090,
Sangudo within
SW 1-57-7
WSM, for
campground
with 25 stalls

Mr. Bohnet - that development permit application 193193-18-D0090, Applicant: Deep Creek Camping and Events, Owner: Shura, Raymond, Jacquelin, Corrie and Tara, for campground with 25 stalls, Sangudo within SW 1-57-7 WSM, Tax Roll #5707012010, be **APPROVED** subject to the following conditions:

1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. All arrears that may be owed by the applicant to the County be paid in full;
3. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Lac Ste. Anne County. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
4. This permit expires October 31st, 2018.
5. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water body (i.e. a lake or stream) or public drainage system (i.e. a municipal ditch).
6. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. Any field work or construction undertaken prior to the effective date of the development permit (21 days from issue of Notice of Decision) is at the risk of the Owner(s)/Applicant(s).
8. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw requirements.
9. Development shall not occur less than 30m away from the high-water mark surrounding the property.
10. High-water mark shall be ground truthed prior to construction.
11. Tree clearing within the 30m from the high-water mark shall be prohibited without direct approval of Lac. Ste Anne County.
12. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
13. Building on an existing building site that located within the flood plain allowance on an existing parcel will be at the developers own risk and the municipality will not be liable if the property floods at any time.
14. The Applicant shall supply, at the Applicant's own expense, portable commercially serviced toilets to be used on the lands during the entire term of the permit.
15. The Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw.

16. The Applicant shall pay the cost of dust control from the site to the nearest paved road to the satisfaction of Public Works. This shall be an ongoing requirement.
17. No more than 25 RV units can be on the site at one time.
18. Applicant shall comply with all County Bylaws including but not limited to the Nuisance Bylaw, and Noise bylaw
19. Applicant shall maintain a business license with Lac Ste. Anne County at all times.
20. The Applicant shall submit and Emergency Management Plan to the satisfaction of the Director of Emergency Management within 6 months of permit issuance.

Carried.

415-18
193193-18-
D0149
Sangudo within
SW 1-57-7
W5M, for
events venue

Mr. Gelych - that development permit application 193193-18-, Applicant: Deep Creek Camping and Events, Owner: Shura, Raymond, Jacquelin, Corrie and Tara, for events venue in Sangudo within SW 1-57-7 W5M, Tax Roll #5707012010 be **APPROVED** subject to the following conditions with an addition of condition 27:

1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Lac Ste. Anne County. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
3. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
4. The development that is the subject of the permit to be commenced within twelve months of the issue date of the development permit and be completed within twenty-four months.
5. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, or public drainage system (i.e. a municipal ditch).
6. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
8. The Applicant must obtain Public Works approval for all approaches required for the proposed development.
9. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
10. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw requirements.
11. The Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw #03-2018.
12. Building on an existing building site that is located within the flood plain allowance on an existing parcel will be at the developers own risk and the municipality will not be liable if the property floods at any time.



13. Signage regarding evacuation procedures to the satisfaction of the Development Authority shall be placed at all entrances to the facility.
14. The Applicant must obtain a business license from Lac Ste. Anne County before the opening of the facility as per Business License Bylaw #20-2013.
15. The Applicant Shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw #20-2013.
16. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
17. Permit shall expire October 31st, 2018.
18. Events shall only be allowed to occur between April –October of any given event.
19. No more than 2 events shall be allowed per calendar month. If additional are required, the applicant must apply for and be granted a special event permit.
20. Any RVs resulting from an event will be included in the existing RV number restrictions outlined in any other permit for this site.
21. All events shall comply with all County bylaws including but not limited to nuisance bylaw, noise bylaw, traffic bylaw.
22. Traffic shall not be allowed to park on the County Road right of way.
23. Developer shall prepare an Emergency Management Plan to the satisfaction of the Director of Emergency Management within 6 months of permit issuance.
24. All events shall be cleaned up within 48 hours of their completion.
25. No event shall last longer than 7 continuous days.
26. All reasonable additional costs associated with events borne by the County shall be reimbursed to the County from the Applicant.
27. The two RV's registered to the owners of the campground be allowed onsite for security purposes, and not be included in the total RV count.

Carried.

416-18
Out of MPC

Mr. Olsvik – that the Municipal Planning Commission meeting be adjourned to resume the regular County Council meeting at 10:47 a.m.

Carried.

417-18
Bylaw 24-
2014-04-18
– 2nd Reading

Mr. Olsvik – that County Council gives second reading to Bylaw 24-2014-04-18 for the purpose of redistricting and amending Bylaw 24-2014, as presented.

Carried.

418-18
Bylaw 24-
2014-04-18 –
3rd reading

Mr. Gelych – that County Council give third reading to Bylaw 24-2014-04-18 for the purpose of redistricting and amending Bylaw 24-2014, as presented.

Carried.

Recess

The meeting was recessed from 10:50 a.m. – 11:05 a.m.

T. Vanderwell

Development Officer Tanya Vanderwell attended the meeting at 11:05 a.m.

419-18
Open Public
Hearing

Reeve Blakeman – that the Public Hearing for Bylaw 24-2014-03-18 for the purpose of redistricting and amending Bylaw 24-2014 be opened at 11:05 a.m.

Carried.

Roll Call
Public Hearing

Reeve Joe Blakeman, Deputy Reeve Nick Gelych, Councillors Steve Hoyda, George Vaughan, Lorne Olsvik, Lloyd Giebelhaus and Ross Bohnet were present for the Public Hearing.

General Manager of Infrastructure and Planning Joe Duplessie, Planning & Development Manager Matthew Ferris, Development Officer Tanya Vanderwell, Development Officer Justine Inglis, Administrative Clerk Laura Fuller, Executive Assistant Camille Fleming and Recording

Secretary Stacey Wagner were present for the Public Hearing.

Eight (8) members from the public were also present.

Reeve Blakeman requested Planning and Development Manager Matthew Ferris to present the information regarding Bylaw 24-2014-04-18 for the Public Hearing.

Development
Authority
Presentation

Mr. Ferris summarized the Development Authority presentation as such:

The applicant desires to develop a small campground with roughly 21 lots for seasonal use within the county. This parcel is currently zoned as AG2, requiring the applicant to rezone the property to CREC to accommodate for this use. Under bylaw 24-2014 the CREC district (9.10) is a district intended to accommodate commercial land uses and applications that are fundamentally recreational in their operation and service. Section 11.6.8 to section 11.6.18 outline the key standards for basic campgrounds in the land use bylaw, to which this campground can be classified as due to its limited nature in providing services to potential occupants. The majority of these standards apply to the development application of the proposed use; however, the campground facilities and lot must not take up more than half of the natural landscape of the parcel. This proposed rezoning is located within the agricultural heartland sector of the County, however is near two lakes, Arnault Lake, and Little Island Lake. Its proximity to these two lakes provide the campground with potential to service occupants who wish to use either lake recreationally in addition to opening employment opportunities to locals. The Municipal Development Plan stipulates in section 5.3.13 that new recreational services and amenities should be focused towards the town of Mayerthorpe, and the Hamlets of Sangudo, Darwell, and Cherhill where several recreational facilities exist.

Multiple subdivisions around location.

Lake Arnault RV campground is near.

Lac Ste Anne received three comments:

Mr. Brown – provided a verbal comment and is present today at the hearing to address his concerns.

Developer of Lake Arnault – his position on the development is neutral but does not believe it complies with the current MDP.

Another letter was received via Councilor Vaughan today and the concerns were mainly dust, traffic, sea-doo's, fencing, bothering farm animals, noise.

Issues can be addressed through development permits, sea-doo's would only be able to be launched at a legal access.

Reeve Blakeman asked if there was anyone in attendance that wishes to speak for or against this matter.

Mr. Alex Brown came forward against the appeal:

My concern is not against the project, concerned about power. Both projects there have one power line, but when they come in on weekends we have no power. Our well sounds terrible. You cannot run an oven, or anything when they are there on the weekends running their air conditioners.

I don't mind the project, but we should slow this down until we know that we have more power.

Joe Duplessie: we can check into this, they can do a test a Mr. Alex Brown's to see how much it is dropping.

Mr. Brown - Drops down to 95. It should be at 120 volts. I'm on REA because I am a farmer. Two other neighbors come from Alberta Power. We have a few more on Direct Energy, and another outfit coming in where you pay so much a year.

Chair Blakeman – we will send a letter of concern to the two distribution lines, FORTIS and EQUUS which we can do after this hearing. We can do this.

Nick Gelych – direct General Manager of Infrastructure and Planning Joe Duplessie to contact the provider(s).

Mr. Brown – they come out during the week, but they do not see what is happening on the



weekend.

Mr. Gelych – they have equipment that can check the load on line.

Mr. Brown- they have told me that twice, they would have a box they could put on the line to check, but I have not seen it.

Also, the road is not the best, coming up to lake isle. It has been a sad mess this summer, they were going to pave this road, we have never seen pavement.

420-18
Closed Public
Hearing

Mr. Gelych – that the Public Hearing for Bylaw 24-2014-03-18 for the purpose of redistricting and amending Bylaw 24-2014 be closed at 11:19 a.m.

Carried.

421-18
Into MPC

Mr. Olsvik - that the County Council meeting be recessed to hold a Municipal Planning Commission meeting at 11:21 a.m.

Carried.

422-18
18-D0061,
within NE 19-
56-02 W5M,
for light
industrial
processing
plant 1900.0' x
550.0'
(1,000,000 sq.
ft.) with 22.0'
walls

Mr. Vaughan that development permit application 18-D0061, Applicant: Atlas Growers SBI, Owner: Clint and Jill Weir, for light industrial processing plant 1900.0' x 550.0' (1,000,000 sq. ft.) with 22.0' walls within NE 19-56-02 W5M, Tax Roll #5602194001 (Div. 3), be **APPROVED** subject to the following conditions including amended condition 24:
Bylaw 24-2014

General Conditions for All Development Permits

1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Lac Ste. Anne County. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
3. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
4. The development that is the subject of the permit to be commenced within twelve months of the issue date of the development permit and be completed within twenty-four months.
5. All development shall be landscaped and graded in a manner that all surface run-off is contained on-site.
6. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
8. The Applicant shall obtain approval from Lac Ste. Anne County for the location of any and all accesses to the development, and any and all accesses approved shall be constructed to the standards and specifications of the County, at the Applicant's sole expense. Any and all accesses constructed by the Applicant are subject to inspections by the County, at any time during regular business hours, to ensure compliance with the County's standards and specifications.
9. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
10. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw requirements:
Industrial (IN)
FRONT 40.0 m (131.23 ft.)
REAR 15.0 m (49.21 ft.)
SIDE 15.0 m (49.21 ft.)
11. The Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw #03- 2018.
Conditions for Marijuana Production and Industrial Development.
12. The site shall be re-districted to Industrial land use district for any large-scale industrial development in designated industrial Parks.
13. The Applicant will be required to submit an engineering assessment evaluating the storm

water management capacity of the site and potential solutions for mitigating the impacts on the capacity of the overall storm water basin.

14. The Applicant shall construct and install, at the Applicant's sole expense, a chain link fence outside the perimeter of the proposed structure, to the satisfaction of the County and shall ensure that the lands are securely gated and locked when not in use by the Applicant. The security fencing around the building to be installed within six months of permit issuance.
15. The Applicant shall ensure that there is appropriate lighting of the site so as to provide security and to add visual interest. Lighting standards and fixtures shall be located and arranged so that no light is directed at any adjoining properties and so that it does not interfere with the effectiveness of any traffic control device.
16. No highly explosive materials used for blasting will be used or stored on the premises. No activity shall be allowed that would interfere with radio or television in the area, nor shall there be any offensive odour, heat, or glare noticeable at or beyond the property line.
17. A development permit for Marijuana Production shall be good for 1 year and automatically renew each year on permit issuance date subject to conformance with this permits conditions.
18. The business shall have adequate on-site parking available to accommodate parking needs.
19. Each parking space within a parking facility shall be a minimum of 2.5 metres (8.2 feet) wide and 6.0 metres (19.69 feet) long except that parallel parking spaces shall be a minimum of 6.5 metres (21.33 feet) long.
20. One (1) barrier free disabled parking space shall be provided for any required parking facility accommodating between four (4) and one hundred (100) parking spaces.
21. Each barrier free parking space within a parking facility shall be a minimum of 3.7 metres (12.14 feet) wide and 7.0 metres (22.97 feet) long.
22. Development Authority, and/or Bylaw Officer(s), and/or Community Peace Officer(s) may enter the property at any time without notice to ensure all permit conditions are being met and/or complied with.
23. No loading or unloading of equipment or materials shall occur on the municipal road network.
24. That business-related truck traffic to and from the premise will be addressed in the Haul Agreement between Lac Ste. Anne County and Atlas Growers.
25. The Applicant is advised that any application for renewal is subject to review by the Development Authority. This Office shall be notified in writing of such renewal requests, accompanied by the appropriate development permit application fee, if required, at least six (6) months prior to the expiry date of the development permit.
26. The Applicant must obtain a business license from Lac Ste. Anne County before the opening of the facility as per Business License Bylaw #20-2013.
27. The Applicant Shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw #20-2013.
28. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
29. No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reason of dust, noise, gases, odours, smoke or vibration.
30. The site of the buildings shall be maintained in a clean and orderly condition and free from all rubbish and debris.
31. The Applicant shall enter into and abide by the provisions of a Haul Agreement with Lac Ste. Anne County. The Agreement shall include terms, to the satisfaction of Lac Ste. Anne County, including but not limited, to the following:
 - a. Dust control measures and road maintenance;
 - b. Security requirements;
 - c. Signage;



- d. Hours of operation for hauling;
- e. Haul Route;
- f. Maximum truck numbers and volume.

The Haul Route may be amended from time to time, when in the opinion of Lac Ste. Anne County,

the circumstances warrant the Haul Route Agreement to be amended.

- 32. The Applicant is required to submit to Lac Ste. Anne County a copy of the Health Canada approval within 30 days of receipt of said approval.
- 33. The Applicant shall ensure that there is an adequate provision for fire prevention and protection to the satisfaction of the Director of Emergency Management for Lac Ste. Anne County.
- 34. The Applicant shall provide the County with an emergency management and fire protection plan in a manner suitable to the County and approved by the County's Director of Emergency Management within one (1) month of issuance of the permit.
- 35. Approval to be obtained from Alberta Health, if required.
- 36. This approval does not extend to laboratory. Any research facility would require additional permits.
- 37. The applicant shall provide dust control the full length of the Township Road from their approach to the intersection with Highway 33.
- 38. A traffic impact assessment is to be provided for the development within 4 months of permit issuance.
- 39. Storm water plans must be completed and approved by Lac Ste. Anne County within 3 months of permit issuance.

Carried.

423-18
Out of MPC

Mr. Gelych -that the Municipal Planning Commission meeting be adjourned to resume the regular County Council meeting at 11:35 a.m.

Carried.

424-18
Letter of
Concern to
Fortis and
Equas

Mr. Hoyda – that County Council direct Administration to send a letter of concern to EQUUS and Fortis to discuss the issues brought forward by ratepayer Mr. Alex Brown regarding the power issues that are being experienced in the area of Lake Arnault and to request a report on the status of the power line

Carried.

425-18
Bylaw 24-
2014-03-18 –
2nd reading

Mr. Bohnet – that County Council give second reading to Bylaw 24-2014-03-18 for the purpose of redistricting, as presented.

Carried.

426-18
Bylaw 24-
2014-03-18
- 3rd reading

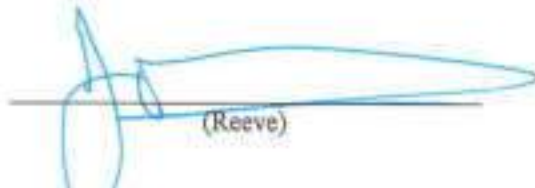
Mr. Hoyda – that County Council give third reading to Bylaw 24-2014-03-18 for the purpose of redistricting, as presented.

427-18
Brand
Management
and
Communication
s Activity
Report – Rdeca
Group

Mr. Vaughan – that County Council defer the the Brand Management and Communications Activity report and other correspondence from Rdeca Group, until the next County Council meeting to better address with Administration.

Carried.

Adjournment The meeting adjourned at 11:42 a.m.



(Reeve)

August 1, 2018



(County Manager)