

MINUTES
County Council Regular Meeting

Lac Ste. Anne County held a County Council Meeting on July 18, 2018 commencing at 9:38 a.m. in the Council Chambers of the County Administration Building in Lac Ste. Anne County, Alberta.

Council Roll Call: Reeve Joe Blakeman
Deputy Reeve Nick Gelych
Councillor George Vaughan
Councillor Steve Hoyda
Councillor Ross Bohnet
Councillor Lloyd Giebelhaus

Absent: Councillor Lorne Olsvik

Administration
Present:

NAME:	ROLE:
Mike Primeau	CAO
Robert Osmond	Assistant County Manager & CFO
Trista Court	GM of Community & Protective Services
Matthew Ferris	Planning & Development Manager
Stacey Wagner	Records Manager & FOIP Coordinator
Andrew Chell	Development Officer
Justine Inglis	Development Officer
Laura Fuller	Administrative Clerk
Camille Fleming	Recording Secretary

Also Present 1 (one) member of the media.

Reeve Blakeman called the meeting to order at 9:38 a.m.

2. Additions to Agenda

Additions:

- 6.B.2 Connor Creek Tower Project
- 6.B.3 Paving Contracts Update

3. Acceptance of Agenda

428-18 MOVED BY Councillor Bohnet that the Wednesday July 18, 2018, County Council Meeting Agenda be approved as amended.

Carried.

4. Adoption of Minutes

429-18 MOVED BY Councillor Vaughan that the minutes of the County Council Meeting held Thursday June 28, 2018 be approved as presented.

Carried.

5. Delegations & Presentations

6. Infrastructure & Planning Services



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6.B.1 Preliminary Agreements for Bridge File #70269

430-18

MOVED BY Councillor Giebelhaus that County Council approves the five (5) preliminary agreements for Bridge File #70269 as presented.

1. The NW Quarter of Section Twenty (20), Township Fifty- Four (54), Range One (1), West of the Fifth (5) Meridian containing 146.27 acres.
2. The NW Quarter of Section Twenty (20), Township Fifty- Four (54), Range One (1), West of the Fifth (5) Meridian containing 5.16 acres.
3. The NW Quarter of Section Twenty (20), Township Fifty- Four (54), Range One (1), West of the Fifth (5) Meridian containing 3.59 acres.
4. The SW Quarter of Section Twenty Nine (29), Township Fifty- Four (54), Range One (1), West of the Fifth (5) Meridian containing 154.86 acres.
5. The SW Quarter of Section Twenty Nine (29), Township Fifty- Four (54), Range One (1), West of the Fifth (5) Meridian containing 7.58 acres.

Carried.

6.B.2 Connor Creek Tower Update

431-18

MOVED BY Councillor Giebelhaus that County Council directs Administration to prepare a report on the Connor Creek Tower project and bring said report back to the August 1, 2018 MPC meeting for Council to review.

Carried.

6.B.3 Paving Contracts

432-18

MOVED BY Councillor Gelych that County Council receives the update regarding paving contracts as information.

Carried.

7. Municipal Planning Commission

433 -18
Into MPC

MOVED BY Councillor Vaughan that the County Council meeting be recessed to hold a Municipal Planning Commission meeting at 9:52 a.m.

Carried.

Council Roll Call:

- Reeve Joe Blakeman
- Deputy Reeve Nick Gelych
- Councillor George Vaughan
- Councillor Steve Hoyda
- Councillor Ross Bohnet
- Councillor Lloyd Giebelhaus

Administration Present:

NAME:	ROLE:
Mike Primeau	CAO
Robert Osmond	Assistant County Manager & CFO
Trista Court	GM of Community & Protective Services
Matthew Ferris	Planning & Development Manager
Stacey Wagner	Records Manager & FOIP Coordinator
Andrew Chell	Development Officer
Justine Inglis	Development Officer
Laura Fuller	Administrative Clerk
Camille Fleming	Recording Secretary

434-18

MOVED BY Councillor 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 029SUB2018, Applicant: Randine Park (Stantec Geomatics), Owner: Larry and Linda Morrill to create one (1) public utility lot 0.502 +/- acre parcel from a previously subdivided quarter-section within SW 02-55-02 W5M, Tax Roll #5502022001 (Div. 2), be APPROVED subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None
Topography: The land is fairly flat with one watercourse.

JB MP

Soils: Class 3. Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices. The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management they are fair to moderately high in productivity for a fair range of crops.

Class 6: Soils in this class are capable of producing perennial forage crops, and improvement practices are not feasible. The soils provide some sustained grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical. The terrain may be unsuitable for use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.

Storm Water: No storm water issues for the proposed parcel.

Flooding Risk: No flood issues are expected on the property.

Access: Access is to be provided through the local road system.

Water Supply: Property is currently unserved. Water may be obtained through cistern or well.

Private Sewage System: Property is currently unserved. Adjacent Land Uses: Adjacent land uses are a mix of agricultural operations with residential usage and highway development usage. Response To Landowner Comments: None

And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, subject to the following conditions:

STANDARD 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:
 - a. Approach #1: Requires gravel, new approach and culvert. Min. of 12.0 m or 400.0 mm culvert with sloped ends and rip-rap. GravelOnce 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 Page 24 of 200 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.

Carried.

435-18

MOVED BY Councillor Hoyda 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 021SUB2018, Applicant: Dan Kirywk, Owner: Bernardine Gilbert to create two (2) 7.90 +/- acre parcels from an previously subdivided quarter-section within SW 04-56-05 W5M, Tax Roll #5401214001 (Div. 4), be **APPROVED** subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The property is mixed with a large portion of the land in bush.

Soils: Class 3. Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices. The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management they are fair to moderately high in productivity for a fair range of crops.

Subclass D: undesirable soil structure and/or low permeability-the soils are difficult to fill/absorb water



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slowly or the depth of the rooting zone is restricted.

Class 5. Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilization, or water control.

Subclass F: gertility-low natural fertility due to lack of available nutrients, high acidity or alkalinity, low exchange capacity, high levels of calcium carbonate or presence of toxic compounds.

Storm Water: No storm water issues for the proposed parcel.

Flooding Risk: No flood issues are expected on the property.

Access: Access is to be provided through the local road system.

Water Supply: Property is currently unserved. Water may be obtained through cistern or well for the proposed properties and the remainder of the quarter-section.

Private Sewage System: Property is currently unserved. A variety of private sewage disposal systems may be used on the proposed acreage properties and the remainder of the quarter-section.

Adjacent Land Uses: Adjacent land uses are a mix of agricultural operations with residential usage. The Hamlet of Cherhill is located less than one mile to the north.

Response To Landowner Comments: None

And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, subject to the following conditions:

STANDARD 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 Page 56 of 200 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:
 - a. Approach #1: Cut down approach and gravel (reshape).
 - b. Approach #2: New dual approach requires a min of 14 m of 400 mm culvert with sloped ends and rip rap over ends and gravel.
 - c. Approach #3: Dry approach widen out to a min of 10 m top at property line and gravel.
 - d. Approach #4: Oil field access.

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.

RESERVES:

7. The Applicant must provide a market value appraisal of the subject land, excluding any and all buildings or improvements, prior to subdivision. This appraisal is used to determine money-in-lieu of Reserves value as per Section 667 of the Municipal Government Act (MGA). A market value appraisal is to be obtained from a licensed Alberta Appraiser as a condition of this subdivision approval. For this application, the land subject to Reserves is 10% of the following: 6.4 HA (proposed parcel(s)).

 JB  MP



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Reserve Eligible: Yes
MR Eligible (HA) (total parcel): 6.4
Value per hectare (HA): \$5,293.72
Land Subject to Reserves (10% of MR Eligible): 0.64 ha
Amount Owing: Shall be no more than \$5,293.72/ha \$3,387.98

ACCESS/ROAD CONDITIONS:

- 8. This proposal does not meet the requirements of Sections 14 and 15(3) of the Subdivision and Development Regulations. Considering the nature of the proposal, subject to Section 16 of the Subdivision and Development Regulation, Alberta Transportation is willing to approve the variance by the subdivision authority of the requirements of Section 14. The Subdivision and Development Regulations states that when the subdivision proposal does not meet the requirements of Section 15(3), the subdivision authority must require the development to provide service road that is satisfactory to Alberta Transportation. Given the nature of this proposal, to meet the requirements of Section 15(2) of the regulation Alberta Transportation would be satisfied if the subdivision authority required no service road to be dedicated.

ENVIRONMENTAL RESERVE AND/OR CONSERVATION EASEMENT CONDITIONS:

- 9. Environmental Reserve (ER) to be as per the attached sketch indicating the "setback from waterbodies" for the environmentally sensitive areas throughout the quarter-section. If the developer and Lac Ste. Anne County agree an Environmental Conservation Easement (ECE) may replace the Environmental Reserve lot requirement. Purpose of the ER/ECE will be to preserve wildlife habitat along the shorelands of the said environmentally sensitive areas and to ensure no residential development occurs within the area. ER lot to be surveyed out or final sketch (if ECE) to be provided by Alberta Land Surveyor.

Carried.

436-18

MOVED BY Councillor Giebelhaus that development permit application 18-D0116, Applicant: Kiara General Contractors, Owner: Baart, Brennan, for moved-in house 46'4" x 26'6" (1228.0 sq. ft.) within SW 31-53-01 W5M, Tax Roll #5301312005 (Div. 1), be APPROVED subject to the following conditions with an addition to condition #12:

- 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 Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw #03-2018.
11. The proposed development shall be sited and conform to all building setbacks as shown on the

Handwritten signatures and initials: JB, MP



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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:

Existing Country Residential (CRX)

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)

- 12. Notwithstanding Condition 11, the proposed development shall be sited no closer than 10.0 m from the shoreline as recommended by Alberta Environment and Parks. No Development or earthwork shall occur any closer than 10.0 m from the shoreline. Where this setback conflicts with a setback outlined in Condition 11, this 10.0 m setback shall prevail.
13. Pursuant to Rural Addressing Bylaw 15-2002, the applicant to provide confirmation that a rural address sign that complies with the County's Rural Address Sign Specifications is placed within 3 months of the approval of this development permit. Rural addressing signs can be obtained from Lac Ste. Anne County.

CONDITIONS FOR DEVELOPMENT ADJACENT TO ENVIRONMENTALLY SENSITIVE LANDS

- 14. That measures be taken to ensure that infiltration into area slopes, the subject property, and adjacent lands are minimized.
15. That private driveways shall require permeable surface treatments.
16. Development will be at the developers own risk and the municipality will not be liable if the property floods at anytime.
17. Pursuant to section 9.10.21 of the Municipal Development Plan, the developer shall conduct a site-specific assessment to determine areas of flood risk using a 1:100 design flood level, and appropriate mitigative measures shall be undertaken.

Carried.

437-18

MOVED BY Councillor Bohnet that development permit 18-D0112, Applicant: Riva, Scott & Katelyn, Owner: Riva, Scott & Katelyn, for micro home 32' x 8.5' (355.0 sq. ft.) with deck 10' x 5' (50.0 sq. ft.) on Lot 1, Block 1, Plan 1623094, within SW 05-55-05 W5M, Tax Roll #5505052001 (Div. 4), be APPROVED subject to the addition of the following conditions with an addition to condition #12:

- 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 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. The Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw #03-2018.
10. The Applicant shall sign a letter of undertaking (agreement) and post security in the form of an

Handwritten signatures and initials JB and MP.

irrevocable letter of credit or cash in the amount of \$2,000.00 for a micro home prior to the issuance of a building permit, to ensure permit compliance. The deposit will be refunded upon development completion and County inspection.

11. The development must be placed on a screw pile foundation suitable to the Alberta Safety Codes Act.
12. The wheels and axles shall be removed from the microhome frame within 30 days of the building being installed on the screw pile foundation. Within 30 days of the axles and wheels being removed, the Applicant is to request an inspection from the County to ensure this condition has been completed.
13. 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:
Agricultural 2 (AG2)
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)

Carried.

438-18
Out of MPC

MOVED BY Councillor Gelych that the Municipal Planning Commission meeting be adjourned to resume the regular County Council meeting at 10.20 a.m.

Carried.

8. Community & Protective Services

8.A.1 Community Services

439-18

MOVED BY Councillor Bohnet that Administration authorizes the temporary closure of the Look-out Point area at the Paddle River Dam Campground from Friday, September 7, 2018 at 6:00 pm until Saturday, September 8, 2018 at approximately 8:00 pm, for a wedding ceremony at no cost to the applicants.

Carried.

9. Corporate Services

9.B.1. Assessment & Taxation

440-18

MOVED BY Councillor Bohnet that County Council denies the request to reverse the penalty application of \$528.99 to tax roll #5402032001 for late payment of property taxes in 2017.

Carried.

9.C.1. Economic Development

441-18

MOVED BY Councillor Hoyda that County Council approves and distributes the letter from Administration to the participants of the Lac Ste. Anne Regional Health Services Recruitment & Retention Committee (Formerly Physician Recruitment Committee), and further sends a second letter to Alexis Nakota Sioux Nation and Town of Mayerthorpe providing more information on said Committee.

Carried.

10. Administration

10.A.1 County Manager

442-18

MOVED BY Reeve Blakeman that County Council receives the Brand Management and Strategic Communications Activity Report and other correspondence presented by communications firm RDECA Group as information, and to bring back to County Council a summary report by September.

Carried.



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10.A.2 County Manager

443-18 MOVED BY Councillor Vaughan that County Council receives the card of Thanks for the donation to the Onoway High School Graduation, for information. Carried.

10.B.1 Bylaws & Policies

444-18 MOVED BY Councillor Vaughan that County Council gives first reading to Bylaw 15-2018, Intermunicipal Collaborative Framework – Parkland County. Carried.

445-18 MOVED BY Councillor Hoyda that County Council gives second reading to Bylaw 15-2018 Intermunicipal Collaborative Framework – Parkland County.

11. Council Committee Reports

446-18 Reeve Blakeman reported on the North 43 Lagoon Commission. Councillor Giebelhaus reported on the Agricultural Services Board and Growth Alberta.

MOVED BY Councillor Vaughan that County Council receives the Committee Reports as presented for information. Carried.

12. Closed Session

447-18 MOVED BY Councillor Bohnet that County Council enters into a Closed Session pursuant to Section 197(2) of the Municipal Government Act, at 11:00 a.m. to discuss:
• Personnel update
subject to Section 16 of the Freedom of Information and Protection of Privacy Act (FOIP). Carried.

Roll Call

Table with 2 columns: NAME, REASON/PURPOSE. Rows include Joe Blakeman (Reeve), Nick Gelych (Deputy Reeve), George Vaughan (Councillor), Steve Hoyda (Councillor), Ross Bohnet (Councillor), Lloyd Giebelhaus (Councillor), Mike Primeau (CAO), Robert Osmond (Assistant County Manager/CFO), Trista Court (GM of Community & Protective Services).

448-18 MOVED BY Councillor Hoyda that County Council adjourns the Closed Session at 11:30 a.m. Carried.

449-18 MOVED BY Councillor Giebelhaus that County Council offers First Right of Refusal to Dr. Azeez Salami to the residence owned by Lac Ste. Anne County, for the local physician, Dr. Salami, working at the Onoway Medical Clinic as part of the Agreement with life Medical Clinic. Carried.

Handwritten signatures of Ross Bohnet (RB) and Lloyd Giebelhaus (MP)



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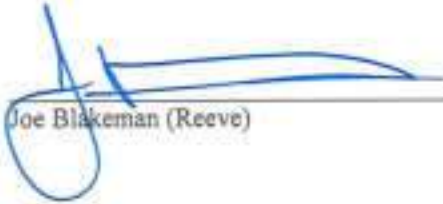
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450-18

MOVED BY Councillor Vaughan that County Council extends an offer of membership on the Agricultural Services Board (ASB) to Mr. Duane Drews.

Carried.

Adjournment of County Council Meeting 11:45 a.m.


Joe Blakeman (Reeve)


Mike Primeau (County Manager)

Aug 16, 2018
Date Approved

 JB  MP