



**MINUTES**  
**County Council and Municipal Planning Commission**

Lac Ste. Anne County held a County Council and Municipal Planning Commission on September 5, 2018 commencing at 9:33 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

Councillors Present: Reeve Joe Blakeman  
Deputy Reeve Nick Gelych  
Councillor Lloyd Giebelhaus  
Councillor George Vaughan  
Councillor Lorne Olsvik  
Councillor Ross Bohnet  
Councillor Steve Hoyda

Administration Present: GM of Infrastructure & Planning Joe Duplessie  
GM Community & Protective Services Trista Court  
Director of Infrastructure Greg Edwards  
Planning & Development Manager Matthew Ferris  
Development Officers Andrew Chell & Justine  
Communications & FOIP Coordinator Stacey Wagner  
Administrative and Legislative Clerk Laura Fuller  
Executive Assistant Camille Fleming

Also Present: 31 members of the public were in attendance.

Reeve Blakeman called the meeting to order at 9:33 a.m.

**CALL TO ORDER**

Reeve Blakeman called the meeting to order at 9:33 a.m.

**ADDITIONS TO AGENDA**

- 5.1 Presentation cancelled
- 6.A.1. Letter from Alberta Environment regarding Lac Ste. Anne Weir
- 10.5 Change of ASB meeting date and change of County Council meeting time

**ACCEPTANCE OF AGENDA**

510-18 MOVED BY Councillor Bohnet that the September 5, 2018 Municipal Planning Commission Meeting / County Council Meeting Agenda be approved as amended.

Carried.

**ADOPTION OF MINUTES**

511-18 MOVED BY Councillor Olsvik that County Council adopt the meeting minutes from the Wednesday August 1, 2018 Municipal Planning Commission Meeting, as presented.

Carried.

**DELEGATIONS & PRESENTATIONS**

~~Cancelled: 9:30 a.m. Presentation – Ratepayer Development Permit Application~~

**PLANNING AND DEVELOPMENT**

**Cannabis Retail Regulations**

512-18 MOVED BY Councillor Olsvik that County Council directs Administration to prepare letters to adjacent municipalities, as well as to the McCullough Centre to ask for their input and expertise on the upcoming need for Cannabis Retail Regulations, accept discussion for information.

Carried.

**Amendment to Strategic Plan Section 3.2**  
 513-2018 MOVED BY Councillor Gelych that County Council amend Item 3.2 IDP of the Lac Ste Anne County Strategic Plan from Q3 2018 to have a completion date of Q4 2019, due to delayed negotiations with the Town of Mayerthorpe.

Carried.

**Municipal Setbacks from Fertilizer Production Facilities**  
 514-2018 MOVED BY Councillor Gelych that County Council receive the information from Administration notice that the Federal and Alberta Provincial governments do not have legislated setbacks from fertilizer production facilities, for information.

Carried.

**Proposed Amendments to Quality Management Plan**  
 515-2018 MOVED BY Councillor Vaughan that County Council accept the Proposed Quality Management Plan as information and further directs Administration to refer it to the Safety Code Council for approval.

Carried.

Reeve Blakeman recessed the meeting at this time being 9:55 a.m.

Reeve Blakeman reconvened the meeting at this time being 10:05 a.m.

#### DELEGATIONS & PRESENTATIONS

##### 10:00 a.m. Public Hearing re: Bylaws 24-2014-06-18 and 16-2018

Reeve Blakeman declared the Public Hearing to review Bylaws 24-2014-06-18 and 16-2018 be open:

516-18 MOVED BY Councillor Gelych that the Public Hearing for Bylaw #24-2014-06-18 be opened at 10:05 a.m.;

Carried

517-18 MOVED BY Councillor Vaughan that the Public Hearing for Bylaw #16-2018 be opened at 10:05 a.m.;

Carried.

518-18 MOVED BY Councillor Hoyda that the Public Hearing for Bylaw 24-2014-06-18 and Bylaw 16-2018 be held concurrently.

Carried.

Reeve Blakeman requested Development Officer Andrew Chell to present the information regarding Bylaw 24-2014-06-18 and Bylaw 6-2018 for the Public Hearing as per the information provided on the Agenda.

Applicant Roy Jensen introduced himself to Council, and provided documentation with presentation to Council.

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

Barry Olson, property owner on Nakamun Lake, spoke and submitted a letter outlining concerns.

Marge Hanssen, Mayor of the Summer Village of Nakanum Park, presented orally to Council and submitted a letter outlining concerns.

Four (4) residents presented against this matter orally to Council.

Michael Pederson, property owner, presented orally to Council as well as provided printout a real estate printout for Council to review.

Reeve Blakeman asked the Applicant to comment on the concerns discussed and summarize his application, and Mr. Jensen did so.

Matthew Farris, Planning and Development Manager, discussed the nature of the application and posed questions to the Applicant.



519-18 MOVED BY Councillor Gelych that the presentations for the Public Hearing be accepted for information and that the Public Hearing for Bylaw #24-2014-06-18 and Bylaw #16-2018 be closed at 11:35 a.m.

Carried.

Reeve Blakeman recessed the meeting at this time being 11:39 a.m.

Reeve Blakeman reconvened the meeting at this time being 11:53 a.m.

**11:45 a.m. Presentation - re: Permit 18-D0170**

Mr. Robert Lavallee verbal presentation regarding Permit 18-D0170 regarding noise issues, was heard in conjunction with MPC Agenda item 7.1., as follows below.

520 -18 MOVED BY Councillor Giebelhaus that the County Council move into a Municipal Planning Commission Meeting at 11:55 a.m.

Carried.

**MUNICIPAL PLANNING COMMISSION**

**193193-18-D0170, Lot B, Block , Plan 4722TR, within NE 30-54-1 W5M, for Personal riding track for horses & ATVs**

521-18 MOVED BY Councillor Gelych that County Council; DEFERRED for further information; development permit application 193193-18-D0170, Applicant: Robert & Deanna Lavallee, Owner: Robert & Deanna Lavallee, for Personal riding track for horses & ATVs on Lot B, Block , Plan 4722TR, within NE 30-54-1 W5M, Tax Roll #5401304002 (Div. 1).

Carried.

522 -18 MOVED BY Councillor Olsvik that the County Council move out of Municipal Planning Commission Meeting at 12:16 p.m.

Carried.

**BYLAWS & POLICIES**

**Redistricting Bylaw 24-2014-06-18 - Nakamun Oasis Campground**

523-18 MOVED BY Councillor Bohnet that County Council give second reading to Bylaw #24-2014-06-18 following the scheduled Public Hearing (10:00 a.m.).

Carried.

524-18 MOVED BY Councillor Giebelhaus that County Council give third reading to Bylaw #24-2014-06-18 following the scheduled Public Hearing (10:00 a.m.).

Carried.

**Bylaw 16-2018 - Nakamun Oasis Area Structure Plan**

525-18 MOVED BY Councillor Hoyda that County Council defer Bylaw #16-2018 pending additional information.

Carried.

526 -18 MOVED BY Councillor Olsvik that the County Council move into a Municipal Planning Commission Meeting at 12:35 p.m.

Carried.

**MUNICIPAL PLANNING COMMISSION**

**032SUB2018, SW 01-54-02 W5M, to create three (3) 40.0 +/- acre parcel from a previously unsubdivided quarter-section**

527-18 MOVED BY Councillor Olsvik that County Council approve as presented and defer reserves; 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 032SUB2018, Applicant/Owner: Fossum, Paige & Marilyn to create three (3) 40.0 +/- acre parcel from a previously unsubdivided quarter-section within SW 01-54-02 W5M, Tax Roll #5402012001 (Div. 1), be **APPROVED** subject to the following conditions:

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

1. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.
2. 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 upgrades as required by Public Works:
  - i. Approach #1: Requires gravel only. 2022 Twp 54
  - ii. Approach #2: No work required
  - iii. Approach #3: Requires gravel, new approach, requires culvert. Upgrade, widen out and cut down higher than road. Gravel. Dry
  - iv. Approach #4: Upgrade, widen out and cut down higher than road. Gravel. Dry
  - v. Approach #5: Shape up and gravel.

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).

3. 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 and agreement to be provided by the Surveyor for road widening on Range Road(s) and Township Road(s).
4. 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).
5. 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.
6. 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)
7. A deferred reserve caveat to be registered on title for the northern-most proposed parcel.
8. An Environmental Conservation Easement to be entered into between the landowner and the County for 10 meters from the creek on the northern-most proposed parcel, as shown on the tentative plan in order to maintain natural state of the land. Final sketch to be provided by Alberta Land Surveyor, and the ECE to be registered on title.

**Topography** The southern half of the quarter section is primarily rolling cultivated land; a farmstead exists on near the southeast corner. The majority of the north half other quarter section is used for gravel extraction.

**Soils Class 4:** Soils in this class have severe limitations that restrict the range of crops or require special conservation practices. 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, fertilizing, or water control.

**Subclass W:** excess water other than from flooding limits use for agriculture. The excess water may be due to poor drainage, a high water table, seepage or run-off from surrounding areas.

**Class 2:** Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of crops.

**Subclass C:** adverse climate- the main limitation is low temperature or low or poor distribution of rainfall during the cropping season, or a combination of these.

**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** The existing farmsteads are serviced by wells and by pump out private sewage systems.

**Private Sewage System** None

**Adjacent Land Uses** Adjacent land uses are a mix of acreages and agricultural operations.

**Landowner Concerns:** None

Carried.



528-18 MOVED BY Councillor Giebelhaus that the County Council move out of Municipal Planning Commission Meeting at 12:38 p.m.

Carried.

Lunch from 12:38 p.m. to 1:12 p.m.

529-18 MOVED BY Councillor Gelych that the County Council move into a Municipal Planning Commission Meeting at 1:13 p.m.

Carried.

#### MUNICIPAL PLANNING COMMISSION

**033SUB2018, NE 05-56-04 W5M, to create one (1) 64.28 +/- acre parcel from a previously subdivided quarter-section (060SUB2017)**

530-18 MOVED BY Councillor Hoyda that County Council approve as presented; 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 033SUB2018, Applicant: Scott Clark, Owner: Richard Crozier and Patricia Clague to create one (1) 64.28 +/- acre parcel from a previously subdivided quarter-section (060SUB2017) within NE 05-56-04 W5M, Tax Roll #5604054001 (Div. 4), be **APPROVED** subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The land has mixed topography.

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 till, absorb water slowly or the depth of the rooting zone is restricted.

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.

Response To Landowner Comments: None received.

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 only.
  - b. Approach #2: Requires gravel, new approach, requires culvert. Requires a min. of 12 m of 400 mm culvert with shaped ends/rip rap and gravel.
  - c. Approach #3: Requires gravel, new approach, requires culvert. Requires a min. of 12 m of 400 mm culvert with shaped ends/rip rap and gravel.
  - d. Road Widening Required. - Will be registered under 060SUB2017.

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. 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).
5. 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.

6. Previous subdivision 060SUB2017 to create one (1) 41.41 +/- acre parcel from an unsubdivided quarter-section within NE 05-56-04 W5M must be endorsed prior to endorsement of this application 033SUB2018 to create one (1) 64.28 +/- acre parcel.  
ENVIRONMENTAL RESERVE AND/OR CONSERVATION EASEMENT CONDITIONS:
7. Environmental Reserve (ER) to be 3.0 metres (9.8 feet) beyond the upper valley walls on both sides of 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. ER lot to be surveyed out or final sketch (if ECE) to be provided by Alberta Land Surveyor. Lac Ste. Anne County consents to an ECE.

Carried.

- 531-18 MOVED BY Councillor Vaughan that the County Council move out of Municipal Planning Commission Meeting at 1:15 p.m.

Carried.

**CORPORATE SERVICES****Activity Report 2018**

- 532-18 MOVED BY Councillor Olsvik that County Council receive the discussion regarding the 2018 Activity Report, as information.

Carried.

**Additional Named Insured Baybridge Sunnyside Community Association**

- 533-18 MOVED BY Councillor Hoyda that County Council approve the request of Baybridge Sunnyside Community Association request to become an Additional Named Insured (ANI) under the County policy.

Carried.

**FINANCE****2019-21 Budget Planning Items**

- 534-18 MOVED BY Councillor Gelych that County Council accept for information the presentation made by Finance Technician Len Muller, and that Administration set a meeting date of October 1<sup>st</sup> at 11:00 a.m. for initial discussions about the upcoming budget, and book a further date of October 9<sup>th</sup> at 9:30 am for preliminary budget review session.

Carried.

**ECONOMIC DEVELOPMENT****Draft Welcome Package**

- 535-18 MOVED BY Councillor Hoyda that County Council receive the Welcome Package discussion, as information.

Carried.

**ADMINISTRATION****Letter from Minister of Municipal Affairs**

- 536-18 MOVED BY Councillor Vaughan that County Council receive the letter from the Minister of Municipal Affairs regarding ICF's and IDP's dated July 25, 2018, as information.

Carried.

**Action on Smoking & Health (ASH) Municipal Update**

- 537-18 MOVED BY Councillor Olsvik that County Council receive the August 2018 ASH Municipal Update, as information.

Carried.

**Thank You Card**

- 538-18 MOVED BY Councillor Giebelhaus the County Council receive the card of Thanks from the Lac Ste. Anne Historical Society for the donation, for information.

Carried.

**Letter from Athabasca Watershed Council**

- 539-18 MOVED BY Councillor Hoyda that County Council receive the correspondence from Athabasca Watershed Council received August 17, 2018, as information.

Carried.



**BYLAWS & POLICIES**

**Bylaw 21-2018 Road Closure Bylaw**

540-18 MOVED BY Councillor Bohnet that County Council give Bylaw 21-2018 first reading and schedule the Public Hearing for September 25, 2018 at 1:15 p.m. Carried.

**INFRASTRUCTURE & PLANNING SERVICES**

**PUBLIC WORKS**

**Alberta Environment letter regarding Weir**

541-18 MOVED BY Councillor Gelych that County Council direct Administration to send a letter to Alberta Environment and municipalities adjacent to Lac Ste. Anne reminding them of the County's non-ownership of the Weir. Carried.

**ADMINISTRATION**

**Change of ASB meeting date and change of County Council meeting time**

542-18 MOVED BY Councillor Bohnet that County Council change the date of the ASB meeting to Tuesday, September 25 at 9:00 a.m. and the County Council meeting on Tuesday September 25, 2018 to start at 11:00 a.m.. Carried.

Adjournment of County Council Meeting 2:02 pm

Approved on \_\_\_\_\_, 2018

CAO   
Reeve 