

MINUTES
County Council and Municipal Planning Commission

Lac Ste. Anne County held a County Council and Municipal Planning Commission on December 5th, 2018, commencing at 9:35 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

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

Councillors Absent:

Administration Present: Mike Primeau, County Manager
Joe Duplessie, General Manager of Infrastructure & Planning
Matthew Ferris, Planning and Development Manager
Andrew Schell, Development Officer
Dallas Choma, Enforcement Officer
Stacey Wagner, Recording Secretary

Also Present: 4 members of the public were in attendance.

CALL TO ORDER

Reeve Blakeman called the meeting to order at 9:35 a.m.

ACCEPTANCE OF AGENDA

751-18 MOVED BY Councillor Bohnet that County Council approve the December 5, 2018, Municipal Planning Commission Meeting Agenda, with the following additions:
6A1 – Request from Alberta Snowmobile Club.

Carried.

ADOPTION OF MINUTES

752-18 MOVED BY Deputy Reeve Gelych that County Council adopt the meeting Minutes from the Wednesday November 7, 2018, County Council and Municipal Planning Commission meeting, as presented.

Carried.

INFRASTRUCTURE & PLANNING SERVICES

Transfer of Funds for Aerial Photography

753-18 MOVED BY Councillor Olsvik that County Council direct Administration to transfer \$35,700, plus GST, from the 2018 Budget to the 2019 Budget for Aerial photography.

Carried.

PUBLIC WORKS

Request from Alberta Beach Snowmobile Club

754-18 MOVED BY Councillor Hoyda that County Council approve the request received by the Alberta Beach Snowmobile Club to install a portable toilet and a fire pit on RR 52, north of TWP RD. 550 from the beginning of December 2018 and to be removed by the end of March 2019, with the understanding the Club will be responsible to maintain the wood supply.

Carried.

PLANNING & DEVELOPMENT

CPAA Conference

755-18 MOVED BY Councillor Olsvik that County Council receive the sponsorship and attendance request for the CPAA Conference, as information.

Carried.

Reeve Blakeman asked Mr. Andrew Forrest and Mr. Blayden Dibben, representatives for the Developer C2Homes, regarding the Riparian Set-Back item, if they had any information to add to the item.

Mr. Forrest and Mr. Dibben were available to answer any questions or clarify any concerns for Council.

Reduction in Riparian Set-Back Distance for Roll #5403354010 and Roll #5403352002

756-18

MOVED BY Deputy Reeve Gelych that County Council determines approves the Riparian Setback Matrix setback distance, for Roll # 5403354010 and Roll # 5403352002, shall be 51.24m from the high-water mark with the potential to reduce it to 41.24m subject to approval of the applicable Area Structure Plan design.

Carried.

Mr. Forrest and Mr. Dibben left the meeting 10:09 a.m.

PUBLIC HEARING

10:09 a.m. Public Hearing for Bylaw 24-2018 Lac Ste. Anne County and Parkland County Inter-Municipal Development Plan

757-18

MOVED BY Reeve Blakeman that the Public Hearing for Bylaw 24-2018 Lac Ste. Anne County and Parkland County Inter-Municipal Development Plan be opened at 10:09 a.m.

Carried.

Roll Call

- Joe Blakeman, Reeve
- Nick Gelych, Deputy Reeve
- George Vaughan, Councillor
- Steve Hoyda, Councillor
- Lorne Olsvik, Councillor
- Ross Bohnet, Councillor
- Lloyd Giebelhaus, Councillor
- Mike Primeau, County Manager
- Joe Duplessie, General Manager of Infrastructure & Planning
- Matthew Ferris, Planning and Development Manger
- Andrew Chell, Development Officer
- Stacey Wagner, Recording Secretary

3 Members of the Public were also in attendance.

Development Authority Presentation

Reeve Blakeman requested Planning and Development Manager Ferris to present the information regarding Bylaw 24-2018, Lac Ste. Anne County and Parkland County Intermunicipal Development Plan, for the Public Hearing.

Mr. Ferris summarized the presentation as follows:

The Draft IDP meets all the requirements of the MGA. The first reading of the Bylaw was given November 7th, 2018. It is at a very high level in an attempt to closely mirror Parkland County's Municipal Development Plan. The reason for this is if the IDP deviates away from Parkland's MDP this Bylaw would need to get approval from the Capital Region Board as well. A public engagement succession was held at the Manly Hall in Parkland County. County Planning and Development sent notices out to approximately 800 land owners. A summary of the engagement results can be found in the attachments in the agenda. Overall the document simply puts a lot of the County's existing processes into the IDP. Key sections of note are:

Referrals – the County will refer:

- LUB/MDP amendments that impact the plan area;
- Area Structure Plans in the IDP area; and
- Any subdivision application or discretionary permit within the Plan area that may create off-site impacts.

Resource Development

The County will try and focus resource developers to use key haul routes identified on the map. Any new or expanding gravel pits will be referred to the adjacent municipality in the Plan area, or if there is deemed to be off-site impacts. Dispute Resolution for this Plan is as follows:

1. Written notice given to adjacent municipality.
2. Administration from each municipality shall meet and attempt to resolve the dispute. If unable, the CAOs' may attempt to resolve the dispute.
3. In cases where Administration and the CAOs cannot resolve the dispute, an Inter-municipal Development Plan Committee (IDPC) shall be established to review the dispute and attempt to negotiate a resolution.
4. In the event a resolution is not achieved within thirty (30) days following the first meeting of the IDPC, the dispute will then be referred to mediation. The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between the Counties.
5. The identified dispute must be resolved within six (6) months after written notice is given.
6. If the dispute has not been resolved within six (6) months after the notice is given, the municipality may proceed to adopt the Bylaw and, in accordance with the MGA, the other municipality will have the right to appeal to the MGB.

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

Mr. Rick Solomon, resident of Lac Ste. Anne County, came forward asked to speak against the matter.

Mr. Solomon lives in the Kileene Creek Watershed. The residents in the area have an issue because a subdivision/road (059SUB2017) was approved right next to them. We have so many problems with water and the watershed in this area.

Reeve Blakeman explained that although he was notified of this Public Hearing because of the proximity of his residence to the IDP area, his issue does not have any relevance to the IDP. He was requested to set up an appointment with Mr. Joe Duplessie, General Manager of Infrastructure and Planning and Mr. Matt Ferris, Planning and Development Manager to further discuss his issue.

Mr. Solomon left the meeting at 10:25 a.m.

758-18 Reeve Blakeman declared the Public Hearing for Bylaw 24-2018 Lac Ste. Anne County and Parkland County Inter-municipal Development Plan, closed at 10:25 a.m. Carried.

Bylaw 24-2018 Lac Ste. Anne County and Parkland County Inter-municipal Development Plan – second reading

759-18 MOVED BY Councillor Olsvik that County Council give second reading to Bylaw 24-2018 for the purpose of Lac Ste. Anne County and Parkland County Inter-municipal Development Plan. Carried.

Bylaw 24-2018 Lac Ste. Anne County and Parkland County Inter-municipal Development Plan– third reading

760-18 MOVED BY Councillor Giebelhaus that County Council give third and final reading to Bylaw 24-2018 for the purpose of Lac Ste. Anne County and Parkland County Inter-municipal Development Plan. Carried.

ENFORCEMENT SERVICES

Vehicle Purchase Approval

761-18 MOVED BY Councillor Giebelhaus that County Council approve the purchase of two (2) new Ford F150 trucks for Enforcement Services prior to the end of 2018 with funds from the 2019 Capital Budget. Carried.

Ms. Trista Court, General Manager of Community and Protective Services, arrived 10:30 a.m.

762-18 MOVED BY Councillor Bohnet that the County Council move into a Municipal Planning Commission Meeting at 10:31 a.m. Carried.

763-18

MUNICIPAL PLANNING COMMISSION**18-D0186, Proposed Lot 1, Block 2, Plan 182 _ _ _ _ , within NW 14-54-3 W5M, for Cannabis Growth Facility**

MOVED BY Councillor Olsvik that development permit application 18-D0186, Applicant: 2105448 Alberta Ltd., Owner: 1353678 Alberta Ltd., for Cannabis Growth Facility on Proposed Lot 1, Block 2, Plan 182 _ _ _ _ , within NW 14-54-3 W5M, Tax Roll #5403143001 (Div. 5), be APPROVED subject to the following conditions:

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 Applicant is required to submit to Lac Ste. Anne County a copy of the Health Canada and Alberta Health approvals within thirty (30) days of receipt of said approval.
5. 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.
6. All development shall be landscaped and graded in a manner that all surface run-off is contained on-site. Any changes to drainage shall require Water Act Approval from Alberta Environment.
7. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
8. 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).
9. 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.
10. 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.
11. 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.)

Conditions for Marijuana Production and Industrial Development:

12. 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.
13. The Applicant shall preserve all existing stands of trees and shrubbery outside of the development area for environmental and sound attenuation purposes.
14. 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 permit's conditions.
15. The business shall have adequate on-site parking available to accommodate parking needs.
16. 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.

17. 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.
18. 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.
19. 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.
20. No loading or unloading of equipment or materials shall occur on the municipal road network.
21. That business-related truck traffic to and from the premise will be addressed in the Haul Agreement between Lac Ste. Anne County and 2105448 Alberta Ltd.
22. 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.
23. The Applicant shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw #20-2013.
24. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
25. 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.
26. The site of the buildings shall be maintained in a clean and orderly condition and free from all rubbish and debris.
27. 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; and
 - 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.
28. 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.
29. 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 six (6) months of permit issuance.
30. This approval does not extend to laboratory. Any research facility would require additional permits.
31. Odour Control measurements must be put in place to scrub the exhaust air of particulate matter and ensure that all air leaving the growing facility is filtered to remove odours and spores from the marijuana plants.
32. The Applicant shall enter into and abide by the provisions of a Development 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. Storm water pond design;
 - b. Water reservoir development;
 - c. Water system design;
 - d. Water line construction;
 - e. Endeavour to assist regarding above mentioned infrastructure costs.
33. The building should be connected to municipal service (water and/or sewer) at the Applicant's expense as soon as a system becomes available.

Carried.

764-18

MOVED BY Councillor Giebelhaus that County Council move out of Municipal Planning Commission Meeting at 10:35 a.m.

Carried.

COMMUNITY & PROTECTIVE SERVICES

Sabres Cheer Spirit Allstar Cheerleading Club (Funding Request)

765 -18 MOVED BY Councillor Vaughan that County Council accept the funding request correspondence from Sabres Cheer Spirit Allstar Cheerleading Club for information and further direct Administration to proceed with a \$500 donation.

Carried.

The Foundry – Youth & Family Centre (Funding Request)

766-18 MOVED BY Councillor Olsvik that County Council receive the funding request correspondence from "The Foundry - Youth and Family Center", as information.

Carried.

ADMINISTRATION**Correspondence – Parkland County IDP**

767-18 MOVED BY Deputy Reeve Gelych that that County Council receive the correspondence dated November 23, 2018 from Parkland County regarding the referral of Parkland County/ Lac Ste. Anne County Inter-municipal Development Plan (IDP) to Edmonton Metropolitan Region Board (EMRB), as information.

Carried.

BYLAWS & POLICIES**Policy Revisions**

768-18 MOVED BY Councillor Bohnet that County Council amend the numbering of Policy 03-050-006, Budget Policy to 03- 050-007, and further amend Policy 03-050-005, Reserve Policy to 03-050-008, as presented.

Carried.

Bylaw 19-2018 Safety Codes Fee - Amendments

769-18 MOVED BY Councillor Hoyda that County Council approve the amendments as presented to Bylaw 19-2018, for the purpose of establishing Safety Codes Fees.

Carried.

Bylaw 19-2018 Safety Codes Fee – Second Reading

770-18 MOVED BY Councillor Giebelhaus that County Council give second reading to amended Bylaw 19-2018 for the purpose of establishing Safety Codes Fees.

Carried.

Bylaw 19-2018 Safety Codes Fee – Third Reading

771-18 MOVED BY Deputy Reeve Gelych that County Council give third reading to Bylaw 19-2018 for the purpose of establishing Safety Codes Fees.

Carried.

Deputy Reeve Gelych stepped out at 11:01 am returned at 11:03 am
Councillor Olsvik stepped out at 11:04 am returned 11:05 am

Bylaw 22-2018 Sewer Bylaw – accept for information

772-18 MOVED BY Councillor Giebelhaus that County Council receive Bylaw 22-2018, Sewer Bylaw, for information, and further direct Administration to bring back a Bylaw specific to fee structure for the Highway 43 Force Main, and an additional Bylaw outlining procedures and uses of the North 43 Sewer System.

Carried.

Information Request – Historical Motions

773-18 MOVED BY Deputy Reeve Gelych that County Council direct Administration to bring all historical motions made regarding set backs and sewer to a future meeting for review to ensure that the motions are in line with current Council requires.

Carried.

Bylaw 22-2017 Land Use Bylaw Update

774-18 MOVED BY Councillor Vaughan that County Council that Bylaw 22-2017 Land Use Bylaw Update be received as information, and further that a LUB review meeting be held on January 8th, 2019, at the Lac Ste. Anne Administration office starting at 9:30 a.m.

Carried.

Committee Reports

Reeve Blakeman, Deputy Reeve Gelych and Councillor Vaughan reported on the Rich Valley Ag Society meeting held December 4, 2018.

Adjournment of the Regular County Council & Municipal Planning Commission Meeting 11:55 a.m.

Approved on January 10, 2019

County Manager

Reeve