



LAC STE. ANNE COUNTY

MINUTES

County Council Municipal Planning Commission and Regular Meeting

Lac Ste. Anne County held a County Council Municipal Planning Commission and Regular County Council Meeting, January 10<sup>th</sup>, 2019, commencing at 9:40 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  
Steve Hoyda, Councillor  
Lloyd Giebelhaus, Councillor  
Lorne Olsvik, Councillor  
Ross Bohnet, Councillor

Administration Present: Robert Osmond, Assistant County Manager/Chief Financial Officer  
Trista Court, General Manager of Community & Protective Services  
Joe Duplessie, General Manager of Infrastructure & Planning  
Matthew Ferris, Planning and Development Manager  
Cindy Suter, Recording Secretary  
Greg Edwards, Director of Infrastructure  
Camilo Conde, Development Officer

Members of the Public Present: One member of the public was present

**CALL TO ORDER**

Reeve Blakeman called the meeting to order at 9:40 a.m.

**ADDITIONS TO AGENDA**

- 6. A.1 2019 Proposed Gravel Haul Rates Increase
- 6. A.2 Water Well Issue Greencourt
- 6.A.3 Mayerthorpe drainage issue
- 6.A.4 North 43 Force Main Expansion
- 6.A.5 Grader Tender
- 10.A.1 Strategic Planning Dates

**ACCEPTANCE OF AGENDA**

01-19 MOVED BY Councillor Vaughan that County Council accept the January 10<sup>th</sup>, 2019, County Council and Municipal Planning Commission Meeting Agenda as amended. Carried.

**ADOPTION OF MINUTES**

02-19 MOVED BY Councillor Hoyda that County Council adopt the meeting Minutes from the December 5<sup>th</sup>, 2018, Municipal Planning Commission Meeting, as presented. Carried

Councillor Bohnet left the meeting at 9:59 a.m. and returned at 10:07 a.m.

**INFRASTRUCTURE & PLANNING SERVICES**

**PUBLIC WORKS**

**2019 Proposed Gravel Haul Rates Increase**

03-19 MOVED BY Councillor Hoyda that the 2019 Proposed Gravel Haul Rates increase be approved for 2019. Carried.

**Ongoing Grader Replacement Program – 2019 Proposal**

04-19 MOVED BY Councillor Vaughan that County Council receive the 2019 Grader Replacement Program Report as information, and further direct Administration to bring the item back to a future Council meeting.

Carried.

#### **INFRASTRUCTURE**

##### **Water Well Issue in Greencourt, Alberta**

05-19 MOVED BY Councillor Giebelhaus that County Council direct Administration to contact a Legal Representative regarding sending Greencourt residents a letter regarding the current water well issues.

Carried.

Councillor Bohnet left the meeting at 10:11 a.m. and returned at 10:14 a.m.

##### **North 43 Force Main Expansion**

06-19 MOVED BY Deputy Reeve Gelych that County Council receive the North 43 Force Main Expansion discussion, for information.

Carried.

##### **County Council and Alberta Environment Meeting Request**

07-19 MOVED BY Councillor Giebelhaus that County Council direct Administration to contact Ms. Tricia Coates with Alberta Environment requesting a meeting with both Ms. Coates and her supervisor to discuss issues such as the Greencourt water well issues, the Town of Mayerthorpe's drainage issues and local producer water run off.

Carried.

#### **PLANNING AND DEVELOPMENT**

##### **Appointment of Development Officer**

08-19 MOVED BY Councillor Vaughan that County Council appoint Camilo Conde as a member of the Development Authority and the Subdivision Authority in relation to his role as a Development Officer with Lac Ste. Anne County.

Carried.

##### **Reduction in Permit Fees for Roll 5603353004**

09-19 MOVED BY Councillor Vaughan that County Council defer the item on the reduction in permit fees for Roll #5603353004, until further review.

Carried.

##### **Municipal Planning Commission (MPC) Board Make up**

10-19 MOVED BY Councillor Olsvik that County Council receive the discussion on the make-up of the Municipal Planning Commission (MPC) Board, as information.

Carried.

Recessed the meeting from 11:22 a.m. to 11:40 a.m.

#### **MUNICIPAL PLANNING COMMISSION**

11-19 MOVED BY Deputy Reeve Gelych that the County Council meeting be recessed to hold a Municipal Planning Commission meeting at 11:40 a.m.

Carried.

##### **193193-18-D0242 within NE 12-54-2 W5M, for Temporary Asphalt Plant**

12-19 MOVED BY Councillor Olsvik that development permit application 193193-18-D0242, Applicant: Ledcor Highways Ltd., Owner: LAFARGE CANADA INC., for Temporary Asphalt Plant within NE 12-54-2 W5M, Tax Roll #5402124001 (Div. 1), 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. This permit expires November 30, 2020. All development related to this permit must be removed from the property by the date of expiry. Any reclamation work must be completed by the date the permit expires.
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. 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.
  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). Any changes to drainage shall require Water Act Approval from Alberta Environment.
  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.
  10. The proposed development shall be sited and conform to all building setback protection plan in a manner suitable to the County and approved by the County's Director of Emergency Management within one month of issuance of the permit.
  11. The Applicant shall ensure that there is an adequate provision for fire prevention and protection to the satisfaction of the Lac Ste. Anne County Fire Chief.
  12. 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 lines.
  13. No loading or unloading of equipment or materials shall occur on the municipal road network.
  14. The asphalt plant shall not operate outside the following operating hours: 7:00 a.m. to 7:00 p.m., Monday through Friday.
  15. That no business-related truck traffic to and from the premise is allowed to occur between the hours of 7:00 a.m. to 8:30 a.m. and 3:30 p.m. to 5:00 p.m., which Northern Gateway defines as normal busing hours. This does not extend to employees entering or exiting the site.
  16. 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.
  17. 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:
    - Dust control measures and road maintenance;
    - Security requirements;
    - Signage;
    - Hours of operation for hauling;
    - Haul Route;
    - Maximum truck numbers and volume.
  18. 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.
  19. No more than four (4) work camp trailers can be on the site at one time.
  20. No more than 8 RVs may be on the site at any time to be used for quarters for the staff.
  21. 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:
    - Aggregate Resource Extraction and Processing (AR)
    - From Highway 633: 50 m
    - From all other parcel boundary lines: 3.0 m (9.84 ft)

Carried.

**18-D0238, Lot 20, Plan 792 2674, Mayfair Park within SW 15-55-03 W5M, for As Built Carport 20.0' x 30.0' (600.0 sq. ft.)**

13-19

MOVED BY Councillor Vaughan that that development permit application 18-D0238, Applicant: Laurence Markwart, Owner: William Henderson and Terry Zaparniuk and Laurence Markwart, for As Built Carport 20.0' x 30.0' (600.0 sq. ft.) on Lot 20, Plan 792 2674, Mayfair Park within SW 15-55-03 W5M, Tax Roll #5503152017 (Div. 3), be **REFUSED** for the following reasons:



## Municipal Development Plan 23-2014

## 4.1 Vision Statement

A Livable Community that offers a wide range of urban and rural residential options, recreational amenities and community facilities for improved quality of life.

## 4.2 Guiding Principles

Establish Unique Community Identity.

Maintain and enhance the character of existing lakes and associated residential communities around them.

## Agricultural Heartland (AH) Policy Area

## 5.1 Vision

The Agricultural Heartland (AH) Policy Area covers the majority of the county northwest of the Village of Alberta Beach. The area contains a large amount of prime agricultural land in comparison to other areas within the county. The AH Policy Area will allow for Lac Ste. Anne County's core agricultural heritage to be protected and will form the central pillar of all development policy. The nature of any development should be determined by the quality of the agricultural land it relates to, and how it may impact on adjacent agricultural uses. It is recognized that Agriculture is the fundamental economic activity with the County, and specifically, the AH Policy Area. It is crucial that it be facilitated and allowed to thrive in the areas where it is best suited.

## 9.3 Tourism and Economic Development

9.3.1 New developments located within the areas identified as areas with tourism potential shall be required to incorporate environmental, architectural and rural character of the area in order to enhance the overall image.

## Land Use Bylaw 24-2014

## 3.9 Variance Provisions

3.9.1 The Development Authority may approve an application for a development permit, notwithstanding that the proposed development does not comply with this Bylaw if, in the opinion of the Development Authority, the proposed development would not:

- a) Unduly interfere with the amenities of the neighborhood;
- b) Materially interfere with or affect the use, enjoyment, or value of the neighboring properties; and
- c) The proposed development conforms to the use prescribed for the land or building in this Bylaw.

## 9.13 Existing Country Residential (CRX) Purpose

9.13.1 The purpose of the Existing Country Residential (CRX) district is to facilitate land uses within many of the County's existing country residential subdivisions. This district is intended for pre-existing parcels and no re-subdivision of existing parcels shall be permitted.

Table 9.13.2 – Permitted and Discretionary Principal Uses, Principal Uses Permitted Discretionary Other Accessory Uses D

## Table 9.13.3 – Development Regulations

## Dwelling Density

Max: 1 dwelling per parcel

A maximum of one (1) Recreational Vehicle, may be located on a single lot during the construction of a primary residence. A maximum of one (1) Recreational Vehicle shall be permitted on any site where a primary residence/structure exists. No Recreational Vehicles shall be permitted on any residential site where no primary residence/structure exists unless otherwise authorized by Lac Ste. Anne County

## Special Event Bylaw.

## Section 10 General Development Regulations

## 10.1.21 Site Development

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

## 15 Definitions

15.1.4 "Accessory Building" means a building separate and subordinate to the principal building, the use of which is incidental to that of the principal building and is located on the same parcel of land but does not include a building or structure permanently used for human habitation, excluding a Garden Suite.

15.1.53 "Discretionary Use" means the use of land or a building that may or may not be allowed by a Development Authority, with or without conditions, based on the merits of the development permit application.

Carried.

**18-D0196, on Lot 1, Plan 9122803, within NW 19-56-03 W5M for renewal of Development Permit 08-D0146 for a Class 1 Gravel Pit for the extraction and processing of aggregates**

14-19

MOVED BY Councillor Olsvik that development permit application 18-D0196, Applicant: Inland Aggregates a Division of Lehigh Hanson Materials Ltd., Owner: Lehigh Hanson Materials Limited, for renewal of Development Permit 08-D0146 for a Class 1 Gravel Pit for the extraction and processing of aggregates on Lot 1, Plan 9122803, within NW 19-56-03 W5M, Tax Roll #5603193002 (Div. 3), be **APPROVED** subject to the following conditions:

**General**

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. This decision to require the structure be completed within two 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 years from the date of same (SDAB decision or MGB order).
5. All development shall be landscaped and graded in a manner that all surface run-off is directed in accordance with any Water Act Approval from Alberta Environment.
6. 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).
7. 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.
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:
  - Agricultural 1 (AG1)
  - FRONT 40.0 m (131.23 ft.)
  - REAR 40.0 m (131.23 ft.)
  - SIDE 40.0 m (131.23 ft.)
9. The Applicant shall ensure that all aspects of the extraction and reclamation operation take place in full compliance with the approved application and with any requirements or recommendations contained within any professional's report submitted as part of this development permit, including but not limited to, a hydrogeology report, surface water report, noise impact report, traffic impact report, environmental impact assessment and with an approved reclamation plan.
10. The Applicant shall pay to the County all costs incurred in reviewing the development permit application and ensuring compliance with the same, including but not limited to compliance with the activities plan and reclamation plan. Further details of cost recovery may be outlined in the development agreement or aggregate haul agreement.
11. The aggregate extraction site including processing, reclamation or other areas involving related activities may be subject to inspection at any time deemed necessary by the County.
12. The County or its agents shall have the right to inspect the Applicant's operations to ensure compliance with the development permit, aggregate haul agreement, and development agreements and impose the costs for the audit on the Applicant if it is found that the Applicant did not provide accurate or complete information including aggregate levels.
13. Aggregate extraction shall not take place on any area designated with a reserve caveat placed by the County.
14. No more than two (2) portable crushers can be active on site at any time.
15. Crushing and Processing for the development must occur along the most southern property lines in Lac Ste. Anne County, shown as Mining Block 24-35 as shown Operations and Mining Plan - Figure 3.

**Hours of Operation**

16. Hours of operation for aggregate resource extraction shall be as follows:
  - a. 7:00A.M to 7:00 P.M. Monday through Saturday.

- b. Shall not operate or haul on Sundays and Statutory Holidays (including but not limited to, New Year's Day, Alberta Family Day, Good Friday, Easter Monday, Victoria Day, Canada Day, Heritage Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day and Boxing Day), unless prior approval has been obtained from the County.
17. The hours of operation for a crushing plant should be determined as follows:
  - a. 7:00 a.m. to 7:00 p.m. Monday through Friday.
  - b. Hours listed in Condition 18.a. may be extended and/or amended on a case by case basis/site specific project for a maximum of ten (10) weeks per year. Application for request must be received one (1) week prior to required date, upon site inspection and approved in writing by Public Works and notification to directly adjacent landowners.
18. All work for the development that is the subject of a development permit shall be commence within twenty-four (24) months of the effective date of the development permit and/or all regulatory approvals, whichever comes last
19. The development permit shall expire five (5) years from the date all regulatory approvals are issued. All extraction activity, excluding reclamation work, must cease upon the expiration of the development permit, unless a new development permit has been applied for and approved by Lac Ste. Anne County. Final reclamation work of grading and seeding must be completed within the greater of one (1) year of all extraction activities ceasing on the site, or one (1) year from the expiry of the development permit. This deadline does not apply if an application has been made and a development permit approved for the continuation of extraction activities on the site.
20. The Applicant is advised that any application for an extension of the aggregate resource extraction operation beyond the term of the development permit is subject to review by the Development Authority, who shall be notified in writing of any request for an extension. Such requests shall be accompanied by the appropriate development permit application fee, if required. It is expected that any request for an extension shall be made no less than six (6) months prior to the expiry date of this development permit.
21. Notwithstanding the above, where the submitted and approved activities plan and reclamation plan for the aggregate resource extraction or aggregate resource processing use evidence that the aggregate resource extraction or aggregate resource processing use will cease within five (5) calendar years from the date when an application for a development permit for a new residential use within a Country Residential District is submitted, the requirement for a restrictive covenant may be waived.

#### Reclamation and Restoration

22. Developer must leave 1 metre of continuous sand in the bottom of the pit to maintain some of the natural drainage processes of the area.
23. The Applicant shall obtain necessary approvals for the restoration plan with detailed site plans for implementation and establish necessary agreements with other parties for any off-site wetland compensation.
24. The Applicant shall provide the County with copies of any and all plans and reports on wetland compensation required by and submitted to Alberta Environment and Parks (AEP). The plans and reports shall be submitted to the County concurrently with the submission of reports to AEP.
25. The Applicant shall ensure the final completion of reclamation of the site within one (1) year of extraction operations ceasing in the open pit area and completion of restoration of environmental features in a phased approach within two (2) years. In this regard, the Applicant shall:
  - a. Obtain development and reclamation registration from Alberta Environment and Parks (AEP), including the provision of security to the satisfaction of AEP for a Class I pit, if applicable; and
  - b. Upon satisfactory completion of reclamation on-site, the Applicant shall obtain a reclamation certificate from AEP and provide a copy of the same to the County for a Class I pit.
26. If operations of the aggregate resource extraction use are abandoned prior to the expiration of the development permit, the Applicant shall complete the reclamation of the site in accordance with the reclamation plan within one (1) year of the abandonment of the operations on the site. For the purposes of this condition, the operation of the aggregate resource extraction use shall be deemed to be abandoned if the Applicant fails to haul aggregate from the site for a period of more than two (2) years.

#### Operations, Safety, and Emergency Response Plan

27. The Applicant shall provide a copy of the Emergency Response Plan for the site prior to commencing extraction activity. The Emergency Response Plan shall comply with the requirements of this Bylaw to the satisfaction of the County's Director of Emergency Management.
28. The Applicant shall install, at the Applicant's sole expense, appropriate signage on and near the site that, in the sole discretion of the County, is required for public safety, which includes, but is not limited to, "TRUCKS TURNING" signs and "DANGER OPEN PIT" signs. The location of any such signs shall be approved by the County and the sign shall be of a

- professional grade as approved by Alberta Transportation. At minimum signs shall be located at access points throughout the development and minimum one (1) per half mile.
29. The Applicant shall remove all garbage, waste, recyclables, and used oil from the lands and dispose of such materials in an approved disposal facility. The Applicant shall keep the lands in a clean and orderly manner, at the Applicant's own expense including, but not limited to, ensuring appropriate waste receptacles are located on the lands, that no garbage or waste is imported onto the lands, and that any trees that may be required to be removed from the excavation site is properly piled.
  30. The Applicant shall construct and install, at the Applicant's sole expense, a fence along all property lines adjacent to a public roadway or within 100.0 m (328.08 ft) of a residential dwelling, to the satisfaction of the County and shall ensure that the lands are securely gated and locked when not in use by the Applicant.
  31. 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.
  32. 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 development permits.
  33. No highly explosive materials used for blasting shall be used or stored on the premises. No activity shall be allowed that would interfere with radio or television in the area, nor there be any offensive odour, heat, or glare noticeable at or beyond the property line.
  34. Only CSA-approved double-walled fuel containment vaults shall be allowed onsite at any time.
  35. Secondary containment, not less than 100% of the largest container, shall be provided to all areas where lubricating oil is stored on-site.

#### Security

36. All arrears including property taxes that may be owed by the Applicant to the County are to be paid in full.
37. All costs incurred by the County Reclamation Officer shall be the responsibility of the Applicant;
38. At no time shall the County be liable for any actions of the operation, and no cost shall be incurred by the County.
39. The Applicant shall assume all liability for all damages to persons and property of all kinds or in any way due to the operation whether the same has been negligently operated or not.

#### Screening

40. Applicant shall provide berms directly adjacent to roadways, on terms acceptable to the Development Authority or as outlined in an approved reclamation plan. The berms shall be constructed no later than six (6) months (August 12, 2019) after the issuing of a development permit (February 11, 2019). Upon reclamation, berms are to be removed.

#### Transportation of Aggregate Off-Site

41. The Applicant shall enter into and abide by the provisions of a Development Agreement and/or an Aggregate Haul Agreement with Lac Ste. Anne County with terms to the satisfaction of the County. The agreement shall include 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 routes, which may differ between routes for empty trucks as opposed to routes for loaded trucks;
  - f. Haul routes that require paving and the time from issuance of a development permit for all paving to be completed;
  - g. Maximum truck numbers and volume;
  - h. All trucks to be clearly marked to the satisfaction of the Community Peace

#### Officer;

- i. All information that verifies the details in the aggregate shipped tonnage roll for the lands;
- j. Tonnage of aggregate stockpiled on the lands or elsewhere;
- k. Tonnage of aggregate removed from the lands; and
- l. Regular gravel truck counts to the County for every vehicle once every quarter, in a manner suitable to the County, during the operation of the pit.
- m. Haul routes may include a different route for the empty trucks as opposed to the haul route for loaded trucks. 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.
42. The Applicant shall not undertake any work, construction on the lands, or commencement of excavation work on the site, including grading, prior to entering into a Development Agreement and/or Aggregate Haul Agreement with the County.

43. The Applicant shall, prior to undertaking any work on county roads, obtain the consent of the County to do such work. This shall include but shall not be limited to the installation of signage on County road right-of-ways.
44. An aggregate extraction or processing operation shall not create vehicle or pedestrian traffic that would be disruptive to the receiving parking area.
45. 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.
46. The Applicant shall ensure that no vehicle accessing the site shall be permitted to park on any municipal road and ensure no loading or unloading of equipment or materials shall occur on the municipal road network. In this regard, an on-site parking area shall be provided to accommodate all vehicles waiting to load materials.
47. The Applicant shall ensure that no gravel trucks enter or exit the lands when a school bus is within 300.0 m (984.25 ft.) of the access to the lands.

#### Surface Water

48. The Applicant shall ensure that the development does not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
49. All portions of the site that will not be excavated shall be landscaped in a manner that all surface run off is contained on-site, unless Water Act approval has been granted stating otherwise. Portions of the site that will be excavated shall be landscaped in accordance with the reclamation plan. The reclamation plan shall detail how surface run-off will be managed.

#### Groundwater

50. The Applicant shall ensure that the development does not cause any adverse groundwater impacts on adjacent existing water users, aquifers, or the natural environment.

#### Noise

51. The Applicant shall preserve all existing stands of trees and shrubbery outside of the development area for environmental and sound attenuation purposes.
52. The Applicant shall adopt a purchasing policy that includes consideration of noise attenuation for all new plant equipment.
53. The Applicant shall undertake all noise mitigation measures specified in the Aggregate Haul Agreement, which should include:
  - a. Avoid unnecessary revving of engines, and power down or turn off equipment when not required;
  - b. Ensure plant and vehicles are properly maintained, and regularly checking silencers and bearings to ensure dust population is minimized; and
  - c. Use rubber linings where possible in chutes and dumpers to reduce impact of noise.

#### Vegetation Control

54. The Applicant shall ensure that weed and invasive species control measures are in place for the life of the pit, which shall be at the Applicant's sole expense. The Applicant shall work with Lac Ste. Anne County's Agricultural Service Board to develop and implement an active weed control program for the development. The Applicant shall contact the County's Agricultural Services Manager or Assistant Agricultural Services Manager for guidance.
55. The Applicant shall ensure that the lands are seeded, and vegetation maintained, where possible, or planted, at the Applicant's sole expense, as required by the County. The Applicant may work with Lac Ste. Anne County's Agricultural Service Board to develop and implement a seeding and vegetation program for the development. The Applicant shall contact the County's Agricultural Services Manager or Assistant Agricultural Services Manager for guidance.

#### Dust

56. The Applicant shall ensure that all extraction activities be carried out so as to create a minimum of dust, noise and environmental disturbance. The Development Authority may, in its sole discretion, require the implementation of administrative controls to minimize the impact of noise and dust beyond the property lines of the site.
57. A monitoring and mitigation plan or Environmental Management Plan (EMP) shall be implemented based on the recommended monitoring and mitigation measures outlined in the Environmental Impact Assessment and supporting environmental studies. The EMP shall:
  - a. Be provided to the County within sixty (60) days of first phase developed in the County.
  - b. Provide a link between monitoring results and the implementation of mitigation or contingency measures if needed, including communication and reporting protocols;
  - c. Outline baseline environmental conditions pre-construction;
  - d. Provide guidelines for protection of groundwater (Water table levels and groundwater wells in the surrounding area) and sensitive environmental features or wildlife;
  - e. Provide details of the monitoring measures, frequency, locations, and triggers;



- f. Detail resulting contingency or mitigation measures and outline best management practices for operations to reduce potential for environmental issues.
58. An annual monitoring report shall be prepared for County review to be submitted annually after December 31, including:
  - a. Summary of monitoring results;
  - b. Assessment of impacts;
  - c. Compliance with conditions of approval;
  - d. Recommended changes to monitoring and mitigation measures or locations; and
  - e. Summary of any complaints received and follow-up actions
  - f. Status of current project and existing approvals status.

#### Other Approvals

59. Approval of this application does not excuse the Applicant from ascertaining and complying with the requirements of any federal, provincial, or municipal legislation including but not limited to legislation, human health, and the management of hazardous waste and the reporting of hazardous spills or the condition of any easement, covenant, building scheme, or development agreement affecting the lands.
60. The Applicant must provide all required federal and provincial approvals to the County within thirty (30) days of approval, including but not limited to Water Act.
61. The Applicant shall notify the County within sixty (60) days if the Applicant applies for a change and/or if any change to any provincial approval related to the operation of the aggregate resource extraction use is approved by the Province.

Carried.

#### **046SUB2018, SW 15-57-03 W5M, to create one (1) 10.0 +/- acre parcels and one (1) 70.0 +/- acre parcel from a previously subdivided quarter-section**

15-19

MOVED BY Councillor 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 046SUB2018, Applicant: Garet Bonn, Owner: Brit Enterprises Ltd. to create one (1) 10.0 +/- acre parcels and one (1) 70.0 +/- acre parcel from a previously subdivided quarter-section within SW 15-57-03 W5M, Tax Roll #5703152001 (Div. 3), be **APPROVED** subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: This quarter-section has mixed topography.

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 T: adverse topography-either steepness or the pattern of slopes limits agricultural use.

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 proposed property is currently unserved. Water may be obtained through cistern or well for the proposed parcel 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 parcel and the remainder of the quarter-section.

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

Response To Landowner Comments: No comments 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: Work Required. Requires Gravel. New Approach. Requires Culvert. Sight lines are good. Need 12m culvert with sloped ends x 400mm for 10m approach then gravelled with 20mm crushed gravel.
  - b. Approach #2: Requires gravel only. Existing approach. Needs 10 yds crushed gravel only.

- c. Approach #3: Work Required. Requires gravel. New Approach. Requires Culvert. Sight lines ok. New approach needs 12m culvert with sloped ends x 400mm for 10m approach. Then gravel with 10 yds 20mm 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).
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 and agreement 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 a time specified by the appeal body as listed within a revised decision (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. 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: 4.05 HA (proposed parcel(s)).

RESERVES: Yes

Reserve Eligible: Yes MR Eligible (HA) (total parcel): 4.05

Value per hectare (HA) : \$6,691.00 Land Subject to Reserves (10% of MR Eligible): 0.405

Amount Owing: Shall be no more than \$6,691.00/ha \$2,709.86

#### ENVIRONMENTAL RESERVE AND/OR CONSERVATION EASEMENT

##### CONDITIONS:

8. 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.

Councillor Olsvik left the meeting at 11:40 a.m.

#### 042SUB2018, SE 15-56-02 W5M, to create one (1) 5.5 +/- acre parcel from a previously subdivided quarter section.

16-19

MOVED BY Deputy Reeve 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 042SUB2018, Applicant: David Boutin, Owner: Debra Timarto create one (1) 5.5 +/- acre parcel from a previously subdivided quarter section within SE 15-56-02 W5M, Tax Roll #5602151001 (Div. 2), be **APPROVED** for the following reasons:

Adjacent Landowner Concerns: None

Topography: The subject lands are mostly treed, with a cleared yard site with small area.

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: Water for the proposed parcel may be obtained through cistern or well.

Private Sewage System: Existing residence is serviced by a disposal field system.

Adjacent Land Uses:

Adjacent land uses are a mix of agricultural operations with residential usage.



And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, 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:
  - a. Construction and upgrade of approaches, required by Public Works as follows:
    - i. Approach #1: Requires 10 yards of 3/4" gravel.
    - ii. Approach #2: Must be constructed to County standard, including 12"x400" culvert with sloped ends, gravel, and proper contouring for drainage.

Once the above-noted work has been completed on your approaches, you MUST return your "Final Approach Inspection Form" to the Planning and Development Department to have your approaches inspected. The proposed survey (from your surveyor) must be submitted before Public Works can complete the inspection of the approaches.

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 and agreement 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 a time specified by the appeal body as listed within a revised decision (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).
8. 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: 2.22 HA (proposed parcel). If a market value appraisal is not provided, the value of reserves will be according to the County's assessment classification, and the total reserves owing will be \$1485.40.

Carried.

17-19

MOVED BY Councillor Bohnet that the Municipal Planning Commission meeting be adjourned to resume the Regular County Council meeting at 11:59 a.m.

Carried.

**Recess for lunch from 12:08 p.m. until 1:11 p.m.**

## **COMMUNITY AND PROTECTIVE SERVICES**

### **COMMUNITY SERVICES**

#### **Day Care Needs Assessment**

18-19

MOVED BY Councillor Giebelhaus that County Council receive the discussion regarding the Day Care Needs Assessment, as information.

Carried.

#### **Town of Onoway Public Library - Council Appointment to Board**

19-19

MOVED BY Councillor Giebelhaus that County Council appoint Councillor's Olsvik and Vaughan to the Town of Onoway Public Library Board.

Carried

## **ADMINISTRATION**

### **COUNTY MANAGER**

**Reschedule January 24<sup>th</sup>, 2019 Regular County Council Meeting**



- 20-19 MOVED BY Councillor Hoyda that County Council reschedule the Regular County Council meeting scheduled for Thursday, January 24th, 2019, to Friday, January 25th, 2019 and reschedule the February 6<sup>th</sup> MPC meeting and February 14<sup>th</sup> County Council meeting to February 13<sup>th</sup>, 2019.
- Carried.

**Correspondence – Alberta Indigenous Relations**

- 21-19 MOVED BY Councillor Giebelhaus that County Council receive the letter dated December 13, 2018 from the Honorable Richard Feehan, Minister of Indigenous Relations, as information.
- Carried.

**Establishment of Inter-municipal Collaboration Framework Committees**

- 22-19 MOVED BY Councillor Bohnet that County Council appoint the following three Councillors to the newly established Mayerthorpe Inter-Municipal Collaboration Framework Committee:

1. Councillor Bohnet
2. Councillor Giebelhaus
3. Reeve Blakeman

and further that County Council direct Administration to extend an invitation to the Town of Mayerthorpe Council to appoint three Councillors to participate in this Committee with Lac Ste. Anne County.

Further that County Council appoint the following three Councillors to the newly established Onoway Inter-municipal Collaboration Framework Committee:

1. Deputy Reeve Gelych
2. Councillor Olsvik
3. Reeve Blakeman

and further that County Council direct Administration to extend an invitation to the Town of Onoway Council to appoint three Councillors to participate in this Committee with Lac Ste. Anne County.

Further that County Council appoint the following three Councillors to the newly established Alberta Beach Inter-municipal Collaboration Framework Committee:

1. Councillor Vaughan
2. Reeve Blakeman
3. Councillor Olsvik

and further that County Council direct Administration to extend an invitation to the Alberta Beach Council to appoint three Councillors to participate in this Committee with Lac Ste. Anne County.

Carried.

**Town of Mayerthorpe - RFP for ICF/IDP Project**

- 23-19 MOVED BY Councillor Giebelhaus that County Council direct Administration to forward a letter to the Town of Mayerthorpe requesting that the Request for Proposals for the Inter-municipal Collaboration Framework/Inter-municipal Development Plan Project be cancelled or extended by three months starting January 15th, 2019, to allow for an extended timeframe for both Municipalities to work together to develop an Inter-municipal Collaboration Framework.

Carried.

**Strategic Planning Meeting Dates**

- 24-19 MOVED BY Councillor Vaughan that the Strategic Planning Meetings be held in the Lac Ste Anne County Council Chambers on March 25, 2019, and March 27, 2019, and possibly March 28, 2019, and further direct Administration to invite Mr. Russ Farmer, representing Russell Farmer and Associates Consulting Ltd.

Carried.

**Grant Planning Meeting Date**

- 25-19 MOVED BY Deputy Reeve Gelych that County Council attend a Grant Planning meeting on January 28<sup>th</sup>, 2019 at 9:30 a.m. in the Lac Ste. Anne County Council Chambers.
- Carried.

**Bylaw 25-2018 Joint SDAB – Amend Original Bylaw**

- 26-19 MOVED BY Councillor Giebelhaus that County Council amend Bylaw 25-2018 for the purpose of establishing a Joint Subdivision and Development Appeal Board as recommended.

Carried.

- Bylaw 25-2018 Joint SDAB –Second Reading**
- 27-19 MOVED BY Councillor Bohnet that County Council give Amended Bylaw 25-2018 for the purpose of establishing a Joint Subdivision and Development Appeal Board, second reading. Carried.
- Bylaw 01-2019: North 43 Sewer Fees – First Reading**
- 28-19 MOVED BY Deputy Reeve Gelych that County Council give first reading to Bylaw 01-2019 North 43 Sewer Fees for the purpose of establishing sewer fees for the North 43 Sewer line. Carried.
- Bylaw 01-2019 North 43 Sewer Fees – Second Reading**
- 29-19 MOVED BY Councillor Vaughan that County Council give second reading to Bylaw 01-2019 North 43 Sewer Fees for the purpose of establishing sewer fees for the North 43 Sewer line. Carried.
- Bylaw 01-2019 North 43 Sewer Fees – Unanimous Consent**
- 30-19 MOVED BY Councillor Hoyda that by unanimous consent by those Councillors present give third reading to Bylaw 01-2019 North 43 Sewer Fees. Carried.
- Bylaw 01-2019 North 43 Sewer Fees – Third Reading**
- 31-19 MOVED BY Councillor Giebelhaus that County Council give third and final reading to Bylaw 01-2019 North 43 Sewer Fees for the purpose of establishing sewer fees for the North 43 Sewer line. Carried.
- Bylaw 03-2019 Special Recreation Tax**
- 32-19 MOVED BY Councillor Vaughan that County Council provide first reading to Bylaw 03-2019 Special Recreation Services Tax, implementing a tax of \$65.00 per residential improved property for the purpose of establishing the Lac Ste. Anne County Recreation Facility & Program Assistance Grant. Carried.
- Policy 04-030-016: Water Connections to the WILD Water Utility**
- 33-19 MOVED BY Deputy Reeve Gelych that County Council approve Policy 04-030-016 Water Connections to the WILD Water Utility, as presented. Carried.
- CLOSED SESSION**
- Roll Call: Joe Blakeman, Reeve  
Nick Gelych, Deputy Reeve  
Steve Hoyda, Councillor  
George Vaughan, Councillor  
Lloyd Giebelhaus, Councillor  
Ross Bohnet, Councillor
- Administrative Support: Robert Osmond, Assistant County Manager/Chief Financial Officer  
Trista Court, General Manager of Community & Protective Services  
Joe Duplessie, General Manager of Infrastructure & Planning  
Cindy Suter, Recording Secretary
- 34-19 MOVED BY Reeve Blakeman that County Council enters a Closed Session, pursuant to Section 197(2) of the *Municipal Government Act*, at 1:41p.m. to discuss:
- The Genevis Community Hall Valuation subject to Section 16 of the *Freedom of Information and Protection of Privacy Act (FOIP)*.
- Carried.
- 35-19 MOVED BY Councillor Giebelhaus that County Council adjourn the Closed Session at 1:45 p.m. Carried.

Adjournment of County Council Regular Meeting at 1:45 p.m.

Approved on February 13<sup>th</sup>, 2019.



County Manager



Reeve