



LAC STE. ANNE COUNTY

MINUTES

Special Meeting of Council – Public Hearing

Lac Ste. Anne County Council held a Special Meeting of Council on Saturday March 23, 2019, commencing at 1:09 p.m., at the Onoway Heritage Center, Onoway AB.

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

Administration Present: Matthew Ferris, Planning and Development Manager
Tanya Vanderwell, Development Officer
Andrew Chell, Planning and Development Officer
Camilo Figueroa-Conde, Development Officer
Tacie Kyle, Development Clerk
Cindy Suter, Recording Secretary

Public Present: Schedule "A" An Attendance List for the March 23, 2019, Meeting was recorded and submitted to form part of these minutes as Schedule "A".

CALL TO ORDER

Reeve Blakeman called the meeting to order at 1:09 p.m.

Introduction

Reeve Blakeman provided an introduction to the Public Hearing, outlining the process and informed those present that the results would be accepted for "Information" by Council, with second and third readings of the Bylaw taking place at the April 3, 2019, Municipal Planning Commission meeting.

Open Public Hearing

179-19 MOVED BY Deputy Reeve Gelych that the Public Hearing for the purpose of establishing legislation for the Lac Ste. Anne County Land Use Bylaw 22-2017, commence at 1:13 p.m.

Carried.

PLANNING AND DEVELOPMENT DEPARTMENT PRESENTATION

M. Ferris A. Chell Schedule "B". Planning Manager Ferris and Development Officer Chell conducted and submitted a presentation which forms part of these minutes, attached as Schedule "B".

Reeve Blakeman asked if anyone in attendance wished to speak in favor of Bylaw 22-2017. No one came forward.

Reeve Blakeman asked if anyone in attendance wished to speak in opposition to the Bylaw 22-2017. The speakers are as follows:

PRESENTATION – M. Golka, Belle Vista Estates

M. Golka Schedule "C" Mr. Mike Golka, Resident of Belle Vista Estates – submitted a presentation which forms part of the minutes as Schedule "C".

Question: When will a decision be rendered on the proposed Bylaw changes?

Answer: A decision will be made on Bylaw 22-2017 at either the April 3, 2019, MPC Meeting or the April 11, 2019, County Council Meeting.

- PRESENTATION – J. Pasieka, Jones Beach (Smith Family)**
 J. Pasieka
 Schedule "D" Ms. Jody Pasieka conducted and submitted a petition and presentation which forms part of these minutes as Schedule D".
- PRESENTATION – D. Friesen, Lessard Landing**
 D. Friesen -
 Verbal
 Presentation Mr. Daryl Friesen made a verbal presentation summarized below:
- Do not change it to Rustic Residential,
 - Difficult to get a mortgage on a Rustic Residential property,
 - Steve Hoyda been to my house to discuss the proposed changes.
 - Won't be able to sell with the new zoning
 - Full time or part time residents
 - Cabins or RV's
 - 3 lots ready to build, 2 won't build after the change to RR
 - Unfair to change the zoning,
 - Reconsider decision for rezoning, does not make sense to rezone,
 - Bought and built in good faith,
 - Concerned about enforcement, how can you ensure that the grey water won't be able monitor, who will police the offenders,
 - Please reconsider this zoning change.
- PRESENTATION – L. Blais, Lac Ste. Anne County**
 L. Blais
 Schedule "E" Mr. Leo Blais, Resident of Lac Ste. Anne County – submitted a presentation which forms part of the Minutes as Schedule "E".
- PRESENTATION – A. Blais, Lac Ste. Anne County**
 A. Blais
 Schedule "F" Mr. Leo Blais, Resident of Lac Ste. Anne County presented and submitted a presentation on behalf of his wife Anita Blais, which forms part of the Minutes as Schedule "F".
- PRESENTATION – M. Leske, Lac Ste. Anne County**
 M. Leske - Verbal
 Presentation Mr. Mark Leske presented a verbal presentation as summarized below:
- Applaud the last presentation
 - Concerns with setbacks,
 - Only a bunkhouse and shed possibly build a cabin,
 - Concerned with RVS, power want to bring power,
 - More than a week,
 - Setbacks CRX, side of the property,
 - Urban setbacks 4 or 5 feet
 - Taxes does it affect
 - Power
- M. Ferris Hoffman Beach does have a small building pocket, setbacks can vary depending on location, valid building pocket, recognizing the environmental sensitivity some lots would be sterilized with the setbacks, setbacks for Recreational Vehicles should be different than a bunkhouse or something more permanent, often not possible with those setbacks, separate RV setbacks potentially, Power in to the cabin, bring power in to service the RV's.
- Question: Reeve Blakeman asked for a show of hands for who is here for recreational vehicle issues?
 Answer:
 - The majority of hands were raised.
- PRESENTATION – M. Wagner, Bilby Common**
 M. Wagner –
 Verbal
 Presentation Mr. Mark Wagner made verbal presentation as summarized below:
- Garage as a principal building needs time limits or deadline,
 - time limit to complete,
 - Bylaw enforcement needs to occur
- PRESENTATION – P. Hartevelde, Belle Vista Estates**

- P. Hartevelde – Verbal Presentation
- Mr. Peter Hartevelde made a verbal presentation as summarized below:
- Concerns CR Estate to CRX
 - Disagree with changing the zoning,
 - Fighting since 2016, frustration, stress with the residents,
 - 2008 place to live, enjoy living there, half a million dollars, County to change the zoning, buy the lot next to them, change the year of the mobile and that's what will happen there, old mobiles,
 - New homes
 - Disagree with the zoning change
 - 2016, started fighting this the first time, Bill Hegy called him to meet with himself, Mike and Mathew, proposal for the resident one mobile not any more mobiles after that,
 - Going back on their word, now changing the zoning,
 - Great frustration with the mobiles in Belle Vista.

Question: How many mobiles are in there now?

Answer: There is one mobile.

PRESENTATION - John McIlwraith, Lessard Landing

- J. McIlwraith – Verbal Presentation
- Mr. John McIlwraith made a verbal presentation as summarized below:
- Recreational lot owners are not full time and we don't get a vote here in the County,
 - Non full time residents are not allowed to vote for anyone of you,
 - Non permanent residents are not allowed to vote,
 - I have attended many open houses here in the County, most meetings and all say they want RV's, but the County keeps upping restrictions

Reeve Blakeman Municipal Government Act (MGA) makes these rules not the County. And further to that County Council is available to talk at open houses, by phone, public meetings etc.

PRESENTATION – E. Cyganczuk, Belle Vista Estates

- E. Cyganczuk – Verbal Presentation
- Ms. Eva Cyganczuk made a verbal presentation summarized below:
- More restrictions on lake lots, harder to sell,
 - less of a chance of a bigger tax base,
 - glad you are listening,
 - not allowed to vote,
 - our tax dollars pay your salaries,
 - glad there have been lots of meetings,
 - majority state the same things,
 - more and more restrictions,
 - Please consider your vote
 - I am ready to build but now have to wait again to see what the bylaw ends up being
 - Mobile homes should not be allowed
 - We are not comfortable building our dream home if mobiles are going to be allowed.
 - This subdivision is not for mobiles.

PRESENTATION – Franklin, Belle Vista Estates

- Franklin – Verbal Presentation
- Franklin made a verbal presentation as summarized below:
- 2016 two years ago thought it was ironed out;
 - Building retirement home,
 - modular or built but not a mobile,
 - someone living in a garage, till they built the house,
 - on our third set of plans,
 - personal opinion last time the open houses weren't as professional,
 - cleared their lot utilities on it now,
 - now the house size has changed again and again, \$5000 in plans,
 - April 1st to start the build, to obtain permits, back at square one again,
 - not comfy on the changing bylaws we put 180 g into the build already,
 - may allow mobile homes, we never bought into that,
 - always back at square one, make a decision and stick to it,
 - c-can on our lot,
 - asking for Council to give really great consideration to what we said here today,
 - Hoping for an April 3rd decision, but we will postpone until then,
 - We have nothing against mobile homes however when they bought it was CR sub,
 - Please consider the comments given here today,

- We spent an upwards of \$500,000.00 on this property already.

PRESENTATION – L. Knysh, Lac Ste. Anne County

- L. Knysh – Verbal Presentation
- Leanne Knysh made verbal presentation as summarized below:
- Rustic Residential is not a mortgage friendly zoning for banks,
 - 23 years in real estate,
 - the property stress test,
 - Appraisals cost money to buyers, with this zoning more appraisals will be needed
 - certain lender would not lend to people out here,
 - there are 3 major insurers,
 - certain zonings are more recognized in the real estate industry and easier to buy and insure.

Question: G. Dzugan, Rolling Woods – What impact will the response from Parkland County have on Darwell Rolling Woods?

Answer: Council will decide or ultimately decide the impact of the comments at the April 3, 2019 MPC Meeting or the April 11, 2019 County Council Meeting.

Reeve Blakeman Discussions will take place at the April 3, 2019 meeting and possibly at the March 28, 2019 meeting. We have to do what is right for us. Parkland County has plans for the area I am sure, but we need to focus on us. Parkland has the area reclaimed and they have their own plans.

PRESENTATION – P. Young, Lac Ste. Anne County

- P. Young – Verbal Presentation
- Pat Young made a verbal presentation as summarized below:
- \$300, 000 a house;
 - New house, not even discretionary
 - Newer mobile

M. Ferris Older mobiles are allowed however older than 20 years discretionary use, recognize the use, discussions but no decisions finalized, not everyone can afford a newer mobile. We recognize this.

Reeve Blakeman Go back 20 to 25 years, that's all that was in this County, discretionary back looking at these, deposits on the permit, deposits are returned. Recording of this sorry meeting. Apologize for not informing you earlier.

P. Young Happy how the recreation vehicle issue is going. We are being listened to finally.

Reeve Blakeman Who is here strictly for the Belle Vista concerns? We got your concerns and instead of reiterating the same concerns over and over again, we have them recorded and in the essence of time we would like to hear any other concerns.

PRESENTATION – J. Matemisz, Highland Park

- J. Matemisz – Verbal Presentation
- Mr. John Matemisz made a verbal presentation as summarized below:
- Reference to the land use bylaw, how do we find this information?
 - Certain restrictions, what are the consequences for not following the rules?
 - Land Use bylaw
 - Concerned about RV setbacks

Question: What are the fines or consequences, they need to be discussed for sure?

Answer: Fines can range from \$250 or \$500 and up after that, removal charges to the landowners. There are options

PRESENTATION – A. Surrey, Jones Beach

- A. Surrey – Verbal Presentation
- Alisha Surrey made a verbal presentation as summarized below:
- Are holding tanks allowed?
 - Needs better clarification about septic system, can we have an above ground CSA approval, permits Safety Code regulations,
 - Who does the inspections?

PRESENTATION – C. Bishop, Belle Vista Estates

- C. Bishop - Verbal Presentation
- Cory Bishop made the following verbal presentation as summarized below:
- Weekend warrior, I have services, flower boxes,
 - I am preapproved for a mortgage,

- Just went through a job change,
- I have been working with Andrew and Matt,
- No pre approvals anymore,
- Currently have an RV, I have tried twice to build, I have a plan, I have been cooperative with neighbors,
- I have a garage on my lot, I have been watching prices going down,
- I talk to my neighbors, try not to make waves,
- I am making improvements with a fence, raised flower beds,
- This is my retirement home, been making changes as the bylaws keep proposing to change now onto a second set of plans,
- I try to cooperate in the subdivision.

Presentation – K. Odenbach, Karma Kay

K. Odenbach –
Verbal
Presentation

Mr. Ken Odenbach made the following verbal presentation as summarized below:

- Sturgeon Heights garage is being built prior to the home, deposit to the County prior to the
- Why the reason for the deposit?
- Is the deposit returned?
- Stick build home

M. Ferris

- Estates Subdivisions, 2015 primary first, not the garage, that is not proposed to change in this draft, permitted or discretionary use,
- Estate subdivisions. Sometimes security is provided on some,
- County doesn't want to enforce, can't enforce someone to build,
- Sometimes in year 4 5, or 6 some are still half complete or complete, it's a character control for the subdivision,
- There are many properties with just garages,
- We need a balance of both homes and garages,
- Unfinished exteriors are becoming problems,
- The development permit, deposit returned upon completion.

Council was not at the other meeting to keep decisions impartial, administration was there, whether you own property or live on the property these sessions are for information gathering. Front of the property RV's, are restricted as esthetically not appealing.

When garages are primary uses there a grace period for completion.

Belle Vista no mobiles, CRE, discussions with landowners, further investigate the similar criteria of the other CRE subs.

Goal of administration to adhere to the deadlines recommended April 3rd amended version of the changes or possibly April 11, 2019 County Council meeting.

In Section 9 of the Land Use Bylaw, setbacks are there for each district or land zoning.

Question: Reeve Blakeman asked if there were any other people wishing to speak opposing the Land Use Bylaw amendments?

Answer: Nobody stepped forward.

Question: Reeve Blakeman asked if there were any written submissions to be read for the Hearing?

Answer: Nobody stepped forward.

Question: Reeve Blakeman asked if anyone present had questions for the Council or staff?

Nobody stepped forward.

Question: Reeve Blakeman asked if members of Council had questions for any of the presenters or speakers?

Answer: Deputy Reeve thanked all those for attending the meeting.

Reeve Blakeman thanked everyone for their participation, being respectful and professional, and called for a motion to close the Public Hearing if there were no other questions.

180-19 MOVED BY Councillor Vaughan that the presentations regarding the Public Hearing for Bylaw 22-2017 to amend the Lac Ste. Anne be received as information.

Carried.



181-19

MOVED BY Councillor Hoyda that the Public Hearing for Bylaw 22-2017 to establish legislation for the Lac Ste. Anne County Land Use Bylaw be closed at 3:28 p.m.

Adjournment of County Council Special Meeting at 3:28 p.m.

Approved on April 11, 2019.



County Manager



Reeve