

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

Lac Ste. Anne County held a County Council and Municipal Planning Commission on June 5<sup>th</sup>, 2019, commencing at 9:37 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

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

Councillors Absent: Deputy Reeve Gelych was absent from the meeting.

Administration Present: Mike Primeau, County Manager  
Joe Duplessie, General Manager of Infrastructure & Planning  
Trista Court, General Manager of Community and Protective Services  
Robert Osmond, Assistant County Manager/Chief Financial Officer  
Matthew Ferris, Planning and Development Manager  
Andrew Schell, Development Officer  
Cindy Suter, Recording Secretary

Also Present: 1 member of the public was in attendance.

**CALL TO ORDER**

Reeve Blakeman called the meeting to order at 9:37 a.m.

**ADDITIONS TO THE AGENDA**

6. A.1. The Lease on N.W. 06-54-02-W5M

**ACCEPTANCE OF AGENDA**

347-19 MOVED BY Councillor Bohnet that County Council approve the June 5<sup>th</sup>, 2019, Municipal Planning Commission Meeting Agenda as amended.

Carried.

**ADOPTION OF MINUTES**

348-19 MOVED BY Councillor Hoyda that County Council adopt the meeting Minutes from the Wednesday, May 1<sup>st</sup>, 2019, County Council and Municipal Planning Commission meeting, as presented.

Carried.

**INFRASTRUCTURE AND PLANNING**

**Public Works**

349-19 MOVED BY Councillor Vaughan that County Council direct Public Works to work with the lease holder located at N.W. 06-54-02W5M.

Carried.

**Planning & Development**

**Appointment to Enforcement Review Committee**

350-19 MOVED BY Councillor Giebelhaus that County Council appoints all of Council to the Enforcement Review Committee, and further that three (3) Councillors be selected on a rotational basis to meet as needed.

Carried.

 JB

 MP

**Land Use Bylaw Clarification**

351-19 MOVED BY Councillor Giebelhaus that County Council direct Administration to draft a policy allowing RVs in CR3 zoned properties to allow non-permanent connections to sewer systems, and further that each lot requires its own holding tank where RV's are permitted in the event a Development permit is required.

Carried.

352-19 MOVED BY Councillor Vaughan that the County Council meeting be recessed to hold a Municipal Planning Commission Meeting at 9:48 a.m.

Carried.

**MUNICIPAL PLANNING COMMISSION****193193-19-D0056 within SE 26-56-3 W5M, for temporary storage of mobile skidded structures (25 acres)**

353-19 MOVED BY Councillor Vaughan that development permit application 193193-19-D0056, Applicant: Storms, Louis & Kerry, Owner: Storms, Louis & Kerry, for temporary storage of mobile skidded structures (25 acres) within SE 26-56-3 W5M, Tax Roll #5603261001 (Div. 3), be APPROVED subject to the following conditions:

**General Conditions for All Development Permits**

1. Failure to conform to the conditions of a permit will render it null and void.
2. This permit will automatically renew on a yearly basis subject to compliance with this permit and with the Land Use Bylaw. Any contravention may result in the permit renewal being refused.
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. The development that is the subject of the permit be commenced within twelve (12) months of the issue date of the development permit and be completed within twenty-four (24) months.
6. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water body (i.e., a lake or stream) or public drainage system (i.e., a municipal ditch).
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. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing and shall not be moved or enlarged except where authorized.
9. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner/Applicant.
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 required as per the Land Use Bylaw requirements:  
Agricultural 1 (AG1)  
FRONT 25.0 m (82.02 ft.) from any municipal roadway  
REAR 7.5 m (24.61 ft.)  
SIDE 6.0 m (19.69 ft.)
- Additional Conditions**
12. The Development Authority may, at its discretion, apply any further conditions upon a development permit as it deems necessary.
13. The site of the structures shall be maintained in clean, neat and orderly rows and free from all rubbish and debris.
14. The development shall not encompass more than the total 25 acres as shown on the site plan.
15. The Applicant shall obtain inspections from Lac Ste. Anne County Public Works for any and all approaches used by the commercial operation. Any upgrades required shall be completed 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.

 JB

 MP

16. 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.

17. 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.

18. This permit is issued to the current property Applicant/Owner, and is not transferrable when the property changes ownership.

19. 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 there be any offensive odour, heat, or glare noticeable at or beyond the property line.

20. The Applicant shall preserve all existing stands of trees and shrubbery outside of the development area for environmental and sound attenuation purposes.

21. The Applicant must provide all required federal and provincial approvals to the County within thirty (30) days of approval.

22. No loading or unloading of equipment or materials shall occur on the municipal road network.

23. That no business-related truck traffic to and from the premises is allowed to occur between the hours of 7:00 a.m. to 9:00 a.m. and 3:30 p.m. to 5:00 p.m. Monday through Friday, which Northern Gateway defines as normal busing hours. This does not extend to employees entering or exiting the site.

24. Landowner shall always maintain a Lac Ste. Anne County Business License. Any lapse of business license standing may result in cancellation of this development permit.

25. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.

Carried.

**19-D0034, Lot 3, Block 1, Plan 1620896, within NW 33-54-02 W5M, for Commercial Development - Metal Recycling/Salvage Business with a Shop 50.0' x 100.0' (5000.0 sq. ft.)**

354-19

MOVED BY Councillor Olsvik that that development permit application 193193-19-D0034, Applicant: Alta-Man Salvage, Owner: 580250 Alberta Ltd, for Commercial Development – Metal Recycling/Salvage Business with a Shop 50.0' x 100.0' (5000.0 sq. ft.) on Lot 3, Block 1, Plan 1620896, within NW 33-54-02 W5M, Tax Roll #5402333004 (Div. 1), be APPROVED subject to the following conditions:

#### 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 development that is the subject of the permit be commenced within twelve months of the issue date of the development permit and be completed within twenty-four months.

5. All development shall be landscaped and graded in a manner that all surface run-off is contained on-site.

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:






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 Commercial Development

10. The permit is valid for one (1) year commencing the effective date and shall be automatically renewed each year afterwards subject to conformance with the Land Use Bylaw and the conditions of approval contained in the permit.

11. Landowner must obtain a business license from Lac Ste. Anne County before the opening of the facility as per Business License Bylaw #20-2013, and shall always maintain a Lac Ste. Anne County Business License.

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 line.

13. 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.

14. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.

15. The site of the buildings shall be maintained in a clean and orderly condition and free from all rubbish and debris.

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.
- 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.

18. The Applicant shall provide the County with an emergency management plan within one (1) month of issuance of the permit and 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.

19. Approval to be obtained from Alberta Transportation, if required (Roadside Development Permit approval dated April 2, 2019).

20. Applicant must abide by rules and regulations imposed by Alberta Transportation.

21. All outside storage of goods and materials shall be located at the rear (south side) of the building.

22. The maximum number of bins to be located on site behind (south side) of building for sorting shall be six (6).

23. The maximum height of the stacked metal shall be 2.43 metres (8.0 feet). The metal shall be stacked in aisles in such a manner for one or more emergency responders to gain access. Contact Lac Ste. Anne County Fire Chief/Deputy Fire Chief to arrange the attendance of the site for their approval prior to the business operating.

24. There shall be a one (1.0) metre (3.28 feet) unobstructed perimeter along the exterior of the stacked recycled metal.

25. There shall be no wrecked vehicles, fuel tanks, compressed gas cylinders, hazardous materials and/or toxic materials stored on site as part of the metal recycling business.

26. The business shall have adequate on-site parking available to accommodate parking needs. 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.

27. 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.

28. No loading or unloading of equipment or materials shall occur on the municipal road network.

29. That no business-related truck traffic to and from the premise can occur between the hours of 7:00 a.m. to 8:30 a.m. and 3:30 p.m. to 5:00 p.m., Monday through Friday, which Northern Gateway defines as normal busing hours. This does not extend to employees entering or exiting the site.

30. A lot grading, elevation, and drainage plan must be provided to the satisfaction of the Development Authority within three (3) months from the date of issuance.

31. The Applicant shall construct and install, at the Applicant's sole expense, a perimeter/privacy fence of 1.83 metres (6.0 feet) high along all property lines to the satisfaction of the County and shall ensure that the lands are securely gated and locked when not in use by the Applicant. Fence to be completed prior to the business operating.

32. To ensure that no salvageable materials are visible, necessary berms must be in place to accommodate the required 1.83 metres (6.0 feet) privacy fence. Further, to ensure visibility of salvageable materials is negated, onsite inspections will be required, and individual berm heights may vary to ensure compliance of these conditions.

33. Signage must be approved in accordance with County bylaws.

Carried.

355-19 MOVED BY Councillor Giebelhaus that County Council close the Municipal Planning Commission Meeting to resume the County Council meeting at 9:55 a.m.

Carried.

## COMMUNITY & PROTECTIVE SERVICES

### COMMUNITY SERVICES

2018 FCSS Annual Report

356-19 MOVED BY Councillor Olsvik that County Council accept the 2018 Annual FCSS Program Report for information.

Carried.

### Early Childhood Development Block Funding Agreement

357-19 MOVED BY Councillor Giebelhaus that County Council accept the April 1, 2019 to March 31, 2020 Agreement #ACS249693, between the Minister of Children's Services and Lac Ste. Anne County, for information.

Carried.

### Sangudo Public Library Grand Opening Invitation

358-19 MOVED BY Councillor Vaughan that County Council support the Sangudo Public Library's Grand Opening Celebration on Thursday June 27th, 2019, with Councillor(s) Giebelhaus, and Hoyda attending the event.

Carried.

## AGRICULTURAL SERVICES

### Appointment of Weed and Pest Inspectors

359-19 MOVED BY Councillor Bohnet that County Council appoint Stacey Berry, Tom Sprinkle, Michael Holloway, Dan Richard, Hannah Kastelic, Ben Mueller, Emma Weseen, Justine Hunter, and Hannah Grantham, as Weed and Pest Inspectors for the 2019 season, as per the Weed Control Act RSA 2000 Part 2 7(1), and the Agricultural Pests Act RSA 2008 9(1).

Carried.

## CPS – OTHER ITEMS

### Killdeer Beach Resort - Support for Multiple Vegetation Cuts Annually

360-19 MOVED BY Councillor Vaughan that County Council provide a letter to the Killdeer Beach Resort, located at SE 13-57-03 W5M, supporting their request to Alberta Environment & Parks for multiple aquatic vegetation cuts seasonally. (noting any conditions or exclusions in the resolution if necessary).

Carried.

## CORPORATE SERVICES

### Additional Named Insured Addition - Sangudo Fire Community Foundation

361-19 MOVED BY Councillor Hoyda that County Council approve the addition of Sangudo Fire Community Foundation as an Additional Named Insured under the County Policy, as presented.

Carried.

## BYLAWS AND POLICIES

### Bylaw 23 -2019 Lac Ste Anne County Sewer Utility Bylaw

362-19 MOVED BY Councillor Giebelhaus that County Council give Bylaw 23-2019, Lac Ste. Anne County Sewer Utility Bylaw, second reading.

Carried.

363-19 MOVED BY Councillor Vaughan that County Council give Bylaw 23-2019 Lac Ste. Anne County Sewer Utility Bylaw third and final reading.

Carried.

**Policy Cancellations - Public Works**

364-19 MOVED BY Councillor Giebelhaus that County Council rescind the following Public Works policies as presented:

- Policy 301-1 Approaches
- Policy 301-2 Approaches on Paved Roads,
- Policy 301-3 Approaches Farm Access,
- Policy 301- 4 Approaches Widening & Upgrades,
- Policy 301-5 Approach Construction and/or Upgrade Requirements Oil & Gas,
- Policy 301- 6 Approach Paving within Multi-parcel Subdivision,
- Policy 304-1 Construction and Stripping Topsoil,
- Policy 305 Culverts

Carried.

**Policy 04-040-002 Approaches and Culverts Policy**

365-19 MOVED BY Councillor Vaughan that County Council approve Policy 04-040-002 Approaches and Culverts, as presented.

Carried.

**CLOSED SESSION**

Roll Call  
 Joe Blakeman, Reeve  
 George Vaughan, Councillor  
 Lloyd Giebelhaus, Councillor  
 Steve Hoyda, Councillor  
 Lorne Olsvik, Councillor  
 Ross Bohnet, Councillor

Administrative Support  
 Mike Primeau, County Manager  
 Robert Osmond, Assistant County Manager and Chief Financial Officer  
 Trista Court, General Manager of Community and Protective Services  
 Joe Duplessie, General Manager of Infrastructure and Planning

366-19 MOVED BY Councillor Giebelhaus that County Council enters a Closed Session pursuant to Section 197(2) of the Municipal Government Act, at 10:18 a.m. to discuss:

- Third Party Contract

Subject to Sections 16 to 17 of the Freedom of Information and Protection of Privacy Act (FOIP).

367-19 MOVED BY Councillor Giebelhaus to adjourn the Closed Session at 11:15 p.m.

Carried.

368-19 MOVED BY Councillor Olsvik that the agreements with Ross Haven, Castle Island, and the Town of Onoway, be approved.

Carried.




**DELEGATIONS & PRESENTATIONS**

**Mayerthorpe Grade Six Class**

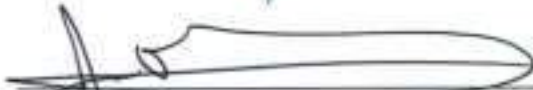
369-19

MOVED BY Councillor Bohnet that County Council receive the presentation of Mayerthorpe Grade Six students and staff, as information.

Carried.

Adjournment of the Regular County Council & Municipal Planning Commission Meeting 11:27 a.m.

Approved on July 3<sup>rd</sup>, 2019

  
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County Manager  
\_\_\_\_\_  
Reeve  
JB  
MP