



MINUTES
County Council and Municipal Planning Commission

Lac Ste. Anne County held a County Council and Municipal Planning Commission on July 3, 2019 commencing at 9:30 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

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

Councillors Absent:

Administration Present: Mike Primeau, County Manager
Joe Duplessie, GM of Infrastructure & Planning
Matthew Ferris, Planning & Development Manager
Tanya Vanderwell, Development Officer
Stacey Wagner, Communication & FOIP Coordinator
Aren Skogstad, Agricultural Services Manager

Also Present: 2 Members of the Public were also present.

CALL TO ORDER

Reeve Blakeman called the Meeting to Order at 9:38 am.

ADDITIONS TO AGENDA

8.A.1 Parade Floats

ACCEPTANCE OF AGENDA

Acceptance of Agenda

440-2019 MOVED BY Councillor Bohnet that County Council accept the Agenda for the July 3, 2019 Municipal Planning Commission Meeting as amended.

Carried.

ADOPTION OF MINUTES

Adoption of the Meeting Minutes from the June 5, 2019 Municipal Planning Commission Meeting

441-2019 MOVED BY Councillor Giebelhaus that County Council approve the Meeting Minutes from the June 5, 2019, Municipal Planning and Commission meeting, as presented.

Carried.

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

Public Works Update

442-2019 MOVED BY Deputy Reeve Gelych that County Council receive the verbal presentation made by General Manager of Infrastructure and Planning Joe Duplessie regarding the Public Works

Department as presented, and further that Administration bring back the APC Policy to the next Council Meeting with recommended amendments.

Carried.

Councillor Geibelhaus stepped out of the meeting at 9:49 am and returned 9:51 am.

MUNICIPAL PLANNING COMMISSION

Move Into Municipal Planning Commission Meeting

443-2019 MOVED BY Councillor Vaughan that the County Council meeting be recessed to hold a Municipal Planning Commission meeting at a.m.

Carried.

008SUB2019, NE 27-53-02 W5M, to create one (1) 9.3 +/- acre parcel, one (1) 10.2 +/- acre parcel, and one 8.2 +/- acre parcel from an undivided quarter section

444-2019 MOVED BY 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 008SUB2019, Applicant/Owner: Jim Connelly to create one (1) 9.3 +/- acre parcel, one (1) 10.2 +/- acre parcel, and one 8.2 +/- acre parcel from an undivided quarter section within NE 27-53-02 W5M, Tax Roll #5302274001(Div. 1), be **APPROVED** according to the following evaluation:

Adjacent Landowner Concerns:

None

Topography:

The quarter section is flat and is primarily cultivated agricultural land, with a stand of trees and a farm site.

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 is supplied by a well

Private Sewage System: Property is currently serviced by an open discharge system

Adjacent Land Uses: Adjacent land uses are agricultural.

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. 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).
2. All subdivision conditions must be fulfilled within twenty-four months of date of subdivision approval.
3. 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.
4. 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).

5. Applicant is to pay the \$500.00 redistricting fee for subdivision of parcels smaller than 30 acres.
6. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the Owner and/or Developer shall enter into and abide by the provisions of a development agreement with Lac Ste. Anne County to the County's satisfaction and at the Developer's expense. This agreement may include, but not necessarily be limited to:
 - a. Approach Upgrades and/or installation required by Public Works as follows:
 - i. Approach #1: New approach, requires gravel and culvert. Dual approach requires a minimum of 12.0 m of 400.0 mm culvert with sloped ends and rip rap gravel
 - ii. Approach #2: New approach, requires gravel and culvert. Dual approach requires a minimum of 12.0 m of 400.0 mm culvert with sloped ends and rip rap gravel
 - iii. Approach #3: Remove
 - iv. Approach #4: Requires gravel and culvert. Upgrade approach requires a minimum of 12.0 m of 400.0 mm culvert with sloped ends and rip rap gravel
 - v. Approach #5: No work required
 - vi. Approach #6: Remove

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).

7. 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).

RESERVES:

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 Reserve shall be no more than \$11,450.52/ ha \$12,961.99

Carried.

445-2019 MOVED BY Councillor Olsvik that County Council approve the item with conditions

Carried.

193193-19-D0101, Lot 14, Block 6, Plan 7821036, Four Oakes within SE 35-56-2 W5M, for Cabin 26.0' x 36.0' (936.0 sq. ft.) and Deck 12.0' x 36.0' (432.0 sq. ft.) on Piles with Rear Yard Variance

446-2019 MOVED BY Deputy Reeve Gelych that development permit application 193193-19-D0101, Applicant/Owner: Pederson, Michael & Jocelyn, for Cabin 26.0' x 36.0' (936.0 sq. ft.) and Deck 12.0' x 36.0' (432.0 sq. ft.) on Piles with Rear Yard Variance on Lot 14, Block 6, Plan 7821036, Four Oakes within SE 35-56-2 W5M, Tax Roll #5602351058 (Div. 2), be **REFUSED** for non compliance of land use Bylaw sections 3.10, 10.2.21, 10.2.22

Carried.

013SUB2019, SE 14-54-03 W5M, to create one (1) 10.0 +/- acre parcel and one (1) 70.0 +/- acre parcel from a previously subdivided quarter-section

447-2019 MOVED BY Councillor Olsvik 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 013SUB2019, Applicant/Owner: Shane Rose to create one (1) 10.0 +/- acre parcel and one (1) 70.0 +/- acre parcel from a previously subdivided quarter-section within SE 14-54-03 W5M, Tax Roll #5403141001 (Div. 5), be **APPROVED** 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. Approach upgrades as required by Public Works:
 - i. Approach #1: Dry approach, 54202 RR 31, widen to standard and gravel.
 - ii. Approach #2: Remove approach.
 - iii. Approach #3: Requires Gravel, Requires Culvert. Upgrade required min. of 12.0 m of 400.0 mm culvert with sloped ends and rip rap.
 - iv. Approach #4: New Approach to standard

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. As per Alberta Transportation's requirement, Applicant is responsible to ensure that a 30.0 meter wide road right-of-way across the entire highway frontage of proposed residential lot only is registered by caveat. All costs of registering this caveat shall be at the sole cost of the Applicant.
6. 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).
7. 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.
8. 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).
9. The Applicant shall provide money-in-lieu of land for Reserves pursuant to section 666 of the Municipal Government Act, in the amount of 10% of the appraised market value of the 4.04 acre parcel. The Applicant may provide a market value appraisal of the subject land, excluding any and all buildings or improvements, prior to subdivision. Market value appraisal is to be obtained from a licensed Alberta Appraiser and pursuant to all requirements set out in section 667 of the Municipal Government Act. Alternatively, the Applicant may agree to pay the fee as calculated by the County's Assessment department, which in this case would be \$3,323.42.

Carried.

19-D0068, Lot 7, Plan 5149TR, within NW 35-53-04 W5M, for As Built Cabin 36.0' x 48.0' (1700.0 sq. ft.), Covered Deck 48.0' x 10.0' (480.0 sq. ft.) and Car Port (900.0 sq. ft.)

448-2019

MOVED BY Councillor Hoyda that development permit application 19-D0068, Applicant: George Gwilliam, Owner: George and Wendy Gwilliam, for As Built Cabin 36.0' x 48.0' (1700.0 sq. ft.), Covered Deck 48.0' x 10.0' (480.0 sq. ft.) and Car Port (900.0 sq. ft.) on Lot 7, Plan 5149TR, within NW 35-53-04 W5M, Tax Roll #5304353007 (Div. 5), be **APPROVED** subject to the following conditions:

Bylaw 22-2017

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 to 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 either contained on-site, or public drainage system (i.e. a municipal ditch).
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. The Applicant must obtain Public Works approval for all approaches required for the proposed development.
9. 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.
10. 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	25.0 m (82.02 ft.) from any municipal roadway
REAR	7.5 m (24.61 ft.)
SIDE	6.0 m (19.69 ft.)

Carried.

19-D0069, Lot 7, Plan 5149TR, within NW 35-53-04 W5M, for Home Based Business - Cabin Vacation Rental, recreational use for family and friend gatherings

449-2019

MOVED BY Councillor Giebelhaus that development permit application 19-D0069, Applicant: Back To The Woods, Inc., Owner: George and Wendy Gwilliam, for Home Based Business - Cabin Vacation Rental, recreational use for family and friend gatherings on Lot 7, Plan 5149TR, within NW 35-53-04 W5M, Tax Roll #5304353007 (Div. 5), be **APPROVED** subject to the following conditions:

Bylaw 22-2017

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 to 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 either contained on-site, or public drainage system (i.e. a municipal ditch).
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. The Applicant must obtain Public Works approval for all approaches required for the proposed development.
9. 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.

Conditions for Home Based Business Application

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. 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.
12. The Applicant Shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw #20-2013.

Carried.

Move Out of Municipal Planning Commission Meeting

- 450-2019 MOVED BY Councillor Giebelhaus that the Municipal Planning Commission meeting be adjourned to resume the Regular County Council meeting at 10:10 a.m.

Carried.

COMMUNITY & PROTECTIVE SERVICES

Parade Float

- 451-2019 MOVED BY Deputy Reeve Gelych that County Council direct Administration to bring back a more detailed financial report on the costs associated with operating and utilizing the Parade Float.

Carried.

BYLAWS & POLICIES

Bylaw 28-2019 - Nakamun Oasis Area Structure Plan

- 452-2019 MOVED BY Deputy Reeve Gelych that County Council give first reading to Bylaw 28-2019

Matthew Ferris, Planning and Development Manager
Stacey Wagner, Recording Secretary

457-2019 MOVED BY Councillor Vaughan that County Council enters a Closed Session, pursuant to Section 197(2) of the *Municipal Government Act*, at 11:14 A.m. to discuss the following:
Enforcement Matters
Business Interests
subject to Sections 16, and 17, 25 to 29 of the *Freedom of Information and Protection of Privacy Act* (FOIP).

Carried.

458-2019 MOVED BY Councillor Bohnet that County Council adjourn the Closed Session to resume the County Council meeting at 12:00 pm.

Carried.

COUNCIL COMMITTEE REPORTS

ADJOURNMENT

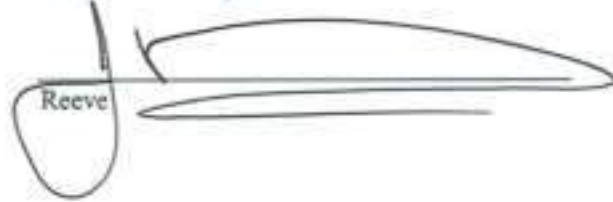
Reeve Blakeman adjourned the meeting at 12:04 am

Adjournment of County Council and Municipal Planning Commission _____ pm

Approved on July 03, 2019



CAG



Reeve

Nakamun Oasis Area Structure Plan with an amendment to the internal road as presented in the proposed site plan.

Carried.

453-2019

MOVED BY Deputy Reeve Gelych that County Council direct Administration to schedule a Public Hearing for Bylaw 28-2019 Nakamun Oasis Area Structure Plan at the August 7th, 2019 County Council Meeting starting at 10:00 am.

Carried.

Recessed from 10:30 am to 10:45 am

Policy 02-010-001 Flooding Prevention Incentive

454-2019

MOVED BY Councillor Vaughan That County Council rescind Policy 432 Flooding Prevention Incentive and further approve Policy 02-010-001 Flooding Prevention Incentive, as presented.

Carried.

Policy Cancellations - Public Works

455-2019

MOVED BY Councillor Olsvik that County Council rescind the following Policies as presented, and further make the correlating changes in the Municipal Governance Documents:

- Policy 399-1 Waste Water Hauling
- Policy 397-1 Sludge Haul Route Request Agreement
- Policy 397 Agreement - Industrial Haul - Log Haul Route
- Policy 396 Agreement Industrial Haul
- Policy 395-2 Aggregate Haul Agreement
- Policy 376-2 Road Ban - Hauling Permits
- Policy 369 Industrial Haul
- Policy 307-3 Farm Access Road Maintenance and Upgrade
- Policy 307 Emergency Repair Work Not Annual Program
- Policy 306-5 Dust Suppressant on County Roads & Intersections
- Policy 306-3 Dust Control Maintenance of Previously Surfaced
- Policy 306-2 Dust Control - Oil Companies
- Policy 306-1 Dust Control Policy and Application
- Policy 300-2 Access Road Construction Policy and Forms
- Policy 300-1 Access Road Construction
- Policy 04-040-007 Gravel Truck, Equipment & Loader Policy

Carried.

Policy Approvals - Public Works

456-2019

MOVED BY Councillor Hoyda that County Council approve the following Policies as presented and further implement them into the Municipal Governance Documents:

- Policy 04-040-010 Emergency Road Maintenance
- Policy 04-040-011 Gravel Truck, Equipment and Loader Policy
- Policy 04-040-012 Dust Suppressant on County Roads
- Policy 04-040-013 Road Use/Haul Agreement Policy

Carried.

CLOSED SESSION

Roll Call:

Joe Blakeman, Reeve
 Nick Gelych, Deputy Reeve
 Steve Hoyda, Councillor
 Lorne Olsvik, Councillor
 George Vaughan, Councillor
 Ross Bohnet, Councillor
 Lloyd Geibelhaus, Councillor

Administrative Resources:

Mike Primeau, CAO
 Joe Duplessie, GM of Infrastructure and Planning