

**MINUTES**  
**County Council Regular Meeting**

Lac Ste. Anne County held a County Council Regular Meeting on August 29, 2019 commencing at 9:30 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

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

Councillors Absent:

Administration Present: County Manager, Mike Primeau  
GM of Infrastructure & Planning, Joe Duplessie  
Planning & Development Manager, Matthew Ferris  
Communication & FOIP Coordinator, Stacey Wagner  
General Manager of Corporate Services, Mike Morton  
County Fire Chief, Randy Schroeder

Also Present: 11 members of the public were in attendance.

**CALL TO ORDER**

Reeve Blakeman called the meeting to Order at 9:45 a.m.

**ADDITIONS TO AGENDA**

6.C.4 - Genevis Hall Public Hearing  
9.A.2 - Correspondence Request for the landowner of 5707312002 - Solid Waste Utility Fee Refund Request  
10.A.2 - Ste. Anne Gas Proxy Vote

**ACCEPTANCE OF AGENDA**

*Acceptance of the August 29, 2019 Regular County Council Agenda*

479-2019 MOVED BY Councillor Giebelhaus, SECONDED BY that County Council approve the August 29, 2019 Regular County Council Meeting as amended. Carried.

**ADOPTION OF MINUTES**

*Adoption of the Minutes from the July 25, 2019 Regular County Council Meeting*

480-2019 MOVED BY Deputy Reeve Gelych, SECONDED BY that County Council adopt the Minutes from the July 25, 2019 Regular County Council Meeting, as presented. Carried.

**DELEGATIONS & PRESENTATIONS**

*Presentation at 9:45 a.m. - Diana Smith-Regarding the access of 5505352001*

481-2019 MOVED BY Councillor Hoyda, SECONDED BY that County Council receives the presentation made by Ms. Diana Smith, as information.

Carried.

*Presentation 10:00 am - Space Camp attendees, Ms. Jasmine Wegewitz and Mr. David Minchin*

482-2019 MOVED BY Councillor Vaughan, SECONDED BY that County Council receive the presentation by Miss. Jasmine Wegewitz and Mr. David Minchin, the two attendees at the Cosmodome Space Camp, as information.

Carried.

Recess from 10:54 a.m. to 11:08 a.m.

**INFRASTRUCTURE & PLANNING SERVICES****PUBLIC WORKS***Preliminary Agreement for 5708224001*

483-2019 MOVED BY Councillor Hoyda, SECONDED BY that County Council approve the Preliminary Agreement for ditching and sloping along Township Road. 574 between Range Road 82 to Range Road 83 on the NE 22-57-08-W5.

Carried.

*Preliminary Agreement for 5708194001*

484-2019 MOVED BY Councillor Bohnet, SECONDED BY that County Council approves the Preliminary Agreement for a culvert install on Township Road 574 and Range Road 85 located on NE 19-57-08 W5.

Carried.

*Sangudo Pumphouse Valve Replacement*

485-2019 MOVED BY Councillor Giebelhaus, SECONDED BY that County Council approve the supply and install for a 2 1/2" pressure relief valve and 4" pump control valve for the Sangudo Pump-house for a total cost of \$11,069.00 (not included: GST, Bond Costs, Electrical Disconnect/Reconnect) from Schendel Mechanical Contracting Ltd., with the funds to be taken from the Sangudo Water Reserves up to a maximum of \$15,000.00.

Carried.

**INFRASTRUCTURE****PLANNING AND DEVELOPMENT***19-D0144, Lot 37, Block 1, Plan 0623018, Belle Vista Estates within SE 9-56-1 W5M, for Detached garage 40.0' X 30.0' (1200.0 sq. ft.)*

486-2019 MOVED BY Deputy Reeve Gelych, SECONDED BY That development permit application 193193-19-D0144, Applicant: Dunn, Glen & Hayes , Monika, Owner: Dunn, Glen, for Detached garage 40.0' X 30.0' (1200.0 sq. ft.) on Lot 37, Block 1, Plan 0623018, Belle Vista Estates within SE 9-56-1 W5M, Tax Roll #5601091038 (Div. 2), 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. 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 shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw#07-2019.

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:

**Direct Control District (DC)**

REAR: 7.5 m (24.61)

SIDE: 6.0 m (19.69 ft)

FRONT: 10.0 m (32.81 ft) fronting any internal multi parcel subdivision roadway ,25.0 m (82.02 ft) from any municipal roadway ,40.0 m (131.23 ft) from any highway ROW

Carried.

***Dock Placement and Aquatic Vegetation removal in relation to MR and ER***

487-2019

MOVED BY Councillor Vaughan, SECONDED BY that County Council directs Administration to issue a temporary approval for 2019 until more information is received from the Province regarding this matter.

Carried.

***Extension of Environmental Easement on Unit 1 and part of Unit 2 at Matchayan Shores YFNs 5401333002 and 5401333003***

488-2019

MOVED BY Councillor Giebelhaus, SECONDED BY that County Council receive the discussion on the request for a 25 year environmental easement with Matchayan Shores regarding Rolls 5401333002 and 5401333003 as information, and further directs Administration to bring it back for review in 2028. - MATT

Carried.

***Glenevis Hall - Reserve Designation Removal Public Hearing***

489-2019

MOVED BY Deputy Reeve Gelych, SECONDED BY that County Council schedule a Public Hearing for the removal of the designation of the Municipal Reserve for the October 2nd, 2019 County Council Meeting beginning at 10:00 a.m.

Carried.

**ENFORCEMENT SERVICES**

**IPS - OTHER ITEMS**

**MUNICIPAL PLANNING COMMISSION**

***Into Municipal Planning Commission Meeting***



490-2019 MOVED BY Councillor Giebelhaus, SECONDED BY that County Council recess the Regular County Council Meeting to hold a Municipal Planning Commission Meeting at 11:38 a.m. Carried.

*022SUB2019, SW 08-56-06 W5M, to create one (1) 9.5 +/- acre parcel from a previously subdivided quarter-section*

491-2019 MOVED BY Councillor Hoyda, SECONDED 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 022SUB2019, Applicant: David Lowe, Owner: Brock Lake Farms Ltd. (Mary Foss and David Lowe) to create one (1) 9.5 +/- acre parcel from a previously subdivided quarter-section within SW 08-56-06 W5M, Tax Roll #5606082002(Div. 7), be APPROVED subject to conditions and for the following reasons:

**Adjacent Landowner Concerns:** None

**Topography:** The property is flat. **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.

**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 the 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 stormwater issues for the proposed parcel. **Flooding Risk:** None

**Access:** Access is to be provided through the local road system.

**Water Supply:** The proposed acreage is currently serviced. Water may be obtained through cistern or well for the remainder of the quarter-section. **Private Sewage System:** The existing parcel is serviced by a holding tank. Conformance to new property lines and to plumbing code to be confirmed. A variety of private sewage disposal systems may be used on the proposed acreage. **Adjacent Land Uses:** Adjacent land uses are a mix of agricultural operations with residential usage.

**Response To Landowner Comments:** None

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 the 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. Waiting on comments

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. 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 the existing system to one which conforms to provincial and municipal requirements. Cost of Inspection (\$235.00).

**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 Reserves is 10% of the following: HA (proposed parcel(s)).

Reserve Eligible: YES MR Eligible (HA) (total parcel): 3.18 Value per hectare (HA) : \$5,293.72  
 Land Subject to Reserves (10% of MR Eligible): 0.318

Amount Owing: Shall be no more than \$5,293.72/ha \$1,683.40  
Carried.

*193193-19-D0150, Lot 5, Block 1, Plan 8122209, Sturgeon Heights within SW 12-55-2 W5M, for Detached Garage 14.0' X 22.0' (308 sq. ft.) with 8.0' walls*

492-2019

MOVED BY Deputy Reeve Gelych, SECONDED BY that development permit application 193193-19-D0150, Applicant: ODENBACH, BRENT, Owner: ODENBACH, BRENT, for Detached Garage 14.0' X 22.0' (308 sq. ft.) with 8.0' walls on Lot 5, Block 1, Plan 8122209, Sturgeon Heights within SW 12-55-2 W5M, Tax Roll #5502122003 , be REFUSED for noncompliance with the Land Use Bylaw Sections :

- 9.16.1
- 9.16.2
- 9.16.3
- Table 9.16.1
- Table 9.16.2
- 10.1.21
- 10.1.22
- 10.1.24

Carried.

*Move Out of Municipal Planning Commission*

493-2019

MOVED BY Councillor Hoyda, SECONDED BY that the Municipal Planning Commission Meeting be closed and the Regular County Council Meeting reopen at 11:48 a.m.

Carried.

Recessed for Lunch at 11:49 a.m. to 12:38 p.m.

**COMMUNITY & PROTECTIVE SERVICES**

**COMMUNITY SERVICES**

**FIRE SERVICES**

*Fire Services 2019 2nd Quarter Reporting & Statistical Data Comparison*

494-2019

MOVED BY Councillor Vaughan, SECONDED BY that County Council receive the Fire Services 2019 Second Quarter Reporting and Statistical Data Comparison presentation for information.



Carried.

***Fire Education / Fire Prevention Trailer Development***

- 495-2019 MOVED BY Councillor Olsvik, SECONDED BY that County Council approve the retrofit and improvements up to \$16,000.00, utilizing 2018 grant funding received from Pembina Pipeline Corporation, to Lac Ste. Anne County Fire Services Tango 1 (Enclosed Trailer), currently stationed at Station 3 - Rich Valley, to accommodate and promote Fire Services Education and Fire Prevention initiatives while maintaining support as required for emergency operational requirements from time to time.

Carried.

**AGRICULTURAL SERVICES*****Fr. Beillevaire Letters, Alberta Historical Resources Foundation Grant Letter of Support***

- 496-2019 MOVED BY Councillor Olsvik, SECONDED BY that County Council provides a letter to Dr. Juliette Champagne supporting her application to the Alberta Historical Resources Foundation for a grant to prepare a manuscript for the Fr Beillevaire Letters.

Carried.

***Letter of Support- Pegg Garden water well grant application***

- 497-2019 MOVED BY Councillor Vaughan, SECONDED BY that County Council provide a letter of support to the George Pegg Botanic Garden Society for their initiative to seek funding through the Community Facility Enhancement Program (CFEP)- Small Funding Stream to replace the current water well.

Carried.

**CPS - OTHER ITEMS****CORPORATE SERVICES REPORT****FINANCE*****Signing Authority General Manager of Corporate Services***

- 498-2019 MOVED BY Councillor Bohnet, SECONDED BY that County Council authorizes the General Manager of Corporate Services Mike Morton, in the absence of County Manager Mike Primeau, signing authority for agreements, cheques and other negotiable instruments.

Carried.

***Correspondence with landowner of 5707312002 regarding the request for Solid Waste Utility Fee refund.***

- 499-2019 MOVED BY Councillor Bohnet, SECONDED BY that County Council direct Administration to send the letter of response drafted by the Finance Department on June 25, 2019 in response to County Council's motion 387-19 made at the June 13, 2019 Regular County Council meeting, and further the Reeve will send another letter to the landowner requesting him to make an appointment to speak with Council if he has any further questions or concerns with this matter.

Carried.

**ASSESSMENT & TAXATION****ECONOMIC DEVELOPMENT****FOIP & RECORDS MANAGEMENT****IT INFORMATION****CS - OTHER ITEMS****ADMINISTRATION**

**COUNTY MANAGER***Smart Cities Challenge Finalist Certificate*

- 500-2019 MOVED BY Councillor Giebelhaus, SECONDED BY that County Council receives the letter on behalf of the Deputy Minister of Infrastructure and Communities, Honorable Francois-Philippe Champagne recognizing our participation in the Smart Cities Challenge as information. Carried.

*Ste. Anne Gas Proxy Vote*

- 501-2019 MOVED BY Deputy Reeve Gelych, SECONDED BY that Council ratify Deputy Reeve Gelych submitting the County's vote at the Ste. Anne Gas Annual General Meeting, and further, that administration brings a policy back providing for same in the future. Carried.

**BYLAWS & POLICIES***03-050-011 Policy Signing Authority - Administration*

- 502-2019 MOVED BY Deputy Reeve Gelych, SECONDED BY that County Council cancel Policy 03-050-009 Signing Authority - Administration and approve Policy 03-050-011 Signing Authority Administration in order to include the addition of the General Manager of Corporate Services Carried.

*Policy 02-010-002 Farm and Ranch Award*

- 503-2019 MOVED BY Councillor Giebelhaus, SECONDED BY That County Council rescinds Policy 401 – 100 Year Homesteader Recognition and further approve Policy 02-010-002 Centennial Farm and Ranch Award as presented. Carried.

*Policy Cancellation and Approval*

- 504-2019 MOVED BY Councillor Vaughan, SECONDED BY that County Council rescind Policy 242 - Purchasing/Tendering Policy, and further adopt Policy 03-050-012 Purchasing and Tendering Policy as presented. Carried.

*Bylaw 24-2019 Rich Valley Agricultural Society - Interest Free Loan*

- 505-2019 MOVED BY Councillor Bohnet, SECONDED BY that County Council defers this item and further direct Administration to arrange for the Rich Valley Agricultural Society to be in attendance at the September 5th, 2019 MPC meeting. Carried.

*Rich Valley Agricultural Society Promissory Note*

- 506-2019 MOVED BY Councillor Giebelhaus, SECONDED BY that Council defer the Promissory Agreement between Lac Ste. Anne County and Rich Valley Agricultural Society for the purpose of a loan in the amount of \$135,000. Carried.

*Bylaw 28-2019 - Nakamun Oasis Area Structure Plan*

- 507-2019 MOVED BY Councillor Giebelhaus, SECONDED BY that County Council give second reading to Bylaw 28-2019 Nakamun Oasis Area Structure Plan, as presented. Carried.

**CLOSED SESSION***Into Closed Session*

508-2019                    MOVED BY Councillor Hoyda, SECONDED BY    that County Council enters into a Closed Session, pursuant to Section 197(2) of the *Municipal Government Act*, at 2:13 p.m. to discuss the following:

- Legal Matters


subject to Sections 16 and 17 of the *Freedom of Information and Protection of Privacy Act (FOIP)*,  
Carried.

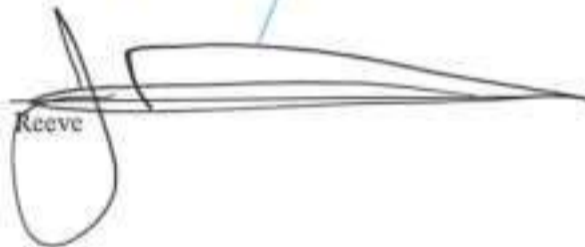
*Out of Closed Session*

509-2019                    MOVED BY Councillor Vaughan, SECONDED BY    that County Council come out of closed session to resume the Regular County Council Meeting at 2:50 pm.  
Carried.

**COUNCIL COMMITTEE REPORTS**

The meeting was adjourned at 2:55 p.m.

  
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CAO

  
\_\_\_\_\_  
Reeve

