

MINUTES
County Council and Municipal Planning Commission

Lac Ste. Anne County held a County Council and Municipal Planning Commission on February 5, 2020 commencing at 9:35 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

Councillors Present: Reeve Blakeman
Deputy Reeve Gelych
Councillor Olsvik
Councillor Giebelhaus
Councillor Bohnet
Councillor Hoyda
Councillor Vaughan

Councillors Absent:

Administration Present: Mike Primeau, County Manager
Mike Morton, GM of Corporate Services
Trista Court, GM of Community and Protective Services
Joe Duplessie, GM of Utilities and Special Projects
Stacey Wagner, Communications and FOIP Manager
Matthew Ferris, Planning & Development Manager
Cindy Suter, Executive Secretary
Brian Hartman, Manager of Engineering

Also Present: 2 members of the public were in attendance.
Reeve Blakeman called the meeting to order at 9:35 a.m.

CALL TO ORDER

Reeve Blakeman called the meeting to order at 9:35 a.m.

ADDITIONS TO AGENDA

ACCEPTANCE OF AGENDA

37-2020 MOVED BY Deputy Reeve Nick Gelych that County Council accept the February 5, 2020 County Council and Municipal Planning Commission meeting agenda as presented. Carried.

ADOPTION OF MINUTES

January 9, 2020 County Council Meeting Minutes

38-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council approves the January 9, 2020 County Council Meeting Minutes as presented. Carried.

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

Northern Gateway Public Schools - Inclement Weather and Bus Schedules

39-2020 MOVED BY Councillor Steve Hoyda that County Council accepts the letter of response dated January 15, 2020 from Director of Transportation of Northern Gateway Public Schools, Rhett Czaban for information.

Carried.

Councillor Ross Bohnet left the meeting at 9:47 a.m. citing pecuniary interest.

2020 Gravel Hauling Assessment Summary

40-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council approves awarding the gravel hauling services for 2020 to the local gravel haulers.

Reeve Joe Blakeman	For
Deputy Reeve Nick Gelych	For
Councillor Lloyd Giebelhaus (Moved By)	For
Councillor George Vaughan	For
Councillor Lorne Olsvik	For
Councillor Steve Hoyda	For
Assistant County Manager & CFO Robert Osmond	Absent
Administrative and Legislative Clerk Laura Fuller	Absent

Carried.

Councillor Ross Bohnet returned to the meeting at 10:02 a.m.

2020 Gravel Supply Tender Summary

41-2020 MOVED BY Councillor George Vaughan that County Council approve the award of gravel supply tender to multiple vendors as presented.

Carried.

DELEGATIONS & PRESENTATIONS

Public Hearing 10:00 a.m. Bylaw 22-2017-01-20- Mayerthorpe Redistricting

Reeve Blakeman called the Public Hearing to order for Bylaw 22-2017-01-20 at 10:14 a.m.

Matthew Ferris, Planning and Development Manager gave a verbal presentation.

Reeve Blakeman called for any public in attendance to make a presentation for or against the Bylaw 22-2017-01-20 Mayerthorpe Redistricting. There were no public in attendance neither for or against the Bylaw 22-2017-01-20.

Reeve Blakeman closed the Public Hearing for Bylaw 22-2017-01-20 at 10:24 a.m.

42-2020 that County Council accepts the discussions of the Mayerthorpe Bylaw 22-2017-01-20 for information and further close the public hearing for Bylaw 22-2017-01-20 Mayerthorpe Redistricting at 10:24 a.m.

Carried.

Recess from 10:25 a.m. to 10:40 a.m.

43-2020 MOVED BY Councillor George Vaughan that County Council be recessed to hold a Municipal Planning Commission meeting at 10:41 a.m.

Carried.

MUNICIPAL PLANNING COMMISSION

193193-20-D0008, Lot 3, Block 1, Plan 1220509, within SW 7-55-1 W5M, for No new Construction, Use of exsiting 3500 sq. ft. Directional Drilling Company

44-2020 MOVED BY Deputy Reeve Nick Gelych that development permit application 193193-20-

D0008, Applicant: Alternative Trenchless Services LTD, Owner: Vieville, Gerry & Brenda, for major home based business. No new Construction, Use of existing 3500 sq. ft. Mechanical & welding shop, Commercial on Lot 3, Block 1, Plan 1220509, within SW 7-55-1 W5M, Tax Roll #5501072003 (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 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.

OR

This permit is residential use only. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to commercial use, an expansion or intensification or change of the use.

10. The Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw.
11. All outstanding taxes and arrears that may be owed by the applicant to the County be paid in full within sixty (60) days of issuance of permit.
12. The Applicant shall preserve all existing stands of trees and shrubbery outside of the development area for environmental and sound attenuation purposes.
13. 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.
14. 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.
15. The Applicant shall supply, at the Applicant's own expense, toilets in accordance with the Alberta Building Code to be used on the lands during the entire term of the permit.
16. No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reason of dust, noise, gases, odours, smoke or vibration.
17. The site of the buildings shall be maintained in a clean and orderly condition and free from all rubbish and debris.
18. 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.
19. The Applicant shall enter into and abide by the provisions of a Haul Agreement with Lac Ste. Anne County; should Lac Ste. Anne County public works deem it necessary
20. That development permits 193197-17-D0202 and 193193-15-D0206 be rescinded and cancelled within 60 days of this issuance of this permit

Carried.



20-D0005, within NE 16-54-03 W5M, for 32.3m Self-Support telecommunication installation, fenced in area of 6.0m x 5.0m (30 sq. meters), 1.5m x 1.6m (2.4 sq. meter) Equipment shelter

45-2020

MOVED BY Councillor Lorne Olsvik that development permit application 20-D0005, Applicant: TELUS Communications Inc (C/O Scott Telecom Services Ltd.), Owner: Bernice Malcolm, for 32.3m Self-Support telecommunication installation, fenced in area of 6.0m x 5.0m (30 sq. meters), 1.5m x 1.6m (2.4 sq. meter) Equipment shelter on Lot , Block , Plan , within NE 16-54-3 W5M, Tax Roll #5403164003 (Div. 5), be deferred. 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 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:
Country Residential Ranch (CRR)
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.)
Notwithstanding the above setback distances, the Tower shall be located no closer than the distance calculated by adding height of the tower plus 10% of the height of the tower from any adjacent parcels, occupied dwellings, or roadways.
- 11.Pursuant to Rural Addressing Bylaw 15-2002, the applicant to provide confirmation that a rural address sign that complies with the County's Rural Address Sign Specifications is placed within 3 months of the approval of this development permit. Rural addressing signs can be obtained from Lac Ste. Anne County.

Communication Tower Conditions

- 12.All freestanding telecommunication towers shall be designed to prevent climbing or sliding down, and their base and stabilizing lines shall be separately fenced.
- 13.The use of any portion of a tower or antenna for signs, other than to provide a warning or equipment information, is prohibited.
- 14.Communication facilities and towers are to be removed and the site reclaimed within six months of cessation of use or when telecommunication towers, buildings, or antenna equipment become obsolete.
- 15.A sign shall be placed on the tower, structure or fencing which includes the identity of the owner, warnings of safety issues, and the full rural address.
- 16.Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.

Carried.

193193-20-D0002, Lot 2, Block 1, Plan 1024294, within SE 8-54-3 W5M, for Wedding event venue, 3948 square feet building designed to look like a barn for a home based wedding event business, on screw piles, Main 65.8 x 60.0 (3948 sq. ft.), Basement/crawl space 65.8 x 60.0 (3948 sq. ft.), Deck 60.0 x 16.0 (960 sq. ft.)

46-2020

MOVED BY Councillor Lloyd Giebelhaus that development permit application 193193-20-D0002, Applicant: Barn 34, 1743433 Alberta LTD., Owner: Brooks, Lindsay & Kaminsky, Jay, for



Wedding event venue, 3948 square feet building designed to look like a barn for a home based wedding event business, on screw piles, Main 65.8 x 60.0 (3948 sq. ft.), Basement/crawl space 65.8 x 60.0 (3948 sq. ft.), Deck 60.0 x 16.0 (960 sq. ft.) on Lot 2, Block 1, Plan 1024294, within SE 8-54-3 W5M, Tax Roll #5403081003 (Div. 5), 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 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 Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw.
11. 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:
Country Residential Ranch (CRR)
FRONT: 25.0 m (82.02 ft) from any Municipal roadway; 40.0 m (131.23 ft) from any highway right-of-way (ROW)
REAR: 7.5 m (24.61 ft)
SIDE: 6.0 m (19.69 ft)
12. Pursuant to Rural Addressing Bylaw 15-2002, the applicant to provide confirmation that a rural address sign that complies with the County's Rural Address Sign Specifications is placed within 3 months of the approval of this development permit. Rural addressing signs can be obtained from Lac Ste. Anne County.
13. 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.
14. The Applicant is advised that any application for renewal is subject to review by the Development Authority. The Development Authority shall be notified in writing of such renewal requests, accompanied by the appropriate development permit application fee, if required, at least six months prior to the expiry date of the development permit.
15. 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.
16. 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.
17. The Applicant Shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw #20-2013.
18. The site of the buildings shall be maintained in a clean and orderly condition and free from all rubbish and debris.
19. No outside storage of goods and materials shall be located on the property, all goods and materials shall be stored within existing building.
20. All outstanding taxes and arrears that may be owed by the applicant to the County be paid in full within sixty (60) days of issuance of permit.
21. The Applicant will be required to provide an emergency and fire protection plan.
22. The Applicant shall ensure that there is appropriate lighting of the site so as to provide security. 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.

Carried.

024SUB2019, SW 03-54-02 W5M, to create one (1) 6.26 +/- acre parcel and one (1) 4.01 +/- acre parcel from a previously subdivided quarter-section

47-2020

MOVED BY Councillor Ross Bohnet that County Council that subdivision application 024SUB2019, Applicant: Lee Smith, Owner: 1840104 Alberta Ltd. to create one (1) 6.26 +/- acre parcel and one (1) 4.01 +/- acre parcel from a previously subdivided quarter-section within S.W. 03-54-02 W5M, Tax Roll #5402032002 (Div. 1), be deferred.

Carried.

Out of Municipal Planning Commission

48-2020

MOVED BY Councillor George Vaughan that County Council that the Municipal Planning Commission be adjourned to resume the County Council meeting at 11:03 a.m.

Carried.

COMMUNITY & PROTECTIVE SERVICES

COMMUNITY SERVICES

Highway 43 Come Play with Me Coalition - Meeting Minutes from November 25, 2019

49-2020

MOVED BY Councillor Lloyd Giebelhaus that County Council accept the November 25, 2019 Meeting Minutes of the Highway 43 Come Play with Me Early Childhood Coalition for information.

Carried.

Alberta Beach Boat Launch Letter

50-2020

MOVED BY Councillor Lloyd Giebelhaus that County Council approves Reeve Blakeman signing the letter to MLA Shane Getson in support of the Alberta Beach Boat Launch.

Carried.

BYLAWS & POLICIES

Bylaw 22-2017-01-20- Mayerthorpe Redistricting

51-2020

MOVED BY Councillor Ross Bohnet that County Council gives second reading to Bylaw 22-2017-01-20 Mayerthorpe as presented.

Carried.

Bylaw 23-2014 Municipal Development Plan (MDP) Amendment

52-2020

MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to set up a meeting after the March 4th, 2020 Municipal Planning Commission meeting to further discuss the Bylaw 23-2014 Municipal Development Plan (MDP) Amendments.

Carried.

Intermunicipal Development Plan (IDP) Update

53-2020

MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the discussion on regional Inter-municipal Development Plans for information.

Carried.

Recess from 11:23 a.m. to 11:37 a.m.

11:30 a.m. Presentation STARS Air Ambulance

- 54-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the presentation by Glenda Farnden on behalf of STARS Air Ambulance and further accepts a plaque recognizing Lac Ste. Anne County's contributions to STARS Air Ambulance, for information.

Carried.

Recess for lunch from 12:09 p.m. to 12:43 a.m.

CLOSED SESSION**Into Closed Session**

All Councillors previously in attendance remained.
No Administration were present for the closed session.

- 55-2020 MOVED BY Deputy Reeve Nick Gelych that County Council enter a Closed Session, pursuant to Section 197(2) of the *Municipal Government Act*, at 12:43 p.m. to discuss:
- Agreements

Carried.

Out of Closed Session

- 56-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council move out of Closed Session at 1:03 a.m.

Carried.

COUNTY MANAGER**Onoway Regional Medical Clinic - Lease Agreement**

- 57-2020 MOVED BY Deputy Reeve Nick Gelych that County Council approves the 36 month lease agreement with conditions with Fred White Pharmacy Incorporated for the Onoway Regional Medical Clinic, as presented.

Carried.

Onoway Regional Medical Clinic - Expansion

- 58-2020 MOVED BY Councillor Lorne Olsvik that County Council approves the proposed expansion of the Onoway Regional Medical Clinic with the \$200,000.00 funding provided from the Community Enhancement Fund, as presented.

Carried.

CLOSED SESSION

All Councillors previously listed in attendance remained.
No Administration were present for the closed session.

- 59-2020 MOVED BY Councillor George Vaughan that County Council enters a Closed Session, pursuant to Section 197(2) of the *Municipal Government Act*, at 1:12 p.m. to discuss;
- Personnel

Carried.

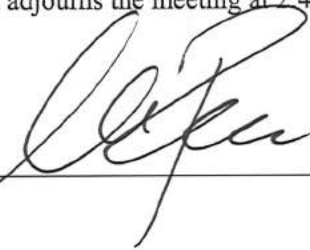
OUT OF CLOSED SESSION

- 60-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council moves out of Closed Session at 2:40 p.m.

Carried.

ADJOURNMENT

Reeve Blakeman adjourns the meeting at 2:41 p.m



CAO



Reeve