



MINUTES
County Council and Municipal Planning Commission

Lac Ste. Anne County held a Municipal Planning Commission Meeting & County Council on May 6, 2020 commencing at 9:30 a.m. Virtual Meeting via Teams.

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

Councillors Absent:

Administration Present: Mike Primeau, County Manager
Trista Court, GM of Community & Protective Services
Joe Duplessie, GM of Utilities & Special Projects
Mike Morton, GM of Corporate Services
Greg Edwards, GM of Infrastructure & Planning
Matthew Ferris, Manager of Planning and Development
Tanya Vanderwell, Development Officer
Stacey Wagner, Communications & Information Manager
Cindy Suter, Executive Secretary

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

CALL TO ORDER

Reeve Blakeman called the meeting to order at 10:03 a.m.

ADDITIONS TO AGENDA

Closed Session
Ste. Anne Natural Gas Co-op Letter
Road Bans

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

246-2020 MOVED BY Councillor Ross Bohnet that County Council accept the agenda as amended. Carried.

ADOPTION OF MINUTES

April 23, 2020 County Council Meeting minutes

247-2020 MOVED BY Councillor George Vaughan that County Council approves the April 23, 2020 County Council meeting minutes as presented. Carried.

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

Road Bans

- 248-2020 MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to implement a blanket road ban of 75% on all County Roads and any loads over the 75% road ban are required to get a road use permit. Carried.

PLANNING AND DEVELOPMENT**Sunset Point ICF**

- 249-2020 MOVED BY Deputy Reeve Nick Gelych that County Council approves the Sunset Point ICF as provided. Carried.

IPS - OTHER ITEMS**MUNICIPAL PLANNING COMMISSION****Into Municipal Planning Commission**

- 250-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council be recessed to hold a Municipal Planning Commission meeting at 10:18 a.m. Carried.

030SUB2019, NW 30-55-06 W5M, to create one 40.0 +/- acre parcel from an unsubdivided parcel

- 251-2020 MOVED BY Councillor Lloyd Giebelhaus 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 030SUB2019, Applicant: Eckhard Krah, Owners: Eckhard & Diana Krah, to create one 40.0 +/- acre parcel from an unsubdivided parcel within NW 30-55-06 W5M, Tax Roll #5506303001 (Div. 7), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: See attached Adjacent Landowner comments received: February 7, 2020

Brett & Traci Wildman

Topography: The land that is to be subdivided is flat with brush vegetation. The existing use of the land is hay.

Soils: Class 2: Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management, they are moderately high to high in productivity for a fairly wide range of crops.

Subclass C: adverse climate- the main limitation is low temperature or low or poor distribution of rainfall during the cropping season, or a combination of these.

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. Residence must conform with waterline setbacks.

Access: Access is to be provided through the local road system, adjacent to Highway 757.

Water Supply: Water for the proposed property is currently unserved and will be obtained by a well. The remainder of the quarter is currently serviced by a well.

Private Sewage System: The existing parcel is serviced by a Disposal Field. 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 subdivision.

Adjacent Land Uses: Adjacent land uses are a mix of agricultural operations with residential usage.

Response To Landowner Comments:

Number of acreages/subdivided quarters: There are a large number of undeveloped parcels in the municipality, however Policy 5.3.2 of the Municipal Development Plan (Bylaw 23-2014) allows for a subdivision of up to four (4) parcels.

Accuracy of answers on application:

- - Location of land, proximity to HWY 757: yes the parcel is adjacent to HWY 757, application was referred to Alberta Transportation with comments and requirements received.
- - Land Use Bylaw Designation: Applicant/Owner may not know the zoning; however, staff do a plan review and ensure relevant policy areas of the MDP and sections of the LUB are reviewed, the property is zoned Highway Development
- - Physical Characteristics: Soils are 2C and 3D.

And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, 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 #1: No work required. All good.
 - b. Approach #2: New Approach, requires gravel and culvert. 14.0m, 500mm Culvert, 12 yds gravel.

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 existing system to one which conforms to provincial and municipal requirements. Cost of Inspection (\$235.00).
8. Dedication of a 30.0 meter wide service road right-of-way adjacent to the east boundary of the quarter section from the north boundary of NW30-55-6-W5M south for 265.0 meters at no cost to Alberta Transportation. In this instance Alberta Transportation is willing to accept the service road registration by caveat.

Regarding the caveat for service roads, please advise the applicant that they are required to complete 3 copies of a service road agreement for the service road. To ensure these documents will meet the requirements of the Land Titles Office it is recommended they be prepared by an Alberta Land Surveyor. Templates for these can be downloaded from <https://www.alberta.ca/service-road-agreement-and-caveat.aspx>. The Surveyor is to have their client execute all 3 copies of the service

road agreements and forward two of these to: Adrienne Kisko, Land Technologist, Divisional Services, Alberta Transportation, 2nd floor Twin Atria Building, 4999 - 98th Avenue, Edmonton, AB, T6B 2X3, for execution on behalf of the Crown.

9. Environmental Reserve (ER) to be 40 metres from the lakeshore or flood plain lands, whichever is greater (as shown on proposed subdivision sketch in blue). If the developer and Lac Ste. Anne County agree an Environmental Reserve Easement (ERE) may replace the Environmental Reserve Lot requirement. Purpose of the ER/ERE will be to maintain natural state of affected land (lake). Final sketch to be provided by Alberta Land Surveyor.

Carried.

001SUB2020, NE 22-55-03 W5M, to create one (1) 8.0 +/- acre parcel from a previously subdivided quarter-section

252-2020

MOVED BY Councillor George Vaughan 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 001SUB2020, Applicant/Owner: Jordan & Alysha Gottler to create one (1) 8.0 +/- acre parcel from a previously subdivided quarter-section within NE 22-55-03 W5M, Tax Roll #5503224001 (Div. 3), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: Slightly rolling.

Soils: 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 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.

O: ORGANIC SOILS (Not placed in capability classes).

Storm Water: No storm water issues for the proposed parcel.

Flooding Risk: The proposed parcel is not subject to flooding.

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

Water Supply: The proposed property is currently unserved. Water may be obtained through cistern or well for the proposed parcel. The remainder of Lot 1 is currently serviced with a well.

Private Sewage System: Property is currently unserved. A variety of private sewage disposal systems may be used on the proposed parcel. The remainder of Lot 1 is serviced by Open Discharge. Conformance to new property lines and to plumbing code to be confirmed.

Adjacent Land Uses: Adjacent land uses are a mix of acreages and agricultural operations.

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:

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 #1: New approach, requires culvert.

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. 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).
5. 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.

- 6. No dedication of service road required.

RESERVES:

- 7. 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: 3.23 HA (proposed parcel(s)).

Reserve Eligible:	<i>No</i>	MR Eligible (HA) (total parcel):	3.23
Value per hectare (HA) :	<i>\$6,691.00</i>	Land Subject to Reserves (10% of MR Eligible):	0.323

Amount Owning:	Shall be no more than <i>\$6,691.00/ha \$2,161.19</i>
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Carried.

002SUB2020, SW/NW 07-57-07 W5M, Lot Line Adjustment to amend SW 07-57-07 W5M to increase parcel size 10.0 +/- acres

253-2020

MOVED BY Councillor Lloyd Giebelhaus that County Council defers subdivision application 002SUB2020, Applicant/Owner: Tim Manchester & Leanne Retzlaff for Lot Line Adjustment to amend SW 07-57-07 W5M to increase parcel size 10.0 +/- acres. within SW/NW 07-57-07 W5M, Tax Roll #5707072003 (Div. 7), and direct Administration to clarify with the applicants the sewage system requirements outlined in the conditions.

Carried.

19-D0077, within NE 27-57-06 W5M, for Greenhouse/ Market Garden

254-2020

MOVED BY Councillor Lloyd Giebelhaus that development permit application 19-D0077, Applicant: Cosmo's Greenhouse and Garden, Owner: Larry Daniel, for Greenhouse/Market Garden within NE 27-57-06 W5M, Tax Roll #5706274002 (Div. 7), 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 runoff 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 fieldwork 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:

Existing Country Residential (CRX)

FRONT 40.0 m (131.23 ft.) from any highway right-of-way (ROW)
 REAR 7.5 m (24.61ft.)
 SIDE 6.0 m (19.69 ft.)

Conditions for Home Based Business Application

11. The permit is valid for one (1) year commencing the effective date, and shall be automatically renewed each year afterward, subject to conformance with the Land Use Bylaw and the conditions of approval contained in the permit.
12. The applicant must obtain a business license from Lac Ste. Anne County before the opening of the facility as per Business License Bylaw #05-2020.
13. The Applicant Shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw #05-2020.
14. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
15. 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, odors, smoke, or vibration.
16. The site of the buildings shall be maintained in a clean and orderly condition and free from all rubbish and debris.
17. Applicant must abide by rules and regulations imposed by Alberta Transportation as per Roadside Development Permit RSDP028529 dated February 27, 2020.

Carried.

20-D0006, within NE 07-54-02 W5M, for 32.3m Self-Support telecommunication installation, 1.5m X 1.6m (2.4 sq. meters) Equipment Shelter, 6.0m x 5.0m (30 sq. meters) fenced area

255-2020

MOVED BY Councillor George Vaughan that development permit application 20-D0006, Applicant: TELUS Communications Inc (C/O Scott Telecom Services Ltd.), Owner: Satwant Kahlon, and Daljit Kahlon, for 32.3m Self-Support telecommunication installation, 1.5m X 1.6m (2.4 sq. meters) Equipment Shelter, 6.0m x 5.0m (30 sq. meters) fenced area within NE 07-54-02 W5M, Tax Roll #5402074001 (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 runoff 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

Agricultural 1 (AG1)

- 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.)

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.
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.

Site Specific Conditions

17. Applicant must abide by rules and regulations imposed by Alberta Transportation as per Roadside Development Permit RSDP029597 dated March 18, 2020.

Carried.

20-D0012, Lot 2 and 3, Plan 6989AP, Lac Ste. Anne Settlement within RL 9, NE 19-54-03 W5M, for Fixing and Maintaining travel trailers from existing garage/shop, the attached dwelling will be used as an office

256-2020

MOVED BY Councillor Lorne Olsvik that development permit application 20-D0012, Applicant: To Be Determined (Charbonneau), Owner: Alain (Al) & Natalie Charbonneau, for Fixing and Maintaining travel trailers from existing garage/shop. The attached dwelling will be used as an office on Lot 2 and 3, Plan 6989AP, Lac Ste. Anne Settlement within RL 9, NE 19-54-03 W5M, Tax Roll #5403509002 (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 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 3 (CR3)

FRONT 25.0 m (82.02 ft.) from any municipal roadway

REAR 7.5 m (24.61ft.)

6.0 m (19.69 ft.)

Conditions for Home Based Business Application

11. 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.
12. The Applicant must obtain a business license from Lac Ste. Anne County before the opening of the facility as per Business License Bylaw #05-2020.
13. The Applicant Shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw #05-2020.
14. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
15. 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.
16. The site of the buildings shall be maintained in a clean and orderly condition and free from all rubbish and debris.
17. No more than two (2) recreational vehicles shall be located outside of the buildings located on the property at any one time.
18. Pursuant to Section 640(2)(c)(iv) 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 #1: Install a new culvert and re-gravel (10 yards) as per policy.

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.

Carried.

20-D0036, Lot 17, Block 1, Plan 1774BW, Hamlet of Cherhill within SE 09-56-05 W5M, for Shop with Living quarters with Variance Request, Building 100.0' x 40.0' (4000.0 sq. ft.), Living main 40.0' x 40.0' (1600.0 sq. ft.), living second 40.0' x 40.0' (1600.0 sq. ft.), Garage area 60.0' x 40.0' (2400.0 sq. ft.) Front Variance Request for each: Regulation 24.61 ft, request 12.5 ft, variance 12.11 ft, Rear Variance Request for each: Regulation 24.61 ft, request 12.5 ft, variance 12.11 ft

257-2020

MOVED BY Councillor Steve Hoyda that development permit application 20-D0036, Applicant/Owner: Kelly Prytula, for Shop with Living quarters with Variance Request, Building 100.0' x 40.0' (4000.0 sq. ft.), Living main 40.0' x 40.0' (1600.0 sq. ft.), living second 40.0' x 40.0' (1600.0 sq. ft.), Garage area 60.0' x 40.0' (2400.0 sq. ft.) Front Variance Request for each: Regulation 24.61 ft, request 12.5 ft, variance 12.11 ft, Rear Variance Request for each: Regulation 24.61 ft, request 12.5 ft, variance 12.11 ft on Lot 17, Block 1, Plan 1774BW, Hamlet of Cherhill within SE 09-56-05 W5M, Tax Roll #5605091030 (Div. 4), 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:
 - Urban Residential (UR)
 - FRONT 7.5 m (24.61 ft.)
 - REAR 7.5 m (24.61 ft.)
 - SIDE Lesser of 10% of lot width or 1.5 m (1.92 ft.)
 - LANE 4.5 m (14.76 ft.)

*Front Yard Variance Request for proposed development - Required: 7.5 m, Requested: 3.81 m, Variance 3.69 m
 *Rear Yard Variance Request for proposed development - Required: 7.5 m, Requested: 3.81 m, Variance 3.69 m
 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. Applicant must abide by rules and regulations imposed by Alberta Transportation as per Roadside Development Permit RSDP028843 dated February 5, 2020.
 14. Pursuant to Section 640(2)(c)(iv) 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 #1: Install a new culvert and re-gravel as per policy.

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.
 15. The shop is approved as personal use only. Any change of use (business-related will require a separate application and approval).

Carried.

Out of Municipal Planning Commission

258-2020

MOVED BY Deputy Reeve Nick Gelych that County Council adjourns the Municipal Planning Commission to resume the County Council meeting at 10:39 a.m.

Carried.

COMMUNITY & PROTECTIVE SERVICES**AGRICULTURAL SERVICES**

COMMUNITY SERVICES**FCSS Allocations - Food Banks**

- 259-2020 MOVED BY Councillor Steve Hoyda that further to Ministerial Order No. 2020-15, County Council move to approve 2020 Lac Ste. Anne County Family and Community Support Services (FCSS) funding allocations in the amount of \$3,000.00 each to the Lac Ste. Anne East Food Bank and the Mayerthorpe Food Bank to support local residents during the COVID-19 pandemic. Carried.

Ste. Anne Natural Gas Co-op

- 260-2020 MOVED BY Councillor Lorne Olsvik that County Council direct Administration to work with SANG Co-op Ltd. to develop an employee fundraising initiative to support local Food Bank(s). Carried.

FCSS Funding - Alberta Beach & Area Food Bank Deliveries

- 261-2020 MOVED BY Councillor Lorne Olsvik that Council approve the provision of \$500 (FCSS External Grant Funding) to the Alberta Beach & Area initiative to create a delivery system of food bank hampers to within a 10 km radius of Alberta Beach, in response to COVID-19. Carried.

Seniors' Week 2020

- 262-2020 MOVED BY Councillor George Vaughan that in honour of the past, present, and future contributions of all seniors in our local communities and throughout Alberta, Lac Ste. Anne County Council hereby proclaim June 1-7, 2020 to be "Seniors' Week". Carried.

ENFORCEMENT SERVICES**Alberta First Responders Radio Communication System - Agreement**

- 263-2020 MOVED BY Deputy Reeve Nick Gelych that County Council ratify the endorsement of the Alberta First Responders Radio Communications System (AFRRCS) agreement as presented. Carried.

RCMP/Lac Ste. Anne County Memorandum of Understanding

- 264-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council approve the Memorandum of Understanding between the RCMP and Lac Ste. Anne County and further authorize the endorsement of same. Carried.

FIRE SERVICES**Cancel Invoice #25288 Fire Suppression (April 20, 2019 Event)**

- 265-2020 MOVED BY Councillor Lorne Olsvik that County Council direct Administration to cancel Invoice #25288 (\$3,695.75 and any associated interest charges) issued for fire services response to a grass fire event on April 20, 2019. Carried.

CPS - OTHER ITEMS**Cancel Invoice #22896 – Lease: Reserve Lot 10MSR, Block 1, Plan 822 0896**

- 266-2020 MOVED BY Councillor George Vaughan that County Council authorize the cancellation of Invoice # 22896 - \$217.90 (\$248.31 plus \$69.59 interest less \$100 application) issued in 2018 for the lease of Reserve Lot 10MSR, Block 1, Plan 822 0896, as the debt has been noncollectable. Carried.

Cancel Invoice #Invoice 22379 – Lease: L 11R; B3, PLAN 782 1310 (Eagle Ridge)

267-2020 MOVED BY Councillor Lorne Olsvik that County Council authorize the cancellation of Invoice # 22379 - \$225.34 (\$142.97 plus \$79.75 interest) issued in 2017 for the lease of Lease: L 11R; B3, Plan 782 1310 (Eagle Ridge), as the debt has been noncollectable.

Carried.

COUNTY MANAGER**Villeneuve Landing Network (VLN)**

268-2020 MOVED BY Deputy Reeve Nick Gelych that County Council approves the \$5,000.00 financial contribution for the Villeneuve Landing Network.

Carried.

BYLAWS & POLICIES**Bylaw 22-2017-01-20- Mayerthorpe Redistricting**

269-2020 MOVED BY Councillor Lloyd Giebelhaus that Council give Bylaw 22-2017-01-20 Mayerthorpe redistricting Bylaw second reading.

Carried.

270-2020 MOVED BY Councillor Steve Hoyda that County Council give third reading and final reading to Bylaw 22-2017-01-20 Mayerthorpe Redistricting Bylaw.

Carried.

Bylaw 22-2017-02-20 LUB Amendment Intermunicipal Fringe Overlay

271-2020 MOVED BY Councillor Lorne Olsvik that Council gives Bylaw 22-2017-02-20 LUB Amendment to add an Intermunicipal Fringe Overlay first reading and further that the public hearing be scheduled for XX, xxx, 2020.

Carried.

272-2020 MOVED BY Councillor George Vaughan that County Council directs to have administration amend the Bylaw 22-2017-02-20 to include overlays for the Alberta Beach, Onoway IDPs and respective Administration amendments.

Carried.

CLOSED SESSION**Closed Session**

273-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council enter into a Closed Session at 11:18 a.m. pursuant to Section 197 (2) of the Municipal Government Act to discuss the following matters:

- third party contracts
- personnel
- legal

subject to Section 16, 17, and 24 of the Freedom of Information & Protection Act (FOIP) .


Carried.

274-2020 that County Council adjourns the Closed Session at 1:23 p.m.

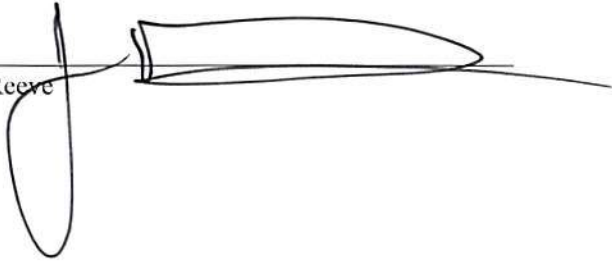
Carried.

COUNCIL COMMITTEE REPORTS**ADJOURNMENT**

The meeting was adjourned at 1:24 p.m.



CAO



Reeve