



MINUTES
County Council and Municipal Planning Commission

Lac Ste. Anne County held a County Council and Municipal Planning Commission on October 7, 2020 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
Lorne Olsvik, Councillor
George Vaughan, Councillor
Lloyd Giebelhaus, Councillor
Ross Bohnet, Councillor
Steve Hoyda, Councillor

Councillors Absent:

Administration Present: Mike Primeau, County Manager
Mike Morton, GM of Corporate Services
Trista Court, GM of Community & Protective Services
Greg Edwards, GM of Infrastructure & Planning
Joe Duplessie, GM of Utilities & Special Projects
Cindy Suter, Executive Secretary
Brian Hartman, Manager of Infrastructure
Derek Dallorto, Public Works Manager
Mathew Ferris, Planning & Development Manager
Megan Casey, ALUS Coordinator
Rob Smyth, Assessment Manager

Also Present: 4 members of the public were in attendance.

CALL TO ORDER

Reeve Blakeman called the meeting to order at 9:39 a.m.

ADDITIONS TO AGENDA

6.B.2 Range Road 72 and Sangudo Slide
6.A.4. Speedbumps
6.A.5. Potholes
9.A.1. Provincial ASB Grant
In Camera

ACCEPTANCE OF AGENDA

544-2020 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the October 7, 2020 Municipal Planning Commission Meeting & County Council Meeting agenda, as amended. Carried.

ADOPTION OF MINUTES

September 24, 2020 County Council Meeting Minutes

545-2020 MOVED BY Councillor George Vaughan that County Council adopts the September 24, 2020 County Council Meeting Minutes, as presented. Carried.

CLOSED SESSION

546-2020 MOVED BY Councillor George Vaughan that County Council enters a Closed Session pursuant to Section 197(2) of the *Municipal Government Act*, at 9:43 a.m. to discuss;
 - Contracts
 - Development Issues
 -Legal Issues
 subject to Section 17 and 23 of the *Freedom of Information and Protection of Privacy Act* (FOIP).
 Carried.

547-2020 MOVED BY Councillor George Vaughan that County Council adjourn the Closed Session at 10:33 a.m.
 Carried.

Recess from 10:34 a.m. to 10:45 a.m.

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

Lane Access - Hoffman Beach Cost Estimate - Resolution 350-2020

548-2020 MOVED BY Councillor Steve Hoyda that County Council accepts the cost estimates for improving the laneway at the back of Hoffman Beach, and Council directs Administration to proceed with installing a dry approach and further notify the landowners that any non compliant structures will be required to be relocated.
 Carried.

Removal of Road Access N.E. 34-53-6-W5M

549-2020 MOVED BY Councillor Steve Hoyda that County Council directs Administration to accept the discussion regarding Township Road 535, for information.
 Carried.

DELEGATIONS & PRESENTATIONS

Public Hearing 11:00 a.m. for Bylaw 13-2020 for Redistricting 006REDST2019, Lot 1, Block 1, Plan 112 4869 within NE 09-57-03 W5M, for adoption of Majeau Lake RV Park Area Structure Plan, Tax Roll # 5703094001

550-2020 that Reeve Blakeman declares the Public Hearing for Bylaw 13-2020 for Redistricting 006REDST2019, Lot 1, Block 1, Plan 112 4869 within N.E. 09-57-03-W5M, for adoption of Majeau Lake RV Park Area Structure Plan, Tax Roll #5703094001 at 11:17 a.m.

Mathew Ferris, Planning and Development Manager gave his presentation.

No one was in attendance in support of the development.

Local resident, Cynthia Henituik had questions regarding Safety Code permits, waste water system concerns and lake concerns regarding the boat launch.

Carried.

551-2020 that the presentations in the Public Hearing be accepted for information and further that the Public Hearing for Bylaw 13-2020 for Redistricting 006REDST2019, Lot 1, Block 1, Plan 112 4869 within N.E. 09-57-03-W5M, for adoption of Majeau Lake RV Park Area Structure Plan, Tax Roll #5703094001 be closed at 11:33 a.m.

Carried.

Bylaw 13-2020 Amendments

552-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council directs Administration to amend Bylaw 13-2020 the amendment being that motorbikes are not permitted within Majeau Lake RV Park.

Carried.

Road Construction of Road Allowance at N.E. 15-57-3-W5M

553-2020 MOVED BY Councillor George Vaughan that County Council accepts the to cancel the road plan located on N.E.15-37-3-W5M and further directs Administration to bring back options for the use of the portion of road plan.

Carried.

554-2020 MOVED BY Councillor Ross Bohnet that County Council denies the request to construct a portion of road allowance located at N.E. 15-37-03-W5M and further directs Administration to inform the landowner of the decision.

Carried.

Speedbumps

555-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the discussion on the use of speedbumps in residential subdivisions, for information.

Carried.

Potholes

556-2020 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the discussion on pothole repairs for information and further directs Administration to proceed with the needed pothole repairs as outlined.

Carried.

Range Road 72 and the Sangudo Slide

557-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the discussion and verbal update on the Range Road 72 and Sangudo Slide for information and directs Administration to get definitive answers or options from the engineers regarding the same and provide for the next meeting.

Carried.

Recess for lunch at 12:16 p.m. to 12:57 p.m.**11:45 a.m. Appointment Summer Villages of Sunrise Beach and Sandy Beach -Water Flow Issues**

558-2020 MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to get a quote on the engineering for the water study.

Carried.

Water Level Concerns - Correspondence from the Summer Villages of Sunrise Beach

559-2020 MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to proceed with cleaning out the culverts, and removes the dams to help improve the water flow from Dechaine Lake to Anderson Lake and eventually to Sandy Beach.

Carried.

INFRASTRUCTURE**PLANNING AND DEVELOPMENT****Sewer Inspection Summary**

560-2020 MOVED BY Councillor Steve Hoyda that County Council accepts the Sewer Inspection Summary report, for information.

Carried.

IPS - OTHER ITEMS**UTILITIES & SPECIAL PROJECTS****Into Municipal Planning Commission**

561-2020

MOVED BY Councillor Ross Bohnet that County Council meeting be recessed to hold a Municipal Planning Commission meeting at 1:44 p.m.

Carried.

MUNICIPAL PLANNING COMMISSION**20-D0144, on Lot 89, Block 6, Plan 7920624, Golden Glen Estates within SE 12-54-03 W5M, for Home Based Business (Major) purchase and resale of used vehicles**

562-2020

MOVED BY Councillor George Vaughan that development permit application 20-D0144, Applicant: 2081770 AB Ltd., Owner: Jesse Dirk and Tina Kelepouris, for Home Based Business (Major) purchase and resale of used vehicles on Lot 89, Block 6, Plan 7920624, Golden Glen Estates within SE 12-54-03 W5M, Tax Roll #5403122029 (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:

Existing Country Residential (CRX)

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

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 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) for sale vehicles shall be located outside of the building (shop) located on the property at any one time.

Overland Drainage Easement and Restrictive Covenant for development permit:

The applicant/owner shall enter into an Overland Drainage Easement and Restrictive Covenant with the Lac Ste. Anne County, in a form and on terms and conditions satisfactory to the County, which shall registered against title to the lands prior to the commencement of development.

Carried.

20-D0194, Lot 5, Block 1, Plan 0726922, within SE 20-54-02 W5M, for Business: build basements & install septic systems

563-2020

MOVED BY Councillor Steve Hoyda that County Council defers development permit application 20-D0194, Applicant: Mario Bedard of Bedard Excavating, Owner: Mario and Carrie Bedard for Business: Excavating business that provides services to rural residence. Septic services with vacuum, Existing buildings House 1300 sq. ft., shop 4933 sq. ft. on Lot 5, Block 1, Plan 0726922, within SE 20-54-02 W5M, Tax Roll #5402201005 (Div. 1).

Carried.

010SUB2020, SW 02-55-02 W5M, to create one (1) 1.50 +/- acre parcel and one (1) 15.50 +/- acre parcel from a previously subdivided quarter-section, along with a lot line adjustment to amend Lot 5, Block 1, Plan 092 2669 within SW 02-55-02 W5M to increase parcel size to 12 +/- acres

564-2020

MOVED BY Deputy Reeve Nick Gelych 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 010SUB2020, Applicant/Owner: Larry and Linda Morrill to create one (1) 1.50 +/- acre parcel and one (1) 15.50 +/- acre parcel from a previously subdivided quarter-section, along with a lot line adjustment to amend Lot 5, Block 1, Plan 092 2669 within SW 02-55-02 W5M to increase parcel size to 12 +/- acres. within SW 02-55-02 W5M, Tax Roll #5502022001 (Div. 2), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The property is rolling.

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 6: Soils in this class are capable of producing perennial forage crops, and improvement practices are not feasible. The soils provide some sustained grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical. The terrain may be unsuitable for use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.

Subclass T: adverse topography-either steepness or the pattern of slopes limits agricultural use.

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. Adjacent to Highway 37

Water Supply: Water may be obtained through cistern or well.

Private Sewage System: A variety of private sewage disposal systems may be used.

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

Response To Landowner Comments: No comments received as of September 29.

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 (Existing Lot 5): Built to standard, clean ditch at south end of culvert;
 - b. Approach #2 (Proposed 15.50 +/- acre parcel, north): Required to be upgraded to current policy requirements, new culvert, widen and gravel, grass growing in approach, clean ditch on ends of culvert;
 - c. Approach #3 (Proposed 1.50 +/- acre parcel): New approach required to be built to current policy requirements;
 - d. Approach #4 (Proposed 15.50 +/- acre parcel, east): Required to be upgraded to current policy requirements, new culvert, widen and gravel, clean ditch on north end of culvert;
 - e. Internal road: road appears to be properly built, due to time since construction grass is encroaching and gravel is being over taken by the elements. Some areas need touch ups due to waterline construction.

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.

UTILITY RIGHT-OF-WAY AGREEMENTS:

6. Lac Ste. Anne County will require a blanket drainage easement and restrictive covenant to the Counties satisfaction be registered on the parcel within sixty days of the date of this approval to ensure current and future drainage is accommodated to the satisfaction of the Municipality.
7. Proposed PUL (expansion of Lot 5) lot line adjustment to amend Lot 5, Block 1, Plan 092 2669 within SW 02-55-02 W5M to increase parcel size to 12.0 +/- acres must be endorsed and registered prior to endorsement of this application 010UB2020 to create one (1) 1.50 +/- acre parcel and one (1) 15.50 +/- acre parcel (this application).

RESERVES:

8. Reserves to be deferred to the balance of the quarter section.

ACCESS/ROAD CONDITIONS:

9. Choose Option 1 or Option 2

Option 1 - The dedication of a 20.12 meter wide service road right-of-way from the north end of the existing road right of way along the west boundary of Lot 5 to the proposed new north boundary between the two lots then east to the east boundary of SW2-55-2-W5M at no cost to Alberta Transportation (see attached sketch #1). In this instance Alberta Transportation is willing to accept the service road registration by caveat, or

Option 2 - The dedication of a 20.12 meter wide service road right-of-way adjacent to the south boundary of existing Lot 5 from the west boundary of that lot to the east boundary of SW2-55-02 W5M at no cost to Alberta Transportation (see attached sketch #2). In this instance Alberta Transportation is willing to accept the service road registration by caveat.

Please note that in the case of Option 2, survey posts have already been set to mark out the boundary between Lots 4 and 5 Block 1 Plan 1926669 and to mark out the south boundary of pipeline right of way 3673MC. The area between these sets of existing survey posts coincide with the land needed for this option. Therefore, it would likely not be onerous if the subdivision authority required that the service road for this option be provided by plan of survey. It may involve simply labeling the area as "Road" on the new plan of survey. However, Lac Ste. Anne County may wish to consider requiring a corner cut off from the southwest corner of Lot 5 to match the existing corner cut off in the southwest quadrant of this local road intersection.

ENVIRONMENTAL RESERVE AND/OR CONSERVATION EASEMENT CONDITIONS:

10.Environmental Reserve (ER) to be as per the attached sketch indicating the “setback from waterbodies” for the environmentally sensitive areas throughout the quarter-section. 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 preserve wildlife habitat along the shorelands of the said environmentally sensitive areas and to ensure no residential development occurs within the area. ER lot to be surveyed out or final sketch (if ERE) to be provided by Alberta Land Surveyor.

Carried.

565-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council adjourn the Municipal Planning Commission meeting to resume the County Council meeting at 1: 55 p.m.

Carried.

COMMUNITY & PROTECTIVE SERVICES

AGRICULTURAL SERVICES

Provincial Agricultural Services Board Grant Funding

566-2020 MOVED BY Councillor Ross Bohnet that County Council accepts the discussion regarding the Provincial Agricultural Services Board Grant funding decrease to \$123,907.21 per year for the next five years, for information.

Carried.

COMMUNITY SERVICES

Lac Ste. Anne Foundation Meeting Minutes

567-2020 MOVED BY Councillor Ross Bohnet that County Council accepts the Lac Ste Anne Foundation July 22, 2020 meeting minutes, for information.

Carried.

ENFORCEMENT SERVICES

FIRE SERVICES

EMERGENCY MANAGEMENT

Disaster Recovery Program

568-2020 MOVED BY Councillor Lorne Olsvik that County Council accepts the discussion about the Disaster Recovery Program (DRP) Application: Flooding April 22 - May 4, 2020, and subsequent non-approval of same, for information, and further, that administration investigate the appeal process of the decision and further bring back to a future meeting.

Carried.

CORPORATE SERVICES

FINANCE

ASSESSMENT & TAXATION

ECONOMIC DEVELOPMENT

FOIP & RECORDS MANAGEMENT

IT INFORMATION

CS - OTHER ITEMS

ADMINISTRATION

COUNTY MANAGER

Follow Up Sheets- September 10, 2020 County Council Meeting

569-2020 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the September 10, 2020 County Council Meeting Follow Up Sheets, for information. Carried.

Interim Alberta Police Advisory Board Survey on Provincial Policing

570-2020 MOVED BY Councillor Lloyd Giebelhaus that County Council directs Administration to respond to the survey from the Rural Municipalities Association regarding the Interim Alberta Police Advisory Board provincial policing. Carried.

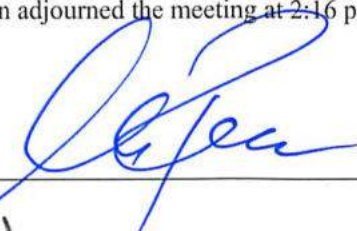
CLOSED SESSION

BYLAWS & POLICIES

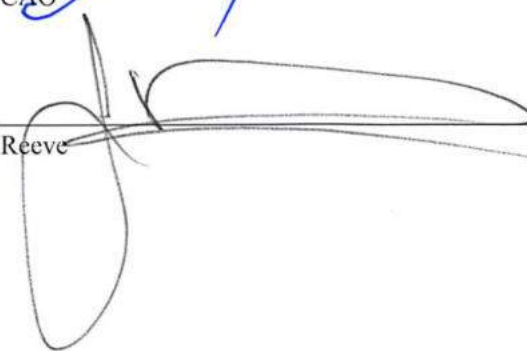
COUNCIL COMMITTEE REPORTS

ADJOURNMENT

Reeve Blakeman adjourned the meeting at 2:16 p.m.



CAO



Reeve