



**MINUTES**  
**County Council and Municipal Planning Commission**

Lac Ste. Anne County held a County Council and Municipal Planning Commission on February 3, 2021 commencing at 9:30 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

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

Councillors Absent:

Administration Present: Mike Primeau, County Manager  
Trista Court, GM Community & Protective Services  
Matthew Ferris, Planning & Development Manager  
Cindy Suter, Executive Assistant  
Mike Morton, GM of Corporate Services  
Greg Edwards, GM of Infrastructure & Planning  
Tanya Vanderwell, Development Officer

Also Present: 3 members of the public were in attendance.

**CALL TO ORDER**

Reeve Blakeman called the meeting to order at 9:33 a.m.

**ADDITIONS TO AGENDA**

- 5.2. Doing It Right Track Promotions - Cancelled Strike from the Agenda
- 6.1.2 Highway 37 Interchange
- 10. A. 2 Town of Mayerthorpe ICF
- 10. A. 3. Broadband
- 8.B.1. Oneway Curling Club Funding Request

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

76-2021 MOVED BY Deputy Reeve Nick Gelych that County County approves the February 3, 2021 Municipal Planning Commission Meeting and County Council Agenda as amended. Carried.

**ADOPTION OF MINUTES**

**PLANNING AND DEVELOPMENT**

**Summary of Bylaw Compliance Officer - Lac Ste. Anne County**

77-2021 MOVED BY Councillor Steve Hoyda that County Council accept the Bylaw Compliance Officer Summary for information. Carried.

**Highway 37 Interchange**

78-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the discussion regarding the Highway 37 Interchange for information and directs Administration to facilitate a meeting with the Town of Onoway to discuss the same.

Carried.

#### DELEGATIONS & PRESENTATIONS

**Public Hearing 10:00 a.m. for Bylaw 22-2017-05-20 for Redistricting Application 006REDST2020, for Redistricting SE 35-54-04 W5M from Agricultural 2 (AG2) District under Bylaw #22-2017 to Commercial Recreation (CREC) District and Bylaw 31-2020 for Redistricting Application 007REDST2020, SE 35-54-04 W5M for adoption of Dornbusch Area Structure Plan, Tax Roll # 5404351001**

79-2021 MOVED BY Councillor Joe Blakeman that the Public Hearing for Bylaw 22-2017-05-20 for Redistricting Application 006REDST2020 and Bylaw 31-2020 for Redistricting Application 007REDST2020, be opened at 10:13 a.m.

#### Attendance via Zoom

Dallas Hooke  
 Dean Hooke  
 Diane Lee Bourgeois  
 D. Wendland  
 Donna Wentworth  
 Adrienne Maskalyk  
 Jennifer Lenz  
 Susan Laing  
 Les Johnson  
 John Hodgson  
 Dianne Wannamaker

Planning and Development Manager, Matthew Ferris gave his presentation.

The applicant Danielle Dornbusch, gave her presentation. Her presentation was in response to comments received from concerns raised by the

Mayor Larry St. Amand, Summer Village of West Cove outlined his concerns such as boat launch usage, pressure from the an increase in quads in the village, he realizes change is tough for everyone, be considerate of the neighbors, and parking at the boat launch area is also a concern.

Zoom in favour of the development:

Susan Laing - Has reservations about the development but wants to see it succeed.

Zoom Participants against the project:

Adrienne Maskalyk: Resident of West Cove, boat launch concerns, traffic concerns such as safety for the local kids on the road. There needs to be alternative access the water. Appreciates Danielle's response.

Donna Wentworth: summer residents, increase traffic, increase atv traffic on the trails, concern about the boat launch increased usage, parking issues at the boat launch, West Cove needs to monitor the boat launch

Dean Hook: made no comments

Diana Lee - Thiabault Settlement resident, good intentions, chance to do this, concerned about ATV's increase in traffic, impact on the environment

Jennifer Lenz : adjacent landowners, long term sustainability of the development, fencing what kind of fence?, hunting on out land, stray bullets, RCMP don't care agriculture lands, people are

restrained to the campground, no atv's on the campground at all. What happens when the campground is sold and the new owners don't care about the local resident?

John Hodgson- concerns are fire suppression on site, dogs on site and the control methods, garbage concerns. Who maintains the standards? Range Road 41 provincial government upgrades or is it just design? Concerns over the use of firearm on the campground.

Reeve Blakeman - Invited Mr. Hodgson to contact him at home regarding Rge Rd 41 as there seems to be some confusion about Range Road 41 and outlined that the applicant is not permitting the use of firearms on site.

The adjacent landowners', the Lenz's' have firearm issues but no no firearms will be permitted on the campground.

Les Johnson - Westcove resident, who will be responsible for the road repairs with the increased traffic on the access road, there is sure to be increased boat traffic, currently no room for trailers for parking at the boat launch.

Wendy Wildman - West Cove received notification from Tanya Vanderwell, via email on January 6, 2021 subsequently then CAO Wildman emailed to Council January 13, 2021. Wendy Wildman takes responsibility for the short notice of notification not the County. The Lenz property needs help with the ATV's and the issues with such.

Power line side is traffic from all residents County, Home Acres, and West Cove.

Reeve Blakeman asked for any other comments. There were none.

Carried.

80-2021

MOVED BY Councillor Joe Blakeman that the presentations in the Public Hearing be accepted for information and further that the Public Hearing for Bylaw 22-2017-05-20 for Redistricting Application 006REDST2020 and Bylaw 31-2020 for Redistricting Application 007REDST2020 be closed at 11:02 a.m.

Carried.

Recess from 11:02 a.m. to 11:18 a.m.

**Municipal Planning Commission**

81-2021

MOVED BY Councillor Ross Bohnet that County Council enter the Municipal Planning Commission Meeting at 11:18 a.m.

Carried.

**MUNICIPAL PLANNING COMMISSION**

**20-D0262, Lot 20A, Block 4, Plan 8020791, Request for Fee Reduction**

82-2021

MOVED BY Councillor Lorne Olsvik that County Council denies the request waive appeal fees for development permit 20-D0262, Applicant: Hillview Lodge, Owner: Artur & Narine Margaryan for Minor Home Base Business - Rental Garden Suite.

Carried.

**018SUB2020, NE 13-56-9 W5M, to create one (1) 12.0 +/- acre parcel and (1) 133.81 acre parcel from a previously subdivided quarter-section**

83-2021

MOVED BY Councillor Ross Bohnet 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 018SUB2020, Applicant/Owner: Peter Davidsento create one (1) 12.0 +/- acre parcel and (1) 133.81 acre parcel from a previously subdivided quarter-section within NE 13-56-9 W5M, Tax Roll #5609134001 (Div. 6), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The land is mostly flat, with a slight slope.

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.

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

Flooding Risk: No flood issues are expected on the property.

Access: Access is available through the local road system.

Water Supply: Water is obtained through an existing Well.

Private Sewage System: Serviced by Open Discharge.

Adjacent Land Uses: Adjacent land uses are agricultural.

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 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:
  - i) Approach #1: Needs upgrades, culvert needs to be sloped and rip rap needs to be installed on ends.
  - ii) Approach #2: Needs upgrades, culvert needs to be sloped, rip rap needs to be installed on ends and finish road top to short.
  - iii) Approach #3: Field Access, if needed, rip rap, gravel, and flare need to be installed.
  - iv) Approach #4: To be removed, too closes to intersection.

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).

**UTILITY RIGHT-OF-WAY AGREEMENTS:**

8. 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.

**RESERVES:**

9. 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):	4.86
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<b>Value per hectare (HA) :</b>	\$5,293.72	<b>Land Subject to Reserves (10% of MR Eligible):</b>	0.486
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<b>Amount Owning:</b>	Shall be no more than \$5,293.72/ha \$2,572.75
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Carried.

84-2021

MOVED BY Councillor George Vaughan that County Council adjourns the Municipal Planning Commission Meeting at 11:37 a.m.

Carried.

**INFRASTRUCTURE & PLANNING SERVICES**

**PUBLIC WORKS**

**INFRASTRUCTURE**

**IPS - OTHER ITEMS**

**COMMUNITY & PROTECTIVE SERVICES**

**AGRICULTURAL SERVICES**

**COMMUNITY SERVICES**

**ENFORCEMENT SERVICES**

**FIRE SERVICES**

**CPS - OTHER ITEMS**

**CORPORATE SERVICES**

**FINANCE**

**ASSESSMENT & TAXATION**

**ECONOMIC DEVELOPMENT**

**FOIP & RECORDS MANAGEMENT**

**IT INFORMATION**

**CS - OTHER ITEMS**

**ADMINISTRATION**

**COUNTY MANAGER**

**Bend the Curve Campaign**

85-2021

MOVED BY Deputy Reeve Nick Gelych that County Council accepts the Bend the Curve communication campaign statistics as information and further directs Administration to continue the Bend the Curve campaign until the end of February.

Carried.

**Mayerthorpe ICF**

86-2021

MOVED BY Deputy Reeve Nick Gelych that County Council accepts the discussion regarding the Mayerthorpe ICF for information.

Carried.

Recess from 12:27 p.m. to 1:11 p.m.

**Broadband**

- 87-2021 MOVED BY Councillor Ross Bohnet that County Council accepts the discussion regarding broadband for information. Carried.

**BYLAWS & POLICIES**

**Bylaw 22-2017-02-20**

- 88-2021 MOVED BY Councillor Lorne Olsvik that Bylaw 22-2017-02-20 be given third and final reading as presented Carried.

**Bylaw 22-2017-05-20 for Redistricting Application 006REDST2020, for Redistricting S.E. 35-54-04 W5M from Agricultural 2 (AG2) District under Bylaw #22-2017 to Commercial Recreation (CREC) District, Tax Roll # 5404351001**

- 89-2021 MOVED BY Councillor Lloyd Giebelhaus that Bylaw 22-2017-05-20 for Redistricting Application 006REDST2020, for Redistricting S.E. 35-54-04 W5M from Agricultural 2 (AG2) District under Bylaw #22-2017 to Commercial Recreation (CREC) District, Tax Roll # 5404351001, be given second reading, as presented Carried.

- 90-2021 MOVED BY Councillor Lorne Olsvik that Bylaw 22-2017-05-20 for Redistricting Application 006REDST2020, for Redistricting S.E. 35-54-04 W5M from Agricultural 2 (AG2) District under Bylaw #22-2017 to Commercial Recreation (CREC) District, Tax Roll # 5404351001, be given third reading, as presented. Carried.

**Bylaw 31-2020 for Redistricting Application 007REDST2020, SE 35-54-04 W5M for adoption of Dornbusch Area Structure Plan, Tax Roll # 5404351001**

- 91-2021 MOVED BY Councillor George Vaughan that Bylaw 31-2020 for Redistricting Application 007REDST2020, S.E. 35-54-04 W5M for adoption of Dornbusch Area Structure Plan as amended, Tax Roll # 5404351001, be given second reading as presented. Carried.

**CLOSED SESSION**

**Closed Session**

- 92-2021 MOVED BY Councillor Ross Bohnet that County Council enters a Closed Session, pursuant to Section 197(2) of the Municipal Government Act, at 1:29 p.m. to discuss the following:  
 - legal  
 - intergovernmental relations  
 subject to Section 16, 17, and 21 of the Freedom of Information and Protection of Privacy Act (FOIP). Carried.

- 93-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council adjourns the Closed Session at 2:30 p.m. Carried.

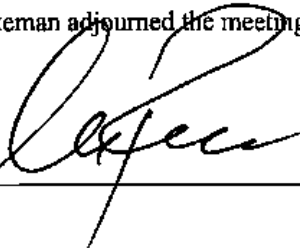
**Onoway Curling Club Funding Request**

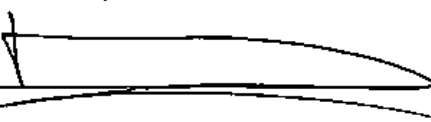
- 94-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council directs Administration to forward a letter to the Onoway Curling Club regarding the 2021 Funding Request. Carried.

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

Reeve Blakeman adjourned the meeting at 2:35 p.m.

  
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CAQ

  
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Reeve