

MINUTES
County Council and Municipal Planning Commission

Lac Ste. Anne County held a County Council and Municipal Planning Commission on March 3, 2021 commencing at 9:45 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

Councillors Present: Joe Blakeman, Reeve
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
Stacey Wagner, Communications & Information Manager

Also Present: No members of the public were in attendance.

CALL TO ORDER

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

ADDITIONS TO AGENDA

10.A.2 Amalgamation
6.A.1. Drainage Assessment Study

ACCEPTANCE OF AGENDA

153-2021 MOVED BY Councillor Lorne Olsvik that County Council approves the March 3, 2020 County Council & Municipal Planning Commission meeting agenda as amended.

Carried.

ADOPTION OF MINUTES

DELEGATIONS & PRESENTATIONS

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

INFRASTRUCTURE

PLANNING AND DEVELOPMENT

IPS - OTHER ITEMS

Municipal Planning Commission

- 154-2021 MOVED BY Councillor Ross Bohnet that the County Council meeting be recessed to hold a Municipal Planning Commission meeting at 9:47 a.m. Carried.

MUNICIPAL PLANNING COMMISSION

21-D0002, within NW 13-54-02 W5M, for Commercial Use - Construction company that services rural development, septic installation and service completion with vacuum service, foundation and driveway

- 155-2021 MOVED BY Councillor Lorne Olsvik that development permit application 21-D0002, Applicant: Mario Bedard on behalf of Bedard Excavating, Owner: West Jubilee Construction Ltd., for Commercial Use - Construction company that services rural development, septic installation and service completion with vacuum service, foundation and driveway within NW 13-54-02 W5M, Tax Roll #5402133002 (Div. 1), 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.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.
 - 3.All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water body (i.e. a lake or stream) or public drainage system (i.e. a municipal ditch).
 - 4.The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
 - 5.The Applicant must obtain Public Works approval for all approaches required for the proposed development.
 6. Upgrade existing approach as per County Standards and Policy requirements:
 - a.Finished road top must be 10.0 m (32'8") in width and flared to the County Road.
 - b.The Approach must have reasonable slope, not exceeding 5% for 15.0 m (50') away from the County road into the parcel. Complete with 4 to 6 inch rip rap on culvert ends.
 - c.Approach must be graveled with a minimum of ten (10) cubic yards of 20mm (3/4") crushed gravel
 - d. Sitelines be cleared on the approach to satisfaction of Public Works.
 - 7.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.
 - 8.The proposed development shall be sited and conform to all equipment and storage setbacks as shown on the submitted drawing (attached as schedule A of decision), shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw requirements for CLR zoned properties:

Country Living Residential (CLR)
FRONT 25.0 m (82.02 ft.) from any municipal roadway
REAR 7.5 m (24.61ft.)
SIDE 6.0 m (19.69 ft.)
 - Overland Drainage Easement and Restrictive Covenant for development permit:
 - 9.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.
 - 10.The Applicant shall ensure that any proposed lighting to provide security, 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.
 - 11.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.
 - 12.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.
 - 13.The Applicant shall abide by the County's Unsightly and Nuisance Bylaw. All materials are to be stored in either the proposed buildings or as per the submitted drawing (attached as

schedule A of decision) and must be in a neat and tidy order.

14.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.

15.The Applicant may be required to enter into and abide by the provisions of a Road Use Agreement with Lac Ste. Anne County. The Agreement shall include terms, to the satisfaction of Lac Ste. Anne County, including but not limited, to the following:

- a.Dust control measures and road maintenance;
- b.Security requirements;
- c.Signage;
- d.Hours of operation for hauling;
- e.Haul Route;
- f.Maximum truck numbers and volume.

The Road Use Agreement may be amended from time to time, when in the opinion of Lac Ste. Anne County, the circumstances warrant the Road Use Agreement to be amended.

16.The Applicant must obtain a business license from Lac Ste. Anne County before the opening of the facility as per Business License Bylaw.

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18.The Applicant Shall maintain at all times a Lac Ste. Anne County Business License as per Business License.

19.No loading or unloading of equipment or materials shall occur on the municipal road network.

20.That no business-related truck traffic to and from the premise can occur between the hours of 7:00 a.m. to 8:30 a.m. and 3:30 p.m. to 5:00 p.m., which Northern Gateway defines as normal busing hours. This does not extend to employees entering or exiting the site.

21.Signage must be approved in accordance with County bylaws. No signage is approved as part of this permit.

Carried.

193193-21-D0023, Lot , Block 260, Plan 1123180, Waters Edge within SE 10-55-3 W5M, for Stick Built Storage Building 24.0' x 33.5' (804.0 sq. ft.) and Wall height 13.5' with Variance Request as follows: Front Regulation: 6.0m Requested: 4.0m, East Side Yard Regulation: 2.43m Requested: 0, West Side Yard Regulation: 2.43m Requested 0.

156-2021

MOVED BY Councillor George Vaughan that development permit application 193193-21-D0023,for Stick Built Storage Building 24.0' x 33.5' (804.0 sq. ft.) and Wall height 13.5' with Variance Request as follows: Front Regulation: 6.0m Requested: 4.0m, East Side Yard Regulation: 2.43m Requested: 0, West Side Yard Regulation: 2.43m Requested 0 at Lot , Block 260, Plan 1123180, Waters Edge within SE 10-55-3 W5M, Tax Roll 5503105113 (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.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.

9. 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:

Waters Edge Resort - Direct Control (DC 14-01)

* FRONT: 9.0 m (29.53 ft) from internal subdivision road

* REAR: 6.0 m (19.69 ft)

*** SIDE: 2.43 m (7.97 ft)

* FRONT Variance Request for existing development - Required: 9.0 m, Requested: 0.0 m, Variance 9.0 m

** REAR Variance Request for existing development - Required: 6.0 m, Requested: 2.0 m, Variance 4.0 m

*** SIDE(S) Variance Request for existing development - Required: 2.43 m, Requested: 0.0 m, Variance 2.43 m

10. A plot plan drafted by an Alberta Land Surveyor must be submitted prior to start of foundation to ensure all structures are located within the permitted building area.

Carried.

193193-21-D0024, Lot , Block 259, Plan 1123180, Waters Edge within SE 10-55-3 M, for Stick Built Storage Building 24.0' x 33.5' (804.0 sq. ft.) and Wall height 13.5' with Variance Request as follows: Front Regulation: 6.0m Requested: 4.0m, East Side Yard Regulation: 2.43m Requested: 0, West Side Yard Regulation: 2.43m Requested 0.

157-2021

MOVED BY Councillor George Vaughan that development permit application 193193-21-D0024, Applicant: Waters Edge Land Inc., Owner: Waters Edge Land Inc., for Stick Built Storage Building 24.0' x 33.5' (804.0 sq. ft.) and Wall height 13.5' with Variance Request as follows: Front Regulation: 6.0m Requested: 4.0m, East Side Yard Regulation: 2.43m Requested: 0, West Side Yard Regulation: 2.43m Requested 0. on Lot , Block 259, Plan 1123180, Waters Edge within SE 10-55-3 M, Tax Roll #5503105111 (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. 3. The Applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the sit

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*** SIDE(S) Variance Request for existing development - Required: 2.43 m, Requested: 0.0 m, Variance 2.43 m

10. A plot plan drafted by an Alberta Land Surveyor must be submitted prior to start of foundation to ensure all structures are located within the permitted building area.

Carried.

158-2021 MOVED BY Councillor Steve Hoyda that the Municipal Planning Commission meeting be adjourned to resume the County Council meeting at 10:00 a.m.

Carried.

COMMUNITY & PROTECTIVE SERVICES

AGRICULTURAL SERVICES

COMMUNITY SERVICES

Lac Ste. Anne County Library Board - Appointment of Auditor

159-2021 MOVED BY Councillor Steve Hoyda that Council approve the recommendation of the Lac Ste. Anne County Library Board, at their February 22, 2021 meeting, to reappoint Ms. Brenda DeBock as the financial auditor for the purpose of the 2020 auditing process for the Lac Ste. Anne County Library Board.

Carried.

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

Budget 2021

160-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the correspondence from the Minister of Municipal Affairs, Ric McIver regarding the Provincial Budget 2021, for information.

Carried.

BYLAWS & POLICIES

Bylaw #22-2017-02-21 regarding allowing cannabis production as discretionary use on Agricultural 1 (AG1) and Agricultural 2 (AG2) land use districts. Along with a production surface area of not more than 200 square meters.

161-2021 MOVED BY Councillor Lloyd Giebelhaus that Bylaw 22-2017-02-21 to amend Land Use Bylaw 22-2017 be given first reading as presented and further that a public hearing be scheduled for April 08, 2021 at 10:30 a.m.

Carried.



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

162-2021 MOVED BY Councillor Lorne Olsvik that Bylaw 31-2020 for Redistricting Application 007REDST2020, SE 35-54-04 W5M for adoption of Dornbusch Area Structure Plan as amended, Tax Roll # 5404351001, be given second reading as presented.

Carried.

163-2021 MOVED BY Deputy Reeve Nick Gelych that Bylaw 31-2020 for Redistricting Application 007REDST2020, S.E. 35-54-04-W5M for adoption of Dornbusch Area Structure Plan, Tax Roll 5404351001 third and final reading as presented.

Carried.

Recess from 10:31 a.m. to 10:45 a.m.

CLOSED SESSION

Closed Session

164-2021 MOVED BY Deputy Reeve Nick Gelych that County Council enter in a Closed Session pursuant to Section 197(2) of the Municipal Government Act, at 10:45 a.m. to discuss:

- intergovernmental relations
- enforcement issues

subject to Section 16, 17, 20 and 24 of the Freedom of Information and Protection of Privacy Act (FOIP).

Carried.

165-2021 MOVED BY Councillor George Vaughan that County Council adjourns the Closed Session at 12:21 p.m.

Carried.

Recess from 12:21 p.m. to 1:10 p.m.

Amalgamation

166-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approves, utilizing Section 103 of the Municipal Government Act of Alberta, to proceed with providing written notice to the Town of Mayerthorpe and the Minister of Municipal Affairs, initiating amalgamation of the Town of Mayerthorpe into the County and providing the business case as provided.

Carried.

167-2021 MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to forward a letter to the Minister of Municipal Affairs, copying Ste. Anne/Parkland MLA, that in light of the notice of intent to proceed with the amalgamation of Lac Ste. Anne County and the Town of Mayerthorpe, the County respectfully requests an extension through the Intermunicipal Collaboration Framework (ICF) with the Town of Mayerthorpe and further to include that the County will have completed 19 of the required 20 ICF's by the required deadline.

Carried.

168-2021 MOVED BY Deputy Reeve Nick Gelych that County Council direct Administration to contact the Summer Village's of Sandy Beach and Sunrise Beach to cost share the costs of the Drainage Assessment Study equally three ways.

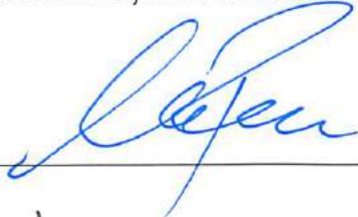
Carried.

COUNCIL COMMITTEE REPORTS

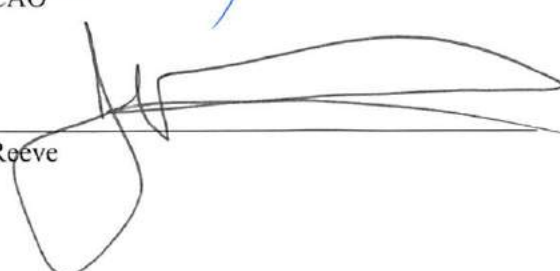
ADJOURNMENT

Adjournment

Reeve Joe Blakeman adjourned the meeting at 2:13 p.m.



CAO



Reeve