



**MINUTES**  
**County Council Regular Meeting**

Lac Ste. Anne County held a County Council Regular Meeting on April 8, 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  
George Vaughan, Councillor  
Lloyd Giebelhaus, Councillor  
Ross Bohnet, Councillor  
Steve Hoyda, Councillor  
Lorne Olsvik, Councillor

Councillors Absent:

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

Also Present: One member of the public was in attendance.

**CALL TO ORDER**

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

**ADDITIONS TO AGENDA**

9.B.3. Darwell & District Recreation Association - Farm Credit Corporation Grant Application

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

245-2021 MOVED BY Councillor Ross Bohnet that County Council approves the April 8, 2021 County Council Meeting agenda as amended. Carried.

**ADOPTION OF MINUTES**

**March 25, 2021 County Council Meeting Minutes**

246-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approve the March 25, 2021 County Council Meeting minutes as presented. Carried.

**INFRASTRUCTURE & PLANNING SERVICES**

**PUBLIC WORKS**

**INFRASTRUCTURE****PLANNING AND DEVELOPMENT****IPS - OTHER ITEMS****UTILITIES & SPECIAL PROJECTS****Municipal Planning Commission**

247-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council enters into a Municipal Planning Commission Meeting at 9:49 a.m.

Carried.

**MUNICIPAL PLANNING COMMISSION**

**193193-21-D0033, within NE 6-55-1 W5M, for Telecommunications Facility, Tower, Compound and Shelter, Main 3.048m x 2.438m (7.43 sq. m.) 2.4m walls.**

248-2021

MOVED BY Deputy Reeve Nick Gelych that development permit application 193193-21-D0033, Applicant: Telus Communications Inc (c/o LandSolutions LP), Owner: Sureway Contracting Ltd (Bruce Hagstrom, President), for Telecommunications Facility, Tower, Compound and Shelter, Main 3.048m x 2.438m (7.43 sq. m.) 2.4m walls within NE 6-55-1 W5M, Tax Roll #5501064001 (Div. ?), 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. 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).
7. The Applicant must obtain Public Works approval for all approaches required for the proposed development.
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 Applicant shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw.
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:

Agricultural 2 (AG2)

FRONT: 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)

11. 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 be registered against title to the lands prior to the commencement of development.

12. Pursuant to Rural Addressing Bylaw 15-2002, the applicant to provide confirmation that a rural address sign that complies with the County's

13. 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.

14. All freestanding telecommunication towers shall be designed to prevent climbing or sliding down, and their base and stabilizing lines shall be separately fenced.

15. The use of any portion of a tower or antenna for signs, other than to provide a warning or equipment information is prohibited. 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.

16. 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.

17. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.

Carried.

**003SUB2021, NE 09-56-09 W5M, to create one (1) 8.60 +/- acre parcel from a previously subdivided quarter-section**

249-2021

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 003SUB2021, Applicant/Owner: Klassen, Jody to create one (1) 8.60 +/- acre parcel from a previously subdivided quarter-section within NE 09-56-09 W5M, Tax Roll #5609094001 (Div. 6), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The proposed acreage is flat with the remainder of the quarter used as hay land with an area of bush to the Southwest corner of the quarter.

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: The proposed parcel is not subject to flooding but does have moderate ground water risk with a moderate ground water permeability

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

Water Supply: Property is currently serviced by a well

Private Sewage System: Serviced by Open Discharge.

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

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:

Approach #1: Needs widening to 10m, flared ends, road crush, and sideslope Rip Rap (either #1 or #2 to be removed)

Approach #2: Needs widening to 10m, and road crush (either #2 or #1 to be removed)

Approach #3: Needs widening to 10m, flared ends, road crush, and sideslope Rip Rap



Approach #4: Needs widening to 10m, flared ends, road crush, and sideslope Rip Rap  
 Approach #5: "Drive Through Ditch Approach" Not a designated approach

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 Municipal Government Board {MGB}, any new decision will be valid for a time specified by the appeal body as listed within a revised decision (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. 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.

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: 3.48 HA (proposed parcel(s)).

**RESERVES:**

<b>Reserve Eligible:</b>	Yes	<b>MR Eligible (HA) (total parcel):</b>	3.48
<b>Value per hectare (HA) :</b>	\$5,293.72	<b>Land Subject to Reserves (10% of MR Eligible):</b>	0.348

<b>Amount Owing:</b>	Shall be no more than \$5,293.72/ha \$1,842.21
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Carried.

**Out of Municipal Planning Commission**

250-2021

MOVED BY Councillor George Vaughan that County Council adjourns the Municipal Planning Commission Meeting to resume the County Council meeting at 10:02 a.m.

Carried.

**COMMUNITY & PROTECTIVE SERVICES**

**AGRICULTURAL SERVICES**

**COMMUNITY SERVICES**

**Onoway Playschool - March 25, 2021 Inspection Report**

251-2021

MOVED BY Councillor Lorne Olsvik that County Council accept the March 25, 2021 Inspection Report pertaining to the Onoway Playschool program for information and forward a letter congratulating the teachers on a job well done during the Covid pandemic.

Carried.

**Onoway Playschool Evaluation Summary - 2020-2021 School Year**

252-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accept the Onoway Playschool Evaluation Summary as presented for information. Carried.

**Darwell & District Recreation Association Grant Application Ratification**

253-2021 MOVED BY Councillor Steve Hoyda that County Council ratifies the grant application submitted by Darwell & District Recreation Association to the Farm Credit Corporation. Carried.

**DELEGATIONS & PRESENTATIONS**

**10:00 AM Presentation - Curtis Friesen, Auditor with Metrix Group, LLP**

254-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the 2020 Financial Statement as presented by Curtis Friesen with Metrix Group LLP. Carried.

Recess from 10:21 a.m. to 10:36 a.m.

**10:30 am Public Hearing for Micro Cannabis Production Bylaw (Bylaw 22-2017-02-21)**

255-2021 Reeve Joe Blakeman that the Public Hearing for Bylaw 22-2017-02-21 be opened at 10:36 a.m. Public In Attendance Via Zoom.

Matthew Ferris, Planning & Development Manager made his presentation for Bylaw 22-2017-02-21.

Reeve Blakeman called for anyone against the Bylaw 22-2017-02-21.

Reeve Blakeman called for any presentations in favor of the Bylaw 22-2017-02-21.

Tracy Christman - Can the plants can be seen from the road, will plants be grown outside?

Public In Attendance Via Zoom:

Antonio Anselmo and Stan Hooper - investors, adjacent to the proposed, capital heavy, stringent requirements for quality and security, smell is a concern however it is grown in an enclosed area air exchange is key, traffic wont be an issue due to the amount of product, traffic will be more when it's being built, security is paramount, more worried about equipment being stole, water has to be pure, disposal of the water can not be disposed of the via the ground or lakes or streams. Well controlled industry.

Edie Couture -No questions

Jane Dubowski - Will our property values be affected?

Tracy Christman - Is there Federal Provincial oversight on the smell?

Matthew Ferris - County will regulate and enforce the smell issues. The County asks for (for lack of a better term) the "smell reports."

Carried.

256-2021 MOVED BY Reeve Joe Blakeman that the presentations in the Public Hearing be accepted for information and further that the Public Hearing for Bylaw be closed at 10:58 am. Carried.

**Micro Cannabis Production Bylaw (Bylaw 22-2017-02-21)**

257-2021 MOVED BY Councillor Steve Hoyda that Bylaw 22-2017-02-21 to amend Land Use Bylaw 22-2017 be given second reading. Carried.



**ENFORCEMENT SERVICES****FIRE SERVICES****CPS - OTHER ITEMS****SuperNet Installation - Mayerthorpe Public Library & Sangudo Public Library**

- 258-2021 MOVED BY Councillor Ross Bohnet that Council ratify the correspondence forwarded to the Minister of Municipal Affairs (copied to the Minister of Service Alberta and MLA - Ste. Anne/Parkland) regarding the County's frustration and concern around the public library SuperNet installation policy.
- Carried.

**First Responder - Fire & Community Peace Officer - COVID Vaccination**

- 259-2021 MOVED BY Councillor Steve Hoyda that Council receive the discussion regarding the First Responder - Fire & Community Peace Officer - COVID Vaccination Roll-out as information.
- Carried.

**CORPORATE SERVICES REPORT****FINANCE****ASSESSMENT & TAXATION****Correspondence From Mr. Jim Hiron, Roll 5403123016**

- 260-2021 MOVED BY Councillor George Vaughan that County Council receive the correspondence dated March 5, 2021 from Mr. Jim Hiron requesting that Council refund the Solid Waste Utility charges as well as the \$50 Tax Notification Fee changed by Alberta Land Titles as information, and further that the request be denied.
- Carried.

**ECONOMIC DEVELOPMENT****FOIP & RECORDS MANAGEMENT****IT INFORMATION****CS - OTHER ITEMS****ADMINISTRATION****COUNTY MANAGER****Correspondence from the Office of the Prime Minister - March 18, 2021**

- 261-2021 MOVED BY Councillor George Vaughan that County Council accepts the correspondence dated March 18, 2021 from the Office of the Prime Minister regarding the increased need for rural broadband connectivity, for information.
- Carried.

**Onoway Regional Medical Clinic Budget**

- 262-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the deferral of the repayment of the \$60,000.00 from the Onoway Regional Medical Clinic.
- Carried.

**Rural Municipalities of Alberta - Member Visits**

263-2021 MOVED BY Councillor Steve Hoyda that County Council approves having a joint member visit with the Rural Municipalities Association and Brazeau County as both municipalities are District 3 and further directs Administration to forward a letter to Brazeau County requesting the same.  
Carried.

**March 11, 2021 Follow Up Sheets**

264-2021 MOVED BY Councillor Lorne Olsvik that County Council accepts the March 11, 2021 Follow Up Sheets for information.  
Carried.

**Condolences for Mr. David Winch**

265-2021 MOVED BY Councillor Lorne Olsvik that County Council approves sending condolences on behalf of Lac Ste. Anne County Administration and County Council to the family of David Winch former employee of Alberta Transportation.  
Carried.

**BYLAWS & POLICIES**

**Bylaw 14-2009-01-21 for a Statutory Plan Amendment Application, for amending of Existing Lake Arnault Area Structure Plan, within NW 31-54-5 W5M.**

266-2021 MOVED BY Deputy Reeve Nick Gelych that Bylaw 14-2009-01-21 for amending of Existing Lake Arnault Area Structure Plan, within NW 31-54-5 W5M be given a first reading as presented and further that a public hearing be scheduled for April 22, 2021 at 10:30 am.  
Carried.

**Bylaw 21-2021 Municipal Addressing System Bylaw**

267-2021 MOVED BY Councillor Ross Bohnet that County Council give first reading to Bylaw 21-2021 Municipal Addressing System Bylaw.  
Carried.

**CLOSED SESSION**

**Closed Session**

268-2021 MOVED BY Deputy Reeve Nick Gelych that County Council enters a Closed Session at 11:47 a.m. to discuss the following:

- intergovernmental relations
- personnel

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

269-2021 MOVED BY Councillor George Vaughan that County Council moves out of Closed Session at 1:39 p.m.  
Carried.

**Millrate Meeting**

270-2021 MOVED BY Councillor Lorne Olsvik that County Council direct administration to send a letter outlining concerns involving:  
•Uncollectable taxes from oil and gas sector,  
•Readdressing the need for school tax on machinery and equipment,  
•Depreciation of underground assets, and  
•The need for a split non-residential mill rate,  
to the Provincial Government and the Rural Municipalities of Alberta (RMA), requesting a meeting for each of these items as soon as possible.  
Carried.

**COUNCIL COMMITTEE REPORTS**

**Committee Reports**

271-2021

MOVED BY Deputy Reeve Nick Gelych that County Council approves the following Committee Reports, for information.

LEPA  
GROWTH  
WILD WATER  
LSAP Partnership  
North 43 Lagoon Commission  
Darwell Lagoon Commission

Carried.

**ADJOURNMENT**

Reeve Joe Blakeman adjourned the meeting at 2:03 p.m.

  
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CAO  
\_\_\_\_\_  
Reeve