



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

Lac Ste. Anne County held a County Council and Municipal Planning Commission on June 2, 2021 commencing at 10:04 a.m. via Zoom 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  
Joe Duplessie, GM of Utilities & Special Projects  
Trista Court, GM Community & Protective Services  
Mike Morton, GM of Corporate Services  
Greg Edwards, GM of Infrastructure & Planning  
Cindy Suter, Executive Assistant  
Matthew Ferris, Planning & Development Manager  
Stacey Wagner, Communications & Information Manager

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

**CALL TO ORDER**

Reeve Joe Blakeman called the meeting to order at 10:04 a.m.

**ADDITIONS TO AGENDA**

- 6.A.1. Gravel Haul Rates
- 6.A.2. Baybridge Parking Signs
- 6.A.3. Timbrmart Access
- 7.8 Acces to Grants
- 7.9 Lyda Track

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

400-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the June 2, 2021, County Council & Municipal Planning Commission Meeting as amended.

Carried.

**ADOPTION OF MINUTES**

**INFRASTRUCTURE & PLANNING SERVICES**

Councillor Bohnet left the meeting due to pecuniary interest.

**PUBLIC WORKS**

**Gravel Haul Rates**

401-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council adjust the gravel haul rate on a one time basis to align with current pricing from 5% to 9%, and further direct Administration to review the policy.

Carried.

Councillor Bohnet returned to the meeting.

**Baybridge Parking Signs**

402-2021 MOVED BY Councillor Steve Hoyda that County Council directs Administration to install "no parking" signs along Range Road 52 near Baybridge and Sunnyside Estates.

Carried.

**Timbrmart Access**

403-2021 MOVED BY Deputy Reeve Nick Gelych that County Council directs Public Works to work with the Onoway Timbrmart to help limit access and safeguard with a temporary road closure.

Carried.

**INFRASTRUCTURE**

**DELEGATIONS & PRESENTATIONS**

**10:30 a.m. Appointment - Clint Weir**

404-2021 MOVED BY Councillor George Vaughan that County Council accepts the presentation made by Clint Weir of Atlas Biotechnologies Inc. for information.

Carried.

**PLANNING AND DEVELOPMENT**

**Correspondence from the Honourable Ric McIver**

405-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves an unbudgeted allocation of up to \$20,000.00 to develop a Highway Vicinity Management Agreement with Alberta Transportation with funding to come from the within the existing budget.

Carried.

**IPS - OTHER ITEMS**

**MUNICIPAL PLANNING COMMISSION**

Recess from 11:12 a.m. to 11:29 a.m.

**Into Municipal Planning Commission Meeting**

406-2021 MOVED BY Councillor Steve Hoyda that the County Council meeting is recessed to hold a Municipal Planning Commission Meeting at 11:29 a.m.

Carried.

**193193-21-D0094, Lot , Block , Plan , within NE 10-55-1 W5M, for Industrial Development: directional boring company will be using existing quonset 40'0' x 50.0' (2000.0 sq. ft) and existing pole shed 50.0' x 50.0' (2500 sq. ft.) with possible addition to make it 80.0' x 100.0' (8000.0 sq. ft.)**

407-2021 MOVED BY Deputy Reeve Nick Gelych that development permit application 193193-21-D0094, Applicant: Penner, Timothy, Owner: Penner, Timothy & Jody, for Industrial Development: directional boring company will be using existing quonset 40'0' x 50.0' (2000.0 sq. ft) and existing pole shed 50.0' x 50.0' (2500 sq. ft.) with

possible addition to make it 80.0' x 100.0' (8000.0 sq. ft.) on Lot , Block , Plan , within NE 10-55-1 W5M, Tax Roll #5501104001 (Div. 2), 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:  
Agricultural 2 (AG2)  
FRONT: 25.0 m (82.02 ft) from any Municipal roadway  
REAR: 7.5 m (24.61 ft)  
SIDE: 6.0 m (19.69 ft)
12. 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 the title to the lands prior to the commencement of development.  
Conditions for Home Based Businesses
13. 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.
14. The applicant is advised that any application for renewal is subject to review by the Development Authority. The Development Authority shall be notified in writing of such renewal requests, accompanied by the appropriate development permit application fee, if required, at least six months prior to the expiry date of the development permit.
15. The applicant is responsible for obtaining and complying with any required permits from federal, provincial, or other legislation, or the condition of any easement, covenant, building scheme, or development agreement affecting the land.
16. All major and minor Home-Based Businesses may also be regulated through the County's Business Licence Bylaw.  
Conditions pertaining to TWP RD 22 and Approach Accesses:
17. The Applicant shall enter into and abide by the provisions of a Haul 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:
  - 1) Dust control measures and road maintenance;
  - 2) Security requirements;
  - 3) Signage;
  - 4) Hours of operation for hauling;
  - 5) Haul Route;
  - 6) Maximum truck numbers and volume

The Haul Route may be amended from time to time, when in the opinion of Lac Ste. Anne County, the circumstances warrant the Haul Route Agreement to be amended.  
The existing road is very narrow which is not much larger than a 1/2 ton truck and there are soft spots. The road structure is to be upgraded to a better road structure or stabilized to accommodate larger vehicles.  
Upgrade existing approach as per County Standards and Policy requirements as per provided Approach Legend:

- a) Approach # 1: The far north new approach expansion has no gravel nor culverts. Trying to tie in the existing flat ditch line. 3 approaches are within 100 ft of each other. One approach was added to avoid going around a swale. The approach needs gravel and ditches
- b) Approach # 2: The new approach has no culvert and is blocking water on the ease side and is within feet of an old approach. Southbound ditch needs brushing. Approach needs approval to proper County standards.
- c) Approach #3: First shared approach on NE of Hwy 37 is in Good condition.
- d) Approach #4: If Applicant is upgrading roadway, Neighbor at 55114 TWP RD 12 has an approach that will need upgrading to County standards to meet with TWP road surface.

Carried.

**193193-21-D0100, Lot 37, Block 1, Plan 0623018, Belle Vista Estates within SE 9-56-1 W5M, for New modular home, main 56.0' x 28.0' (1568.0 sq. ft.), crawl space 56.0' x 28.0' (1568.0 sq. ft.) and deck 15.0' x 30.0' (450.0 sq. ft.)**

408-2021

MOVED BY Deputy Reeve Nick Gelych that development permit application 193193-21-D0100, Applicant: Dunn, Glen, Owner: Dunn, Glen, for New modular home, main 56.0' x 28.0' (1568.0 sq. ft.), crawl space 56.0' x 28.0' (1568.0 sq. ft.) and deck 15.0' x 30.0' (450.0 sq. ft.) on Lot 37, Block 1, Plan 0623018, Belle Vista Estates within SE 9-56-1 W5M, Tax Roll #5601091038 , be refused for the following reason:

Non Compliance of Subdivision and Development Regulations Section 13(3):  
13(3) Subject to subsection

(5), a development authority shall not issue a development permit for a residence, nor may a residence be constructed if the building site

- (a) is within 450 metres of the working area of an operating landfill,
- (b) is within 300 metres of the disposal area of an operating or non-operating landfill,

Carried.

**20-D0249, Lot 116MR, Block 1, Plan 7920624, Golden Glen Estates within NE 12-54-03 W5M, and Lot 119MR, Block 1, Plan 7920624, Golden Glen Estates within NW 12-54-03 W5M for Community Watch Signs, Sign size 8.0' long x 4.0' high**

409-2021

MOVED BY Councillor George Vaughan that development permit application, Applicant: William Day, Owner: Lac Ste Anne County, for Community Watch Signs, Sign size 8.0' long x 4.0' high on Lot 116MR, Block 1, Plan 7920624, Golden Glen Estates within NE 12-54-03 W5M, Tax Roll #5403124022 and Lot 119MR, Block 1, Plan 7920624, Golden Glen Estates within NW 12-54-03 W5M, Tax Roll #5403123023 (Div. 5), be approved subject to the following conditions:

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. 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.
  10. No sign or advertisement shall resemble or conflict with a traffic sign (including intermittent, flashing, directions, rotating lights, or other feature that may be distracting to the motoring public), nor shall it be a traffic hazard. Solar lights pointed to the message will be permitted as indicated on proposed/attached signage.
  11. Signs outside of residential neighbourhoods shall have a minimum lettering height of 15.24 cm (6.0 inches).
  12. All signs shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
  13. As the sign is located within the required setback distances from front property line, if roadway work is required the sign may be required to be relocated as per Public Works requirements. Any relocation expenses will be at the expense of the owner of said signs.
- Carried.

**001SUB2021, NE 21-56-05 W5M, to create one (1) 9.7 +/- acre parcel from a previously subdivided quarter-section**

410-2021

MOVED BY Councillor Steve Hoyda 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 001SUB2021, Applicant/Owner: Katherine & Kevin Lovichto create one (1) 9.7 +/- acre parcel from a previously subdivided quarter-section within NE 21-56-05 W5M, Tax Roll #5605214001(Div. 4), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The proposed land is flat.

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.

Access: Access is available through Highway 764 to the east and Township road 564 to the north.

Water Supply: Proposed parcel 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.

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:

(i) Approach number four (4) located on Township Road 564 shall be removed.

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. 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).

7. 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.

8. 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)).

<b>Reserve Eligible:</b>	<i>Yes</i>	<b>MR Eligible (HA) (total parcel):</b>	<i>3.93</i>
<b>Value per hectare (HA) :</b>	<i>\$5,293.72</i>	<b>Land Subject to Reserves (10% of MR Eligible):</b>	<i>0.393</i>

<b>Amount Owning:</b>	Shall be no more than <i>\$5,293.72/ha \$2,080.43</i>
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Carried.

**004SUB2021, SE 18-56-01 W5M, to create one (1) 10.0 +/- acre parcel from a previously subdivided quarter-section**

411-2021

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 004SUB2021, Applicant/Owner: Jim and Diane Schulte to create one (1) 10.0 +/- acre parcel from a previously subdivided quarter-section within SE 18-56-01 W5M, Tax Roll #5601181001 (Div. 2), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The land is 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 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: The property does not have any flood issues.

Flooding Risk: No flood issues are present at the current building site.

Access: Access is provided through the local road to the south and to Highway No. 777 to the east.

Water Supply: Property is currently serviced.

Private Sewage System: A variety of private sewage disposal systems may be used on the proposed acreage properties and the remainder of the quarter-section.

Adjacent Land Uses: Adjacent land uses include a mixture of small farms and acreages.

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:
  - a. Existing approaches shall be brought up to County Standards.

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.

**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: HA (proposed parcel(s)).

<b>Reserve Eligible:</b>	<i>Yes</i>	<b>MR Eligible (HA) (total parcel):</b>	<i>4.05</i>
<b>Value per hectare (HA) :</b>	<i>\$6,691.00</i>	<b>Land Subject to Reserves (10% of MR Eligible):</b>	<i>0.405</i>

<b>Amount Owning:</b>	Shall be no more than <i>\$6,691.00/ha \$2,709.86</i>
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**ACCESS/ROAD CONDITIONS:**

8. Dedication of a 30.0 meter wide service road right-of-way adjacent to Highway 777 from township Road 562 to the south boundary of the existing acreage (Lot 1 Block 1 Plan 072 7563) at no cost to Alberta Transportation. In this instance Alberta Transportation is willing to accept the service road registration by caveat.

Carried.

**009SUB2021, NE 34-55-02 W5M, to create two (2) 5.0 +/- acre parcel from a previously subdivided quarter-section**

412-2021

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 009SUB2021, Applicant/Owner:Gonnet, Gerald to create two (2) 5.0 +/- acre parcel from a previously subdivided quarter-section within NE 34-55-02 W5M, Tax Roll #5502344002 (Div. 2), be approved subject to conditions and for the following reasons:

Topography: The yard site is fairly flat mostly covered in brush and tree stand.

Soils: The soil is of sandy clay consistency with a soil designation of 3D.

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.

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

Water Supply: Property is currently unserved.

The remainder of the top half of the quarter section is currently serviced by a well. Water may be obtained through cistern or well for the proposed parcel.

Private Sewage System: Serviced by Open Discharge.

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:

Approach #1: Satisfactory, no culvert needed

Approach #2: Location Approved

Approach #3: Location Approved

4. 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).

5. 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).

6. 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).

7. 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.

8. 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).

9. Lac Ste. Anne County will require a blanket drainage easement and restrictive covenant to the County's 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.

Carried.

**010SUB2021, SE 04-57-03 W5M to create one (1) 40.0 +/- acre parcel from a previously subdivided quarter-section**

413-2021

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 010SUB2021, Applicant/Owner: Barbara Cook, to create one (1) 40.0 +/- acre parcel from a previously subdivided quarter-section within SE 04-57-03 W5M, Tax Roll #5703041001 (Div. 3), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The proposed acreage is flat.

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 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.

Subclass W: excess water other than from flooding limits use for agriculture. The excess water may be due to poor drainage, a high water table, seepage or run-off from surrounding areas.

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

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

Access: Access is available through Range Road 33 for the proposed parcel and Township Road 570 for the remainder of the parcel.

Water Supply: Property is currently serviced by water well.

Private Sewage System: Serviced by a Holding Tank.

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

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 the 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 and Approach #2 be built to standard. This entails, 10 metre of the surface with 1 metre sloped ends for a total of 12 metre, rip rap around end 4 inches of road crush minimum 400 mm 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. 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 the on-site sewage disposal system is functioning properly and within the requirements of the Safety Codes Act, or to confirm replacement/upgrade of the existing system to one which conforms to provincial and municipal requirements. Cost of Inspection (\$235.00).
8. Environmental Reserve Easement (ERE) to be entered into between the landowner and the County for all lands on the balance of the quarter-section as follows: [30 metres from the lakeshore] or flood plain lands, whichever is greater. ERE easement to maintain the natural state of affected land. Final sketch to be provided by Alberta Land Surveyor.
9. Lac Ste. Anne County will require a blanket drainage easement and restrictive covenant to the 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.

Carried.

**Access to Grants**

414-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council directs Administration to provide a list of available grants and Safety Code information that could be accessed for low income individuals, seniors or people with disabilities when issuing orders.

Carried.

**Motocross Track 5501041002**

415-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the discussion regarding the motocross track located at 5501041002, for information.

Carried.

416-2021 MOVED BY Councillor George Vaughan that County Council that the Municipal Planning Commission Meeting be adjourned to resume the County Council meeting at 12:03 p.m.

Carried.

Recess from 12:04 p.m. to 12:37 p.m.

**COMMUNITY & PROTECTIVE SERVICES**

**AGRICULTURAL SERVICES**

**COMMUNITY SERVICES**

**2021 Family & Community Support Services (FCSS) Proposal**

417-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approve the 2021 Family & Community Support Services (FCSS) proposal as presented, reducing some external grant allocations and increasing internal programming to include Out-of-school Care (OSC), a preventative counselling subsidy, early childhood parented programming, and presentations/seminars for parents and/or adults, with final FCSS budget approved through the County's annual budget approval process.  
Carried.

**Playschool Fees for the 2021-2022 School Year**

418-2021 MOVED BY Councillor George Vaughan that County Council approve the registration fees for the Onoway Playschool program, for the 2021-2022 school year, as \$280.00 for the one day per week program and \$560.00 for the two day per week program, and further that the Fees Bylaw be amended accordingly.  
Carried.

**2021 Family & Community Support Services External Grant Allocations**

419-2021 MOVED BY Councillor Ross Bohnet that County Council approves the 2021 Family & Community Support Services (FCSS) External Grant Allocations as presented:

Category	Proposed for 2021
Beachwave Park - Child/Family Program (non sport programming)	\$500
Bus Program (EEB)	\$12,500
Community Event (small) - Other Municipality (x2)	\$250
Community Fair (large) - County (x5)	\$750
Community Fair (large) - Other Municipality (x4)	\$500
Mayerthorpe FCSS Initiatives	\$5,000
Food Bank, Meals on Wheels (x4)	\$1,000
Library (x6)	\$2,500
Compassionate Connections	\$ -
Wellspring Family Resource Centre	\$1,000
Rural Women's Conference	\$ -
Parent & Tots (x3)	\$2,000
Playschools (x2)	\$2,000
School - Elementary/Parent Council - LSAC (x3)	\$500
School - Elementary/Parent Council - Other Municipality (x3)	\$500
School - Jr/Sr High / Parent Council - Other Municipality (x2)	\$500
Scouts, Cadets, Girl Guides (x4)	\$500
Senior's Club (x6) (Available by application)	\$ -
Senior's Quilting Club - Materials for Socialization Program	\$500

Carried.

**ENFORCEMENT SERVICES**

**Provision of Enforcement Services**

420-2021 MOVED BY Councillor George Vaughan that County Council approve the provision of enforcement services assistance to Alberta Beach where capacity will allow and on a cost-recovery basis, and further that an agreement be entered into for same, and that options be investigated for the provision of contracted enforcement services to other municipalities within, or bordering, Lac Ste. Anne County.

Carried.

**FIRE SERVICES**

**CPS - OTHER ITEMS**

**CORPORATE SERVICES**

**FINANCE**

**ASSESSMENT & TAXATION****ECONOMIC DEVELOPMENT****FOIP & RECORDS MANAGEMENT****IT INFORMATION****CS - OTHER ITEMS****ADMINISTRATION****COUNTY MANAGER****BYLAWS & POLICIES****Policy 04-60-01 Leasing or Licensing of Municipal Lands**

- 421-2021 MOVED BY Councillor Ross Bohnet that County Council defers all policy cancellations and/or approvals related to leasing municipal lands, and further that they all be brought back to a future meeting to renew at the same time.
- Carried.

**Bylaw 20-2021 Unauthorized Use of Municipal Land**

- 422-2021 MOVED BY Councillor Lorne Olsvik that County Council give Bylaw 20-2021 the Unauthorized Municipal Use of Municipal Land Bylaw second reading as presented.
- Carried.

- 423-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council give Bylaw 20-2021 the Unauthorized Municipal Use of Municipal Land Bylaw third and final reading as presented.
- Carried.

**Amended Election Procedure Bylaw 23-2021**

- 424-2021 MOVED BY Councillor George Vaughan that County Council gives first reading to the Election Procedure Bylaw 23-2021 as presented.
- Carried.

- 425-2021 MOVED BY Councillor Steve Hoyda that County Council gives second reading to Bylaw 23-2021 Election Procedure Bylaw.
- Carried.

- 426-2021 MOVED BY Councillor Lorne Olsvik that County Council gives unanimous consent to Bylaw 23-2021 Election Procedure Bylaw.
- Carried.

- 427-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council gives third and final reading to Bylaw 23-2021 Election Procedure Bylaw.
- Carried.

**Bylaw 24-2021 Repealing Bylaw**

- 428-2021 MOVED BY Councillor George Vaughan that Council give first readings to Bylaw 24-2021 Repealing Bylaw for the purpose of repealing Bylaw 19-2021 Advertising Bylaw as presented.
- Carried.

- 429-2021 MOVED BY Deputy Reeve Nick Gelych that County Council gives second reading to Bylaw 24-2021 Repealing Bylaw for the purpose of repealing Bylaw 19-2021 Advertising Bylaw.
- Carried.



430-2021 MOVED BY Councillor Lorne Olsvik that County Council gives unanimous consent to Bylaw 24-2021 Repealing Bylaw for the purpose of repealing Bylaw 19-2021 Advertising Bylaw. Carried.

431-2021 MOVED BY Councillor Ross Bohnet that County Council gives third and final reading to Bylaw 24-2021 Repealing Bylaw for the purpose of repealing Bylaw 19-2021 Advertising Bylaw. Carried.

**Bylaw 25-2021 Advertising or Public Notification Bylaw**

432-2021 MOVED BY Deputy Reeve Nick Gelych that County Council gives first reading to Bylaw 25-2021 Advertising or Public Notification Bylaw, as presented. Carried.

433-2021 MOVED BY Councillor Steve Hoyda that County Council sets a Public Hearing for Bylaw 25-2021 Advertising or Public Notification Bylaw for Thursday, June 24, 2021, at 10:00 a.m. Carried.

**CLOSED SESSION**

**Closed Session**

434-2021 MOVED BY Deputy Reeve Nick Gelych that County Council enters into a Closed Session at 1:07 p.m. pursuant to Section 197(2) of the Municipal Government Act to discuss:

- ratepayer concerns
- third party contract

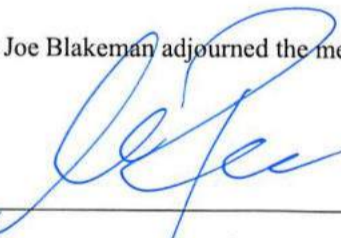
subject to Sections 16 and 17 of the *Freedom of Information and Protection of Privacy Act* (FOIP). Carried.


435-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council adjourns the Closed Session at 1:47 p.m. Carried.

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

Reeve Joe Blakeman adjourned the meeting at 1:48 p.m.

  
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 Reeve