



MINUTES
County Council Regular Meeting

Lac Ste. Anne County held a County Council Regular Meeting on June 24, 2021 commencing at 9:30 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

Councillors Present: Joe Blakeman, Reeve
Nick Gelych, Deputy Reeve
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
Matthew Ferris, Planning & Development Manager
Cindy Suter, Executive Assistant
Derek Dallorto, Public Works Manager
Brian Hartman, Infrastructure Manager
Lailai Zhang, Planning Intern

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

CALL TO ORDER

Reeve Joe Blakeman called the meeting to order at 9:38 a.m.

ADDITIONS TO AGENDA

9.B.1. Summer Events
11.A.3. Draft Strategic Plan

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

443-2021 MOVED BY Councillor Steve Hoyda that County Council approves the June 24, 2021 County Council meeting agenda as amended.

Carried.

ADOPTION OF MINUTES

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

Oiled Road Rehabilitation and Reclamation

444-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the Oil Road Rehabilitation and Reclamation report, for information.

Carried.

UTILITIES & SPECIAL PROJECTS**Preliminary Agreements - Sangudo Slide**

- 445-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approves and endorses the two standard preliminary agreements for the Sangudo Slide located at 5707011008 and 5707011009 with the same landowner.
- Carried.

Septic Receiving Stations (SRS) Tender Evaluation

- 446-2021 MOVED BY Councillor Steve Hoyda that County Council accepts Tender A for the purchase of three (3) Septic Receiving Stations (SRS), and that additional three (3) be purchased through grant funding or if the grant is not successful then fund from the wastewater fund and Lagoon fund and further amend the 2021 capital budget to reflect the same.
- Carried.

Lac Ste. Anne ATV Club Agreement

- 447-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the agreement with the Lac Ste. Anne ATV Club as presented.
- Carried.

Alberta Beach Snowmobile Club Agreement

- 448-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the agreement with the Alberta Beach Snowmobile Club as presented.
- Carried.

DELEGATIONS & PRESENTATIONS**10:00 am Public Hearing for Bylaw 25-2021 Advertising or Public Notification Bylaw**

- 449-2021 MOVED BY Reeve Joe Blakeman that the Public Hearing for Bylaw 25-2021 Advertising or Public Notification Bylaw, be opened at 10:08 a.m.
- General Manager of Corporate Services, Mike Morton gave his presentation for Bylaw 25-2021 Advertising or Public Notification Bylaw.
- Reeve Joe Blakeman asked if there were any presentations for or against the Bylaw 25-2021; there were none.
- Carried.

- 450-2021 MOVED BY Reeve Joe Blakeman that the presentations in the Public Hearing be accepted for information and further that the Public Hearing for Bylaw 25-2021, for the purpose of Advertising or Public Notification be closed at 10:24 a.m.
- Carried.

Bylaw 25-2021 Advertising or Public Notification Bylaw

- 451-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council gives second reading to Bylaw 25-2021 for the purpose of Advertising or Public Notification, as presented.
- Carried.
- 452-2021 MOVED BY Councillor George Vaughan that County Council gives third and final reading to Bylaw 25-2021 for the purpose of Advertising or Public Notification.
- Carried.

INFRASTRUCTURE**PLANNING AND DEVELOPMENT**

21-D0169 within NW 34-53-02 W5M, for Industrial Building, Main 80.0' x 120.0' (9600.0 sq. ft.) 18.0' walls

453-2021

MOVED BY Councillor Lorne Olsvik that development permit application 21-D0169, Applicant/Owner: 2148285 Alberta Ltd, for RV repair shop, Main 80.0' x 120.0' (9600.0 sq. ft.) 18.0' walls within NW 34-53-02 W5M, Tax Roll #5302343001 (Div. 1), 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 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.
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.
 - a. Upgrade existing approach as per County Standards and Policy requirements:
 - i. Finished road top must be 10.0 m (32'8") in width and flared to the County Road;
 - ii. 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;
 - iii. Approach must be graveled with a minimum of ten (10) cubic yards of 20mm (3/4") crushed gravel;
 - iv. Sitelines be cleared on the approach to satisfaction of Public Works.
9. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
10. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw requirements:

Direct Control (DC) 19-01: Industrial Cannabis Production
Subject to the discretion of Council
As per drawing
Overland Drainage Easement and Restrictive Covenant for development permit:
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 the 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 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.



13. Applicant must abide by rules and regulations imposed by Alberta Transportation as per Roadside Development Permit RSDP034904 dated May 31, 2021.

Carried.

454-2021

MOVED BY Councillor Ross Bohnet that County Council enters into a Municipal Planning Commission meeting at 10:26 a.m.

Carried.

IPS - OTHER ITEMS

MUNICIPAL PLANNING COMMISSION

017SUB2021, SW 21-56-02 W5M, to create one (1) 8.0 +/- acre parcel from a previously subdivided quarter-section

455-2021

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 017SUB2021, Applicant/Owner: Warren Lindstrom to create one (1) 8.0 +/- acre parcel from a previously subdivided quarter-section within SW 21-56-02 W5M, Tax Roll #5602212001 (Div. 3), 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 rolling.

Soils: Class 3: Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices. The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management, they are fair to moderately high in productivity for a fair range of crops.

Subclass D: undesirable soil structure and/or low permeability-the soils are difficult to till, absorb water slowly or the depth of the rooting zone is restricted.

Storm Water: No stormwater issues for the proposed parcel.

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

Access: Access is to be provided through Range Road 24

Water Supply: Property is currently serviced.

Private Sewage System: Serviced by 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 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 be brought up to County standards as per policy.

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 a 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 an 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. 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: HA (proposed parcel(s)).

RESERVES:

Reserve Eligible:	Yes	MR Eligible (HA) (total parcel):	3.24
Value per hectare (HA) :	\$6,691.00	Land Subject to Reserves (10% of MR Eligible):	0.324

Amount Owning:	Shall be no more than \$6,691.00/ha \$2,167.88
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Carried.

193193-21-D0065, Lot 13, Block 2, Plan 5145KS, Hofmann Beach within SW 8-54-5 W5M, for Stick Built with second floor and covered decks, Main 14.0' x 36.0' (608.0 sq. ft.) 8.0' walls, Second 14.0' x 24.0' (336.0 sq. ft.) 8.5' walls, Deck 1 8.0' x 14.0' (112.0 sq. ft.), Deck 2 7.0' x 11.0' (77.0 sq. ft.)

456-2021

MOVED BY Councillor Steve Hoyda

that development permit application 193193-21-D0065, Applicant: Budde, John Henry, Owner: Goertz, Laurel & Budde, John Henry, for Stick Built with a second floor and covered decks, Main 14.0' x 36.0' (608.0 sq. ft.) 8.0' walls, Second 14.0' x 24.0' (336.0 sq. ft.) 8.5' walls, Deck 1 8.0' x 14.0' (112.0 sq. ft.), Deck 2 7.0' x 11.0' (77.0 sq. ft.) on Lot 13, Block 2, Plan 5145KS, Hofmann Beach within SW 8-54-5 W5M, Tax Roll #5405082036 (Div. 4), 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 is 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 fieldwork or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).

8. This permit is for residential use only. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to commercial use, an expansion or intensification, or change 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:

Existing Country Residential (CRX)

FRONT: 10.0 m (32.81 ft) from internal subdivision road

REAR: 7.5 m (24.61 ft)

SIDE: 6.0 m (19.69 ft)

VARIANCES

*FRONT 7.62m

*SIDE 1.22m

*Front Yard Variance Request for existing development- Required: 10.0m, Requested: 7.62m, Variance: 2.38m

*Side Yard Variance Request for existing development - Required: 6.0 m, Requested: 1.22 m, Variance: 4.78 m

11. Building on an existing building site located within the flood plain allowance on an existing parcel will be at the developer's own risk and the municipality will not be liable if the property floods at any time.

12. Applicant must abide by rules and regulations imposed by Alberta Transportation as per Roadside Development Permit RSDP035097 dated May 28, 2021.

13. 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.

Carried.

457-2021

MOVED BY Councillor George Vaughan that County Council adjourns the Municipal Planning Commission meeting to resume the County Council meeting at 10:32 a.m.

Carried.

COMMUNITY & PROTECTIVE SERVICES

AGRICULTURAL SERVICES

COMMUNITY SERVICES

ENFORCEMENT SERVICES

FIRE SERVICES

CPS - OTHER ITEMS

SPECIAL EVENTS

458-2021

MOVED BY Councillor Steve Hoyda that County Council directs Administration to work with local community organizations to provide in-kind services and assistance, where capacity allows, for community special events.

Carried.

CORPORATE SERVICES REPORT

FINANCE

APRIL 30, 2021 FINANCIAL REPORT

459-2021

MOVED BY Deputy Reeve Nick Gelych that County Council accept the April 30, 2021 Financial Report as presented.

Carried.



ASSESSMENT & TAXATION

ECONOMIC DEVELOPMENT

FOIP & RECORDS MANAGEMENT

IT INFORMATION

CS - OTHER ITEMS

Recess from 10:54 a.m. to 11:14 a.m.

ADMINISTRATION

COUNTY MANAGER

Letter of Appreciation - Alberta Beach

460-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the letter of appreciation from Alberta Beach dated June 21, 2021 for information. Carried.

Correspondence from the Minister of Environment and Parks, Honorable Jason Nixon

461-2021 MOVED BY Councillor Ross Bohnet that County Council accepts the correspondence dated June 23, 2021, from the Honorable Jason Nixon, Minister of Environment and Parks regarding the Household Hazardous Waste (HHW) Program, and further directs Administration to contact RMA to add to the agenda for the Pembina Zone Meeting, July 19, 2021 Agenda. Carried.

Strategic Plan

462-2021 MOVED BY Councillor Steve Hoyda that County Council accepts the draft 2021-2024 Strategic Plan, as information. Carried.

BYLAWS & POLICIES

Borrowing Bylaw 26-2021 - TWP 590 from RR 80 to 84

463-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council defers Bylaw 26-2021 Township 590 from Range Road 80 to 84 Borrowing Bylaw for further information. Carried.

Bylaw 22-2017-03-21 for Redistricting Application 005REDST2021, for redistricting part of lands within NW 22-57-03 W5M from Agricultural Fringe (AGF) District to Commercial Recreation (CREC) District.

464-2021 MOVED BY Councillor George Vaughan that Bylaw 22-2017-03-21 for redistricting part of lands within NW 22-57-03 W5M be given a first reading as presented and further that a public hearing is scheduled for July 22, 2021, at 10:30 a.m. Carried.

COUNCIL COMMITTEE REPORTS

465-2021 MOVED BY Councillor Ross Bohnet that County Council accepts the following Committee Reports, for information.

- LEPA
- LILSA
- Darwell Lagoon

Carried.

Recess from 11:53 a.m. to 12:39 p.m.

CLOSED SESSION

Closed Session

466-2021 that County Council moves into a Closed Session pursuant to Section 197(2) of the Municipal Government Act at 12:35 p.m. to discuss:

- Enforcement Issues
- Intergovernmental
- Personnel

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

Carried.

467-2021 MOVED BY Councillor George Vaughan that County Council moves out of a Closed Session at 2:24 p.m.

Carried.

468-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council grant an exception to Bylaw 10-19 Prohibited Animals, to Mr. Jason Schwab as per the recommendation of Mr. Perry Abramenko, Inspector/Pest Program Specialist, Alberta Agriculture and Forestry, and further direct Administration to maintain record of inspection completed by the Province to ensure compliance.

Carried.

469-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the dust control map as discussed.

Carried.

470-2021 MOVED BY Councillor Steve Hoyda that County Council approves the purchase of culverts with a budget of up to \$100,000.00 for 2021 and 2022.

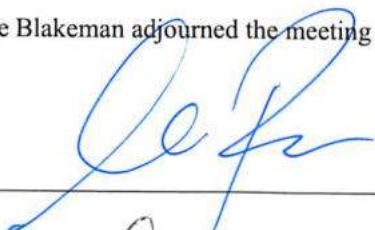
Carried.

471-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the paving and completion of Range Road 13 with a budget of up to \$600,000.00 with funding to come from the unspent MSI funding.


Carried.

ADJOURNMENT

Reeve Joe Blakeman adjourned the meeting at 2:27 p.m.



 CAO



 Reeve