



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

Lac Ste. Anne County held a County Council Regular Meeting on August 12, 2021 commencing at 9:30 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

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

Councillors Absent: Joe Blakeman, Reeve

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

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

**CALL TO ORDER**

Deputy Reeve Nick Gelych called the meeting to order at 9:30 a.m.

**ADDITIONS TO AGENDA**

10.B.1 Assessment Concern 5403516006

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

512-2021 MOVED BY Councillor George Vaughan that County Council approves the August 12, 2021 County Council meeting agenda, as amended. Carried.

**ADOPTION OF MINUTES**

**May 5, 2021 County Council & Municipal Planning Commission**

513-2021 MOVED BY Councillor Lorne Olsvik that County Council approves the May 5, 2021 County Council & Municipal Planning Commission Meeting minutes as presented. Carried.

**May 13, 2021 County Council Meeting Minutes**

514-2021 MOVED BY Councillor Steve Hoyda that County Council approves the May 13, 2021 County Council Meeting Minutes as presented. Carried.

**May 27, 2021 County Council Meeting Minutes**

515-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approves the May 27, 2021 County Council Meeting Minutes as presented. Carried.

**June 2, 2021 County Council & Municipal Planning Commission Meeting Minutes**

516-2021 MOVED BY Councillor George Vaughan that County Council approves the June 2, 2021 County Council & Municipal Planning Commission Meeting minutes as presented. Carried.

**June 10, 2021 County Council Meeting Minutes**

517-2021 MOVED BY Councillor Lorne Olsvik that County Council approves the June 10, 2021 County Council Meeting minutes as presented. Carried.

**June 24, 2021 County Council Meeting Minutes**

518-2021 MOVED BY Councillor Steve Hoyda that County Council approves the June 24, 2021 County Council Meeting minutes as presented. Carried.

**July 8, 2021 County Council Meeting Minutes**

519-2021 MOVED BY Councillor Ross Bohnet that County Council approves the July 8, 2021 County Council Meeting minutes as presented. Carried.

**DELEGATIONS & PRESENTATIONS**

**INFRASTRUCTURE & PLANNING SERVICES**

**PUBLIC WORKS**

**INFRASTRUCTURE**

**2021 Road Oiling Program - Additional Projects**

520-2021 MOVED BY Councillor George Vaughan that County Council approves the additional projects to the 2021 Road Oiling Schedule, as presented, with funding to come from the uncommitted MSI funds. Carried.

**Pipeline Right of Way Information**

521-2021 MOVED BY Councillor George Vaughan that County Council accepts the correspondence dated July 22, 2021, from Lexterra Land regarding the construction and operation of a pipeline right of way within Lac Ste. Anne County, for information. Carried.

**PLANNING AND DEVELOPMENT**

**Planning and Development 2021 Q2 Report**

522-2021 MOVED BY Councillor Ross Bohnet that County Council accepts the 2021 Planning and Development Q2 Report for information. Carried.

**Encroachment Agreement Plan 2364TR, Block 1 Lot R1**



523-2021 MOVED BY Councillor George Vaughan that County Council approves the development of an encroachment agreement for the structures located on Tax Roll 5503102055 to terms satisfactory to Administration.

Carried.

**IPS - OTHER ITEMS**

**UTILITIES & SPECIAL PROJECTS**

**Transfer Stations Christmas Hours**

524-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approves the recommended closure of December 24, 25, 26, 27, 2021 and January 1, 2, 2022 at all Lac Ste. Anne County transfer stations for the holiday season.

Carried.

**Into Municipal Planning Commission**

525-2021 MOVED BY Councillor George Vaughan that County Council recesses the County Council meeting to enter in the Municipal Planning Commission meeting at 9:40 a.m.

Carried.

**MUNICIPAL PLANNING COMMISSION**

**193193-21-D0130, Lot 2, Block 1, Plan 5145KS, Hofmann Beach within NW 5-54-5 W5M, for New Cabin, main floor (900.0 sq. ft.), 2nd floor (184.0 sq. ft.) and deck (300.0 sq. ft.) on concrete foundation with variance Both Side Yard Variance Request Regulation: 6.0m, Requested: 1.83m, Variance: 4.17m, and Front Yard Variance Request Required: 10.0m, Requested: 7.62m, Variance: 2.38m**

526-2021 MOVED BY Councillor Steve Hoyda that development permit application 193193-21-D0130, Applicant: Ternovatsky, Neil & Lindsay, Owner: Ternovatsky, Neil & Lindsay, for New Cabin, main floor (900.0 sq. ft.), 2nd floor (184.0 sq. ft.) and deck (300.0 sq. ft.) on concrete foundation with variance Both Side Yard Variance Request Regulation: 6.0m, Requested: 1.83m, Variance: 4.17m, and Front Yard Variance Request Required: 10.0m, Requested: 7.62m, Variance: 2.38m on Lot 2, Block 1, Plan 5145KS, Hofmann Beach within NW 5-54-5 W5M, Tax Roll #5405082013 (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 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. This permit is 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.

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: Existing Country Residential (CRX)

FRONT: 10.0 m from internal subdivision road

REAR: 7.5 m (24.61 ft)

SIDE: 6.0 m (19.69 ft)

\*Side Yard Variance Request for existing development - Required: 6.0 m, Requested: 1.83 m, Variance 4.17m

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

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

14. Building on an existing building site that is located within the flood plain allowance on an existing parcel will be at the developers own risk and the municipality will not be liable if the property floods at any time.

Overland Drainage Easement and Restrictive Covenant for development permit:

15. 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.

**193193-21-D0175, Lot , Block 1, Plan 7822005, within -- M, for Dug out 220.0' x 220.0' (24200 sq. ft.)**

527-2021

MOVED BY Councillor George Vaughan that development permit application 193193-21-D0175, Applicant: McCrea, Philip, Owner: McCrea, Philip, for Dug out 220.0' x 220.0' (24200 sq. ft.) on Block 1, Plan 7822005, within -- M, Tax Roll #5403504001 (Div. 5), be refused subject to the following reasons:

Non-compliance with Land Use Bylaw Sections 10.2.11, 10.2.19, 10.2.21, 10.1.13 and Municipal Development Plan Sections 9.10.29, 9.10.26,

Carried.

**193193-21-D0234, SW 33-53-05 W5M, for 45.0m self support tower**

528-2021

MOVED BY Councillor Lorne Olsvik that County Council that development permit application 193193-21-D0234, Applicant: Xplornet Communications Inc. C/O Scott Telecom Services Ltd., Owner: Schnell, Carl, for 45.0m self-support tower within SW 33-53-5 W5M, Tax Roll #5305332001 (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 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 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: 10.0 m from internal subdivision road; 25.0 m (82.02 ft) from any Municipal roadway; 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. All freestanding telecommunication towers shall be designed to prevent climbing or sliding down, and their base and stabilizing lines shall be separately fenced.
12. The use of any portion of a tower or antenna for signs, other than to provide a warning or equipment information, is prohibited.
13. 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.
14. 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.
15. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
16. 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.

**011SUB2021, SE 25-55-02 W5M, to create one (1) 2.98 +/- acre parcel, to create one (1) 4.97 +/- acre parcel and create one (1) 61.21 +/- acre parcel from an unsubdivided quarter-section**

529-2021

MOVED BY Councillor Lorne Olsvik 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 011SUB2021, Applicant/Owner: Jorge & Deah Neves to create one (1) 2.98 +/- acre parcel, to create one (1) 4.97 +/- acre parcel and create one (1) 61.21 +/- acre parcel from an unsubdivided quarter-section within SE 25-55-02 W5M, Tax Roll #5502251001 (Div. 2), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The proposed acreages are 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.

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 the local road system.

Water Supply: The property is currently unserved. Water may be obtained through a cistern or well for the proposed properties and the remainder of the quarter-section.

Private Sewage System: The property is currently unserved. 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 are a mix of acreages and agricultural operations.

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:
  - o Approach #1: Meets standards

- o Approach #2: Location good, New approach required with 12m of 400m culvert and gravel
- o Approach #3: Location good, New approach required with 12m of 400m culvert and gravel
- o Approach #4: Location good, New approach required with 12m of 400m culvert and gravel

Once the above-noted work has been completed on your approach(es), you MUST return your "Final Approach Inspection Form" to the Planning and Development Department to have your approach(es) inspected. The proposed survey (from your surveyor) must be submitted before Public Works can complete the inspection of the approach(es).

4. Pursuant to Section 661 of the Municipal Government Act, R.S.A., 2000, 5.2 metres (17.1 ft.) of road widening adjoining all municipal road allowances is required and may be registered through caveat. Caveat and agreement to be provided by the Surveyor for road widening on Range Road(s) and Township Road(s).
5. This decision shall be valid for two (2) years from the date of issuance; if this decision is appealed (to Subdivision and Development Appeal Board (SDAB) or Municipal Government Board (MGB)), any new decision will be valid for a time specified by the appeal body as listed within a revised decision (SDAB decision or MGB order).
6. Applicant/Landowner is required to submit a survey drafted by an Alberta Land Surveyor. Any alterations to the subdivision design from the date of referral may require a new application and referral process.
7. Developer/Landowner to provide professional verification that on-site sewage disposal system is functioning properly and within the requirements of the Safety Codes Act, or to confirm replacement/upgrade of existing system to one which conforms to provincial and municipal requirements. Cost of Inspection (\$235.00).
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)).

<b>Reserve Eligible:</b>	Yes	<b>MR Eligible (HA) (total parcel):</b>	3.22
<b>Value per hectare (HA) :</b>	\$8,226.28	<b>Land Subject to Reserves (10% of MR Eligible):</b>	0.322

<b>Amount Owning:</b>	Shall be no more than \$8,226.28/ha \$2,648.86
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10. This proposal does not meet the requirements of Sections 14 and 15(3) of the Subdivision and Development Regulation. Considering the nature of the proposal, subject to Section 16 of the Subdivision and Development Regulation, Alberta Transportation is willing to approve the variance by the subdivision authority of the requirements of Section 14.

The Subdivision and Development Regulation states that when the subdivision proposal does not meet the requirements of Section 15(3), the Subdivision Authority must require the developer to provide a service road that is satisfactory to Alberta Transportation. Given the nature of this proposal, to meet the requirements of Section 15(2) of the regulation Alberta Transportation would be satisfied if the subdivision the Subdivision Authority required no service road to be dedicated.

11. Environmental Reserve (ER) to be 30 meters from the lakeshore or flood plain lands, whichever is greater. If the developer and Lac Ste. Anne County agrees an Environmental Reserve Easement (ERE) may replace the Environmental Reserve Lot requirement. The purpose of the ER/ERE will be to maintain the natural state of affected land (lake). Final sketch to be provided by Alberta Land Surveyor.

Carried.

**014SUB2021, SW 06-55-06 W5M, to create one (1) 10.0 +/- acre parcel from a previously subdivided quarter-section**

530-2021

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 014SUB2021, Applicant/Owner: Danny Knudsen to create one (1) 10.0 +/- acre parcel from a previously subdivided quarter-section within SW 06-55-06 W5M, Tax Roll #5506062003 (Div. 7), be APPROVED subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The proposed acreage is flat with minor treed area at the west boundary and the remainder of the quarter is also flat with minor treed area to the north.

Soils: Class 5: Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops and improvement practices are feasible. 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, fertilization, or water control.

Subclass T: adverse topography-either steepness or the pattern of slopes limits agricultural use.

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 the local road system.

Water Supply: The proposed property is currently unserved. Water may be obtained through cistern or well for the proposed parcel. The remainder of the quarter is currently serviced.

Private Sewage System: The proposed Property is currently unserved. A variety of private sewage disposal systems may be used on the proposed acreage. The remainder of the quarter-section is serviced by Open Discharge. Conformance to new property lines and to plumbing code to be confirmed.

Adjacent Land Uses: Adjacent land uses are agricultural.

Response To Landowner Comments: No landowner comments.

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:
  - o Approach #1: The existing approach is the right size, however, upgrades are needed as far as adding gravel on top to the property line and putting rip rap around inlet and outlet. Clean up ditch with overgrown grass for about 3 feet on either side.
  - o Approach #2: The new approach is needed. Need to follow specifications in approach policy. Land is a lot lower than the road, will need to bring up to avoid water going down driveway. Make sure to clear brush where the proposed approach will be. Same as above, clean up long grass in ditch about 3-5 feet on inlet and outlet to ensure water flows and the culvert sits level with the ditch. Width: 10m top, Surface: needs gravel, Side-slopes: 3-1 (standard), Culvert size/condition: 400mm, 12m long.

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. 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. 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. 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>	Yes	<b>MR Eligible (HA) (total parcel):</b>	4.05
<b>Value per hectare (HA) :</b>	\$5,293.72	<b>Land Subject to Reserves (10% of MR Eligible):</b>	0.405

<b>Amount Owning:</b>	Shall be no more than \$5,293.72/ha \$2,143.96
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9. This proposal does not meet the requirements of Sections 14 and 15(3) of the Subdivision and Development Regulation. Considering the nature of the proposal, subject to Section 16 of the Subdivision and Development Regulation, Alberta Transportation is willing to approve the variance by the subdivision authority of the requirements of Section 14.

10.

The Subdivision and Development Regulation states that when the subdivision proposal does not meet the requirements of Section 15(3), the Subdivision Authority must require the developer to provide service road that is satisfactory to Alberta Transportation. Given the nature of this proposal, to meet the requirements of Section 15(2) of the regulation Alberta Transportation would be satisfied if the subdivision the Subdivision Authority required no service road to be dedicated.

The subdivision authority does not require any approval from Alberta Transportation in order to approve this subdivision proposal and it does not need to require the dedication of service road satisfactory to the department.

Carried.

**015SUB2021, NE 21-57-03 W5M, Lot Line Adjustment to amend NE 21-57-03 W5M to increase parcel size to 40.0 +/- acres**

531-2021

MOVED BY Councillor Lloyd Giebelhaus 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 015SUB2021, Applicant: Art Hove, Owner: Hove Holdings Ltd. for Lot Line Adjustment to amend NE 21-57-03 W5M to increase parcel size to 40.0 +/- acres within NE 21-57-03 W5M, Tax Roll #5703214001 (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 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 T: adverse topography-either steepness or the pattern of slopes limits agricultural use. (Small sliver in south west corner)

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: The proposed acreage is currently serviced. Water may be obtained through cistern or well for the remainder of the quarter-section.

Private Sewage System: The proposed acreage is serviced by Disposal Field. Conformance to new property lines and to plumbing code to be confirmed. A variety of private sewage disposal systems may be used on the remainder of the quarter-section.

Adjacent Land Uses: Adjacent land uses are a mix of acreages and agricultural operations.

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:
  - a. Approach #1: No upgrades required

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. Previous subdivision 015SUB2019 "to create one (1) 20.0 +/- acre parcel from a previously subdivided quarter-section and to consolidate Lot 1, Block 2, Plan 1224177 with the remainder parcel which will become 126.70 +/- acres in size." on NE 21-57-03 W5M must be endorsed prior to endorsement of this application 015SUB2021 for "Lot Line Adjustment to amend NE 21-57-03 W5M to increase parcel size to 40.0 +/- acres".
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. This proposal meets the requirements of Sections 14 and 15(3) of the Subdivision and Development Regulation. The subdivision authority does not require any approval from Alberta Transportation in order to approve this subdivision proposal and it does not need to require the dedication of service road satisfactory to the department.

Carried.

**019SUB2021, NW 07-57-07 W5M, Lot Amalgamation to Combine Lot 17, Block 4, Plan 6CL & Lot 18, Block 4, Plan 6CL within NW 07-57-07 W5M to increase parcel size to 0.28 +/- acres.**

532-2021

MOVED BY Councillor Ross Bohnet that based upon a review of the applicable bylaws and legislation as well as a review of the land-use planning criteria as set forth in the Subdivision and Development Regulation, 2002, that subdivision application 019SUB2021, Applicant/Owner: Glancey, Patricia Lot Amalgamation to Combine Lot 17, Block 4, Plan 6CL & Lot 18, Block 4, Plan 6CL within NW 07-57-07 W5M to increase parcel size to 0.28 +/- acres. within NW 07-57-07 W5M, Tax Roll #5707073082 (Div. 7), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The proposed parcel is flat.

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 T: adverse topography-either steepness or the pattern of slopes limits agricultural use.

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 the local internal multiparcel subdivision road system.

Water Supply: Water may be obtained through a cistern or well.

Private Sewage System: The parcels must connect to the Municipal Sewer line.

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: all upgrades required by Public Works. 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. The applicant shall install an approach constructed to Lac Ste. Anne County Standards prior to endorsement of the amalgamation.
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.

Carried.

**022SUB2021, SE 11-56-02 W5M, to create one (1) 11.0 +/- acre parcel from a previously subdivided quarter-section**

533-2021

MOVED BY Councillor Lorne Olsvik that based upon a review of the applicable bylaws and legislation as well as a review of the land-use planning criteria as set forth in the Subdivision and Development Regulation, 2002, that subdivision application 022SUB2021, Applicant/Owner: Wade Neilson to create one (1) 11.0 +/- acre parcel from a previously subdivided quarter-section within SE 11-56-02 W5M, Tax Roll #5602111002 (Div. 2), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: 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: The proposed parcel is not subject to flooding.

Access: Access is to be provided through Range Road 21.

Water Supply: The proposed property is currently unserved. Water may be obtained through a cistern or well for the proposed parcel. The remainder of the quarter is currently serviced.

Private Sewage System: The proposed property is currently unserved.

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 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:
  - a.Approach #1: Sightline good, need to clear brush back each side of the driveway for sightline onto Rge Rd 21. Culvert needed, installed within 1 meter from the property line. 1% grade away from Rge Rd 21.
  - b.Approach #2: Existing approach is a dry approach and is good. Meets all 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.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.

Utility Right-Of-Way Agreements

- 6.Lac Ste. Anne County will require a blanket drainage easement and restrictive covenant to the Counties satisfaction to 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.
- 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>	Yes	<b>MR Eligible (HA) (total parcel):</b>	4.45
<b>Value per hectare (HA) :</b>	\$8,226.28	<b>Land Subject to Reserves (10% of MR Eligible):</b>	0.445

<b>Amount Owing:</b>	Shall be no more than \$8,226.28/ha \$3,660.69
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Carried.

**Out of Municipal Planning Commission**

534-2021

MOVED BY Councillor Steve Hoyda that County Council adjourns the Municipal Planning Commission Meeting to resume the County Council meeting at 10:04 a.m.

Carried.

**COMMUNITY & PROTECTIVE SERVICES**

**AGRICULTURAL SERVICES**

**COMMUNITY SERVICES**

**Funding Request - Chateau Lac Ste. Anne Residence Council**

535-2021

MOVED BY Councillor Lorne Olsvik that County Council approve an additional \$1,500 in funding to the Chateau Lac Ste. Anne Residence Council for the purchase of bingo equipment, with the funds to come from the Family and Community Support Services.

Carried.

Councillor Ross Bohnet declared pecuniary interest and left the meeting at 10:07 a.m.

**West End Bus - Storage at Rochfort Bridge**

536-2021

MOVED BY Councillor Steve Hoyda that County Council direct Administration to investigate the opportunity to use the old Rochfort Bridge Firehall as a storage facility for the West End Bus program,

and if appropriate the use of the space be authorized with all operating costs being charged to the West End Bus Committee accordingly.

Carried.

Councillor Ross Bohnet returned to the meeting at 10:15 a.m.

Recess from 10:15 a.m. to 10:25 a.m.

## **ENFORCEMENT SERVICES**

### **Closed Session**

537-2021 MOVED BY Councillor Steve Hoyda that County Council enters into a Closed Session, pursuant to Section 197(2) of the Municipal Government Act, at 10:25 a.m. discuss the following:

- legal

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

Carried.

538-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council adjourns the Closed Session at 10:50 a.m.

Carried.

Recess from 10:50 a.m. to 10:55 a.m.

## **FIRE SERVICES**

### **Fire Services 2021 1st Quarter Report**

539-2021 MOVED BY Councillor Lorne Olsvik that County Council receive the Fire Services Department 2021 1st Quarter Report presentation for information and further directs Administration to follow up on the letter Lac Ste. Anne County sent to the Minister of Health, Tyler Shandro dated November 12, 2020.

Carried.

### **Station 3 - Rich Valley Holmatro Tool (Jaws of Life) Emergency Repairs - Unbudgeted Expenditure**

540-2021 MOVED BY Councillor George Vaughan that County Council authorize the transfer from Reserves to Fire Services for the unbudgeted expenditure to complete emergency repairs to Station 3 - Rich Valley's Holmatro Tool (Jaws of Life), in the amount of \$4,890.00, plus GST of \$244.50, for a total of \$5,134.50.

Carried.

## **CPS - OTHER ITEMS**

### **Letter of Support - Rich Valley Agricultural Society**

541-2021 MOVED BY Councillor George Vaughan that County Council provide a letter of support to the Rich Valley Agricultural Society as they seek grant funding for roof repairs, exterior door repairs, and to purchase chairs and tables, as presented.

Carried.

## **CORPORATE SERVICES REPORT**

### **FINANCE**

### **ASSESSMENT & TAXATION**

### **Fee for Service - Request to waive the fees**



542-2021 MOVED BY Councillor Steve Hoyda that County Council accepts the discussion regarding the collection of information and the fees associated with it and that County Council denies the request from 5403516006 to waive the fees of \$235.

Carried.

**ECONOMIC DEVELOPMENT**

**FOIP & RECORDS MANAGEMENT**

**IT INFORMATION**

**CS - OTHER ITEMS**

**ADMINISTRATION**

**COUNTY MANAGER**

**Villeneuve Landing Network**

543-2021 MOVED BY Councillor Steve Hoyda that County Council accepts the Villeneuve Landing Network discussion for information and further directs Administration to coordinate a presentation from Villeneuve Landing Network.

Carried.

**Meeting with the Minister of Municipal Affairs - RMA Fall Convention**

544-2021 MOVED BY Councillor Lorne Olsvik that County Council accepts for information the discussion regarding a meeting with Minister Ric McIver at the Rural Municipalities of Alberta Fall Convention.

Carried.

Recess from 12:13 p.m. to 12:50 p.m.

**Alberta Beach 100th Anniversary**

545-2021 MOVED BY Councillor George Vaughan that County Council approves making a donation in the amount of \$1000.00 in support of the 100th Anniversary of Alberta Beach from Family and Community Support Services (FCSS) funding

Carried.

**BYLAWS & POLICIES**

**CLOSED SESSION**

**Closed Session**

546-2021 MOVED BY Councillor Lorne Olsvik that County Council enters a Closed Session, pursuant to Section 197 (2) of the Municipal Government Act, at 12:15 p.m. to discuss the following:

- legal
- personnel
- enforcement

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

Carried.

547-2021 MOVED BY Councillor George Vaughan that County Council adjourns the Closed Session at 2:30 p.m.

Carried.

**Staff Appreciation Event**

548-2021

MOVED BY Councillor Steve Hoyda that County Council authorizes the closure of the County Administration office on Thursday, September 16, 2021, from 1:00 p.m. to 4:30 p.m to host a staff appreciation event.

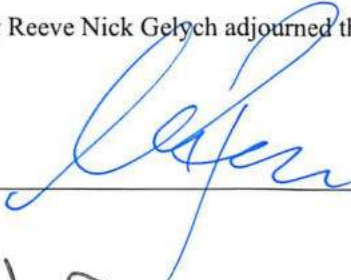
Carried.

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

Deputy Reeve Nick Gelych adjourned the meeting at 2:31 p.m.

CAO



Reeve

