

MINUTES
County Council and Municipal Planning Commission

Lac Ste. Anne County held a County Council and Municipal Planning Commission on September 1, 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
Lloyd Giebelhaus, Councillor
George Vaughan, Councillor
Lorne Olsvik, Councillor
Steve Hoyda, Councillor

Councillors Absent: Ross Bohnet, Councillor

Administration Present: Trista Court, GM of Community & Protective Services
Greg Edwards, GM of Infrastructure
Mike Morton, GM of Corporate Services and Planning
Mathew Ferris, Planning and Development Manager
Lailai Zhang, Planning Intern
Cindy Suter, Executive Assistant
Denzel Nolet, Bylaw Enforcement
Jane Roxburgh, CPO

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

CALL TO ORDER

Reeve Joe Blakeman called the meeting to order at 9:32 a.m.

The Administration took an opportunity to introduce Denzel Nolet the new hire for the CPO1 position, currently acting as a Bylaw Enforcement Officer.

ADDITIONS TO AGENDA

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

549-2021 MOVED BY Councillor Steve Hoyda that County Council accepts the September 1, 2021 County Council and Municipal Planning Commission agenda as presented.

Carried.

ADOPTION OF MINUTES

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

INFRASTRUCTURE

Preliminary Agreement - 5401203003



550-2021 MOVED BY Councillor Lorne Olsvik that County Council approves the standard preliminary agreement at 5401203003 as presented.

Carried.

PLANNING AND DEVELOPMENT

BYLAW 22-2017-03-2021

551-2021 MOVED BY Deputy Reeve Nick Gelych that County Council gives first reading to Bylaw 22-2017-03-2021 and schedule a public hearing for October 6, 2021, at 10:30 a.m.

Carried.

Hamlet Inspection Enforcements

552-2021 MOVED BY Councillor George Vaughan that County Council directs Administration to issue information letters to the Greencourt and Rochfort Bridge residents regarding the dates for the Lac Ste. Anne County to hamlet clean up and encourages residents to utilize the hamlet clean program.

Carried.

Hamlet Inspection Follow Up and Enforcement

553-2021 MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to take enforcement action upon non-compliant properties immediately following the hamlet clean-up and outline this in the information letters being sent to the hamlet residents of Greencourt and Rochfort Bridge.

Carried.

UTILITIES & SPECIAL PROJECTS

2021 Lagoon Sludge Removal Tender Approval

554-2021 MOVED BY Councillor Steve Hoyda that County Council direct Administration to accept the proposal from Kayden Industries to perform the 2021 Lagoon sludge removal and disposal for a total lump sump fee of \$597, 581.42.

Carried.

Into MPC

555-2021 MOVED BY Councillor George Vaughan that County Council enters into a Municipal Planning Commission meeting at 10:21 a.m.

Carried.

IPS - OTHER ITEMS

MUNICIPAL PLANNING COMMISSION

020SUB2021, SE 24-55-06 W5M, to create one (1) 8.0 +/- acre parcel from a previously subdivided quarter-section

556-2021 MOVED BY Councillor Steve Hoyda 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 020SUB2021, Applicant: London Butala, Owner: Joseph Butala to create one (1) 8.0 +/- acre parcel from a previously subdivided quarter-section within SE 24-55-06 W5M, Tax Roll #5506241001(Div. 4), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The land is mostly 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 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 and remainder of the quarter-section are currently serviced.

Private Sewage System: Property is currently unserved. The proposed acreage will be serviced by a holding tank. 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: N/A

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. No work required, all approaches are acceptable
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. 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)).

Reserve Eligible:	Yes	MR Eligible (HA) (total parcel):	3.283
Value per hectare (HA) :	\$5293.72	Land Subject to Reserves (10% of MR Eligible):	0.3283

Amount Owing:	Shall be no more than \$5293.72/ha \$1737.93
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9. Add an additional pin adjacent to Township Road 553A (Road Plan 136BM) and register as road plan for the existing road not included within Road Plan 136BM on the adjacent parcel, as shown in purple dotted line on Schedule A.

Carried.

557-2021

MOVED BY Deputy Reeve Nick Gelych that County Council moves out of Municipal Planning Commission at 10:22 a.m. to resume the County Council meeting.

Carried.

COMMUNITY & PROTECTIVE SERVICES

AGRICULTURAL SERVICES

COMMUNITY SERVICES

2022 Campground Rates

558-2021 MOVED BY Councillor Lorne Olsvik that County Council approve the 2022 Campground Rates for County owned and operated campground as recommended by the Campground Committee at their August 13, 2021 meeting, as unchanged from the 2021 rates, as follows (GST included, where applicable):

- Seasonal Rate (Power/Water/Sewer) \$2,730 per unit
- Seasonal Rate (Power/Water) \$2,310 per unit
- Weekly Rate (7 nights) (Power/Water/Sewer) \$240 (RV only, RV plus one tent, or up to three tents)
- Weekly Rate (7 nights) (Power/Water) \$210 (RV only, RV plus one tent, or up to three tents)
- Weekly Rate (7 nights) (Unserviced) \$180 (RV only, RV plus one tent, or up to three tents)
- Daily Rate (Power/Water/Sewer) \$40 (RV only, RV plus one tent, or up to three tents)
- Daily Rate (Power/Water) \$35 (RV only, RV plus one tent, or up to three tents)
- Daily Rate (Unserviced) \$30 (RV only, RV plus one tent, or up to three tents)
- Sewer Dump Fee (Registered Patron) No charge
- Sewer Dump Fee (Outside User) \$5
- Water Fill Fee (Registered Patron) No charge
- Water Fill Fee (Outside User) (Per 100 gallons) \$5

Carried.

2022 Seasonal Site Process for County Campgrounds

559-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approve the recommendation of the Campground Committee from their August 13th meeting to continue with the right of first refusal process for 2021 seasonal site holders to retain their current sites for the 2022 season, with patrons required to advise Administration of that intent in writing by September 30, 2021, and further that all remaining seasonal sites be offered on a first come, first served basis starting Monday, October 4, 2021.

Carried.

Number of Available Seasonal Sites for 2022 Camping Season

560-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approve the recommendation of the Campground Committee from their August 13th meeting to permit the following maximum number of seasonal sites for the 2022 season:

- Lessard Lake Public Campground - maximum of 25 seasonal sites
- Paddle River Dam Campground (Peter's Pond Area) - maximum of 30 seasonal sites
- Paddle River Dam Campground (Boat Launch Loop) - maximum of 15 seasonal sites

Carried.

Recess from 10:35 a.m. to 10:56 a.m.

ENFORCEMENT SERVICES

FIRE SERVICES

CPS - OTHER ITEMS

Letter of Support - Rich Valley Agricultural Society

561-2021 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 ball diamond upgrades and regular operating costs, as presented.

Carried.

Letter of Support - Darwell & District Recreation Association

562-2021 MOVED BY Councillor Steve Hoyda that County Council provide a letter of support to the Darwell & District Recreation Association as they seek grant funding for upgrades to the stage area and repainting the exterior and interior of the Darwell Centennial Hall, as well as installation of flag poles and planters, as presented.

Carried.

CORPORATE SERVICES

FINANCE**ASSESSMENT & TAXATION****ECONOMIC DEVELOPMENT****FOIP & RECORDS MANAGEMENT****IT INFORMATION****CS - OTHER ITEMS****ADMINISTRATION****National Day for Truth and Reconciliation - Sept. 30, 2021**

- 563-2021 MOVED BY Councillor Lorne Olsvik that County Council recognizes the National Day for Truth and Reconciliation on September 30, 2021 and further approves awarding a day off in support of.
Carried.

COUNTY MANAGER**KAPS Pipeline Project Update**

- 564-2021 MOVED BY Councillor George Vaughan that County Council approves the Keyera Corporation, KAPS Pipeline Project update, for information.
Carried.

Meeting Reschedule

- 565-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the rescheduling of the September 9th County Council meeting to Wednesday, September 8th, 2021, and further directs Administration to advertise.
Carried.

Alberta Fish and Game Association - Letter Cervid Harvesting Preserves

- 566-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the correspondence from the Alberta Fish and Game Association for information.
Carried.

Transfer of Reserve Parcels

- 567-2021 MOVED BY Councillor George Vaughan that County Council approves purchasing parcels, Plan 939MC, Block 1, Lot 2R, Plan 939MC, Block 1, Lot 12R, Plan 939MC, Block 1, Lot 24R, Plan 939MC, Block 1, Lot 31R, and Plan 939MC, Block 2R and further directs Administration to proceed with the agreements.
Carried.

BYLAWS & POLICIES**CLOSED SESSION****Closed Session**

- 568-2021 MOVED BY Deputy Reeve Nick Gelych that County Council enters a closed session at 11:20 a.m. pursuant to Section 197(2) of the Municipal Government Act to discuss the following:
- intermunicipal relations
 - third party agreements



subject to Sections 16, 17, 21, 22, 23, and 24 *the Freedom of Information and Protection of Privacy Act (FOIP)* .

Carried.

569-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council adjourns the Closed Session at 12:00 p.m.

Carried.

Peter Trynchy Airport Rental Agreement

570-2021

MOVED BY Deputy Reeve Nick Gelych that County Council approves the rental agreement for the office space at Peter Trynchy Airport with MLA Shane Getson Lac Ste. Anne-Parkland and further approves the execution of the agreement.

Carried.

Tax Properties

571-2021

MOVED BY Councillor George Vaughan that County Council directs Administration to discuss a plan moving forward with Calvert regarding the parcels in the Hamlet of Sangudo and bring back to County Council for approval.

Carried.

DELEGATIONS & PRESENTATIONS

11:30 Returning Officer Chris Belke

572-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the presentation made by Lac Ste. Anne's, Returning Officer, Chris Belke, for the 2021 Municipal Election, for information.

Carried.

COUNCIL COMMITTEE REPORTS

ADJOURNMENT

Reeve Joe Blakeman adjourned the meeting at 12:04 p.m.

CAQ 

Reeve 