



MINUTES
County Council and Municipal Planning Commission

Lac Ste. Anne County held a County Council and Municipal Planning Commission on October 6, 2021 commencing at 9:39 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta, or live stream via Zoom.

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
Matthew Ferris, Planning & Development Manager
Cindy Suter, Executive Assistant
Sean Mellis, President, Chief Creative Officer Tangent Civic
Lailai Zhang, Planning Intern
Stacey Wagner, Communications & Information Manager

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

CALL TO ORDER

Reeve Joe Blakeman called the meeting to order at 9:39 a.m.

ADDITIONS TO AGENDA

7.3 Stanger Hills Update
7.4 Onway Regional Medical Clinic Discussion
6.A.1 Agreement at 5707312001, 5707312002, 5707303001

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

620-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approves the October 6, 2021, County Council meeting agenda as amended.

Carried.

CLOSED SESSION

Closed Session

621-2021 MOVED BY Councillor George Vaughan that County Council enters a Closed Session pursuant to Section 197(2) of the Municipal Government Act, at 9:41 a.m. to discuss the following:

- third party contracts

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

Carried.

622-2021

MOVED BY Councillor Steve Hoyda that County Council adjourns the Closed Session at 10:05 a.m.

Carried.

ADOPTION OF MINUTES

July 22, 2021 County Council Meeting Minutes

623-2021

MOVED BY Councillor Steve Hoyda that County Council approves the July 22, 2021 County Council Meeting Minutes as presented.

Carried.

August 12, 2021 County Council Meeting Minutes

624-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council approves the August 12, 2021 County Council Meeting Minutes as presented.

Carried.

September 1, 2021 County Council and Municipal Planning Commission Meeting Minutes

625-2021

MOVED BY Deputy Reeve Nick Gelych that County Council approves the September 1, 2021 County Council Meeting minutes as presented.

Carried.

September 8, 2021 County Council Meeting Minutes

626-2021

MOVED BY Councillor Ross Bohnet that County Council approves the September 8, 2021 County Council meeting minutes as presented.

Carried.

September 23, 2021 County Council Meeting Minutes

627-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council approves the September 23, 2021 County Council Meeting minutes, as presented.

Carried.

DELEGATIONS & PRESENTATIONS

~~10:00 a.m. Presentation Bear Mustus – Trail of 1877~~

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

Agreement 5707312001, 5707312002, and 5707303001

628-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the discussion regarding the agreement at 5707312001, 5707312002, and 5707303001 for information.

Carried.

INFRASTRUCTURE

PLANNING AND DEVELOPMENT

Town of Onoway Redistricting Application- Bylaw 790-21

629-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the notice of public hearing for Redistricting Application- Bylaw 790-21 from the Town of Onoway, for information. Carried.

Foreign Ownership of Land Reperio

630-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the discussion of Foreign Ownership of the Reperio site for information and direct Administration to respond to the request. Carried.

UTILITIES & SPECIAL PROJECTS

Preliminary Agreements - Bridge File 76539

631-2021 MOVED BY Councillor George Vaughan that County Council approves the standard preliminary agreement for Bridge File 76539 at 5806153001 and 5806164001, as presented. Carried.

Android Application

632-2021 MOVED BY Councillor Steve Hoyda that County Council approves the expenditure of \$3675.00 from the Solid Waste Reserve for the Android Application Development Project for the County transfer station attendants. Carried.

Range Road 72 Slide Update

633-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the Range Road 72 Slide Update for information. Carried.

Stanger Hills Update

634-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the Stanger Hills Trail System discussion, for information. Carried.

Onoway Regional Medical Clinic

635-2021 MOVED BY Councillor George Vaughan that County Council accepts the discussion about the Onoway Regional Medical Clinic, for information. Carried.

Trail of 1877

636-2021 MOVED BY Councillor Lorne Olsvik that County Council directs Administration to contact Bear Mustus and proceed with his request as discussed. Carried.

10:30 a.m. Public Hearing Bylaw 22-2017-04-2021 for mass amendment of subdivided parcels.

637-2021 Reeve Joe Blakeman that County Council declares the formal public hearing of Bylaw 22-2017-04-2020 open, to amend the land use bylaw be opened at 10:39 a.m.

Lailai Zhang, Planning Intern made the presentation.
Reeve Joe Blakeman called for anyone to speak against the proposed bylaw. There were none.
Reeve Joe Blakeman called for anyone to speak for the proposed bylaw. There were none.

Carried.

638-2021 Reeve Joe Blakeman that the formal public hearing of Bylaw 22-2017-04-2020 a Bylaw to amend the land use bylaw be closed at 10:46 a.m.

Carried.

IPS - OTHER ITEMS

Municipal Planning Commission

639-2021 MOVED BY Councillor Ross Bohnet that the County Council meeting is recessed to hold Municipal Planning Commission meeting at 10:47 a.m.

Carried.

MUNICIPAL PLANNING COMMISSION

193193-21-D0281, Lot 5, Block 1, Plan 0623018, Belle Vista Estates within SE 9-56-1 W5M, for Detached Garage 26.0' x 36.0' (936.0 sq. ft.) 10.0' walls on concrete slab

640-2021 MOVED BY Deputy Reeve Nick Gelych that development permit application 193193-21-D0281, Applicant: Robert Rogers, Owner: Linda Franklin, for Detached Garage 26.0' x 36.0' (936.0 sq. ft.) 10.0' walls on concrete slab on Lot 5, Block 1, Plan 0623018, Belle Vista Estates within SE 9-56-1 W5M, Tax Roll #5601091006 (Div. 2), be approved subject to the following conditions:
Bylaw 22-2017

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 neat and orderly.
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. 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:
Minimum Setbacks in the 24 DC 19-02 District/Belle Vista
Rear: 7.5 m (24.61 ft)
Side: 6.0 m (19.69 ft)
Front: 10.0 m (32.81 ft) from any internal multiparcel subdivision roadway, 25.0 m (82.02) from any municipal roadway.
*Side: 2.0 m (6.56 ft).
Side Yard Request for proposed development – Regulation: 6.0 m, Requested 2.0 m, Variance 4.0 m.
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.
13. 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.

Site-Specific Conditions

- 14. Within 14 days of the date of approval of this permit, the applicant shall provide the following:
 - a. Application fee in the amount of \$270.0
 - b. Letter of authorization or signature of the landowner(s) on applicable sections of the application form
 - c. The mailing address of the landowner(s)

641-2021

MOVED BY Councillor George Vaughan that the Municipal Planning Commission meeting be adjourned to resume the County Council Meeting at 10:48 a.m.

Carried.

Carried.

COMMUNITY & PROTECTIVE SERVICES

AGRICULTURAL SERVICES

COMMUNITY SERVICES

ENFORCEMENT SERVICES

FIRE SERVICES

CPS - OTHER ITEMS

Letter of Support - West End Bus Committee - Rural Transit Solution Fund

642-2021

MOVED BY Councillor Ross Bohnet that County Council provide a letter of support for a submission of a funding application to the Rural Transit Solutions Fund (Capital Projects), in support of the West End Bus Rural Transit Solutions Enhancement Project, to be submitted by the Town of Mayerthorpe on behalf of the Committee.

Carried.

Sponsorship Request - Onoway Parents Educational Fundraising Association

643-2021

MOVED BY Councillor Lorne Olsvik that County Council approve \$1,500 of funding from to the Onoway Parents Education Fundraising Association for their Onoway Elementary School Playground Enhancement Project, to be paid from the 2021 Recreation Program & Facility Assistance Program.

Carried.

Letter of Support

644-2021

MOVED BY Councillor Lorne Olsvik that County Council approves a letter of support for the Onoway Parents Education Fundraising Association for their Onoway Elementary School Playground Enhancement Project.

Carried.

CORPORATE SERVICES

FINANCE

ASSESSMENT & TAXATION

Letter from Mr. & Ms. Wagner

645-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the letter from Mr. and Ms. Wagner regarding their request for notification of any farmland parcels the County may offer for purchase, for information.

Carried.

ECONOMIC DEVELOPMENT

FOIP & RECORDS MANAGEMENT

IT INFORMATION**CS - OTHER ITEMS****ADMINISTRATION****COUNTY MANAGER****BYLAWS & POLICIES****BYLAW 22-2017-04-2021 2nd and 3rd Reading**

- 646-2021 MOVED BY Councillor Steve Hoyda that County Council give second reading to Bylaw 22-2017-04-2021. Carried.
- 647-2021 MOVED BY Councillor George Vaughan that County Council give third and final reading to Bylaw 22-2017-04-2021. Carried.

Bylaw 01-2021 Planning Authorities Bylaw

- 648-2021 MOVED BY Deputy Reeve Nick Gelych that County Council gives Bylaw 01-2021 Planning Authorities Bylaw second reading as presented. Carried.
- 649-2021 MOVED BY Councillor Lorne Olsvik that County Council gives Bylaw 01-2021 Planning Authorities Bylaw third and final reading. Carried.

Bylaw 30-2021 for Redistricting Application 006REDST2021, for adoption of Deep Creek Camping and Events Area Structure Plan

- 650-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council gives first reading to Bylaw 30-2021 for redistricting application 006REDTS2021, within SW 1-57-7-W5M, for the adoption of Deep Creek Camping & Events Area Structure Plan, and a public hearing is scheduled on October 28, 2021, at 1:30 p.m. Carried.

Bylaw 32-2021 Wastewater Utility Bylaw

- 651-2021 MOVED BY Councillor George Vaughan that County Council give first reading to Bylaw 32-2021 Wastewater Utility Bylaw, as presented. Carried.
- 652-2021 MOVED BY Councillor Lorne Olsvik that County Council gives second reading to Bylaw 32-2021 Wastewater Utility Bylaw. Carried.
- 653-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council gives unanimous consent to Bylaw 32-2021 Wastewater Utility Bylaw. Carried.
- 654-2021 MOVED BY Deputy Reeve Nick Gelych that County Council gives third and final reading to Bylaw 32-2021 Wastewater Utility Bylaw. Carried.

Bylaw 33-2021 Wastewater Disposal Facility

- 655-2021 MOVED BY Councillor George Vaughan that County Council give first reading to Bylaw 33-2021 Wastewater Disposal Facility Bylaw as presented.



Carried.

656-2021 MOVED BY Councillor Steve Hoyda that County Council give second reading to Bylaw 33-2021 wastewater Disposal Facility Bylaw.

Carried.

657-2021 MOVED BY Councillor Lorne Olsvik that County Council gives unanimous consent to Bylaw 33-2021 Wastewater Disposal Facility Bylaw.

Carried.

658-2021 MOVED BY Deputy Reeve Nick Gelych that County Council gives third and final reading to Bylaw 33-2021 Wastewater Disposal Facility Bylaw.

Carried.

Closed Session

659-2021 MOVED BY Councillor Ross Bohnet that County Council enters a Closed session pursuant to Section 197(2) of the Municipal Government Act at 11:04 am to discuss:

-intermunicipal relations
- personnel

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

Carried.

660-2021 MOVED BY Deputy Reeve Nick Gelych that County Council adjourns the Closed Session at 11:35 a.m.

Carried.

Recess from 11:36 a.m. to 1:00 p.m.

1:00pm Public Hearing: Bylaw 22-2017-05-21

661-2021 Reeve Joe Blakeman that County Council opens the public hearing for Bylaw 22-2017-05-21 the Metis Seniors Housing Development Bylaw at 1:04 p.m.

18 members of the public were in attendance.
10 online

Matthew Ferris, Planning and Development Manager made his presentation.

Reeve Joe Blakeman asked if anyone was in attendance for the development.

Tracy Friedel - spoke in favor of the development.

Sam Johnson, representing residents in the area as opposed to the project. More time, different location, Ag 2 lands - important in the LUB, drainage system issues for natural drainage, traffic, disruptions to agricultural activities, opinion of real estate decrease in property values, Council requires reports environmental impact on-site and adjacent sites, wildlife in the area how will they be impacted, economic analysis positively and negatively, sewage requirements and future problems relating too wildlife, and traffic.

Diana Bourgeois - Pet bylaws how will they be addressed?

Wendy Wildman - Concerned landowner, in favor of the development but has questions and concerns, tax base, tax-exempt or taxable, road upgrades will need to be done. Range road 41 realignment, will this be done?

Tracy Friedel- Pets and noise, will be dealt with by local authorities, these residents will be like any other and be subject to County bylaws. These residents most are already your neighbor, flooding is a concern but it's not in a flood zone, the sewage system is self-contained, force main is an option also. we received 2.6 million for the project. A traffic impact analysis has been done.

Reeve Joe Blakeman - There are traffic concerns at Range Road 41 absolutely.

Deputy Reeve Nick Gelych- Is there a complete development plan, what is phase 3? Configuration can be changed?

Tracy Friedel- A stormwater management plan will be conducted. No property tax exemption.

Councillor Lorne Olsvik- funding, tax in lieu, provincial initiatives?

Councillor Steve Hoyda- What does he mean damage to livelihood, please elaborate Mr. Johnson.

Sam Johnson - Home occupation business, and some of his contracts are short and he works late into the night, which could disrupt neighbors of the proposed development.

Matthew Ferris - An open house requirement is not a requirement of redistricting this parcel - 3 things require an open house, this type of development doesn't require an open house. An open house can be done by the developer at the permit stage.

Kieth Lukie - I operate late into the night. I don't want my business inspected.

Mathew Ferris- I require clarification from the council - if we don't ask now we cant ask later, traffic, water, stormwater, Range Road 41, sewage, drainage, pets, property values, economic analysis, etc.

Patricia Armitage- Why this site? The County is a big area. Why here?

Waltraut Tiemstra - I want to see a complete proposal.

Tracy Friedel - We chose this property due to location and the land was for sale, a historical site, close to local family and friends. This development is needed. The historical value of the land.

Mathew Ferris - The redistricting concept within the County is to allow for growth etc. Redistricting just changes the zoning, the redistricting does not deal with the development permit. The redistricting does not allow the development, redistricting is a zoning change. The development permit approves the development, not the redistricting.

Gil Schuman - Who will give them access to the lake, access to the water?

Wendy Wildman - Contractor can have an open house if that is the direction of the Council? I am a property owner and support the development however there are questions that need to be answered for the local residents.

Matthew Ferris -It is a Council decision/request for the developer to host an open house.

Carried.

662-2021

Reeve Joe Blakeman that the Public Hearing for Bylaw 22-2017-05-21 the Metis Seniors Housing Development Bylaw be closed at 1:55 p.m.

Carried.

Recess from 1:55 p.m to 2:31 p.m.

663-2021

MOVED BY Councillor George Vaughan that County Council defers Bylaw 22-2017-05-21 Metis Seniors Housing for further information from the developer including the following but not limited too:


- Range Road 40 realignment
- Storm Water Study
- Finalized Site Plan with every phase

Carried.

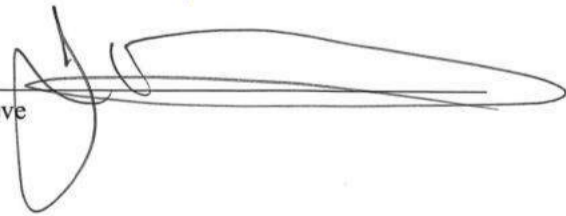
COUNCIL COMMITTEE REPORTS

ADJOURNMENT

Reeve Joe Blakeman adjourned the meeting at 2:38 p.m.



CAO



Reeve