



MINUTES
County Council Regular Meeting

Lac Ste. Anne County held a County Council Regular Meeting on October 14, 2021 commencing at 9:39 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
Greg Edwards, GM of Infrastructure & Planning
Mike Morton, GM of Corporate Services
Trinity Hindes, Finance Clerk

Also Present: No members of the public were in attendance.

CALL TO ORDER

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

ADDITIONS TO AGENDA

8.3. 027SUB2021
9.C.1. Enforcement - Vehicles Passing School Buses

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

664-2021 MOVED BY Councillor Ross Bohnet that County Council accepts the October 14, 2021, County Council meeting agenda as amended.

Carried.

ADOPTION OF MINUTES

DELEGATIONS & PRESENTATIONS

INFRASTRUCTURE & PLANNING SERVICES

PUBLIC WORKS

INFRASTRUCTURE

PLANNING AND DEVELOPMENT

JB MP

IPS - OTHER ITEMS**UTILITIES & SPECIAL PROJECTS****Preliminary Agreements - Bridge File 71772**

665-2021 MOVED BY Councillor George Vaughan that County Council approves the standard preliminary agreement for Bridge File 71772 at 5603273001 as presented. Carried.

Preliminary Agreements - Bridge File 76539

666-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approves the standard preliminary agreement for Bridge File 76539 at 5806153001 and 5806164001, as presented. Carried.

MUNICIPAL PLANNING COMMISSION**Municipal Planning Commission**

667-2021 MOVED BY Councillor Ross Bohnet that County Council enters into Municipal Planning Commission at 9:46 a.m. Carried.

018SUB2021, NW 09-56-02 W5M, to create three (3) 7.14 +/- acre parcels a from an unsubdivided quarter-section

668-2021 MOVED BY Deputy Reeve Nick Gelych 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 018SUB2021, Applicant/Owner: Boutin, David to create three (3) 7.14 +/- acre parcels a from an unsubdivided quarter-section within NW 09-56-02 W5M, Tax Roll #5602093001 (Div. 3), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: See attached Adjacent Landowner comments received: July 5, 2021 & October 8, 2021

Kerry Smith

Topography: The proposed acreage is flat with the remainder being flat as well

Soils: Soil Classification is 3D

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

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

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

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

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

Water Supply: Property is currently unserved.

Private Sewage System: Property is currently unserved.

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

Response To Landowner Comments: Responded to an adjacent landowner named Kerry Smith via email and thanked them for the submission of their concerns and would add to the file for review by the MPC. Upon researching the current Land Title, it was noted that the Caveat with Alberta-Pacific Forest Industries Inc. was terminated with previous Landowner and is no longer on title.

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:
The applicant shall install 4 separate approaches and not have any dual approaches. Approaches shall be constructed to County Standard
4. Once the above-noted work has been completed on your approach(es), you MUST return your "Final Approach Inspection Form" to the Planning and Development Department to have your approach(es) inspected. The proposed survey (from your surveyor) must be submitted before Public Works can complete the inspection of the approach(es). As per comments by Public Works, no re-inspection fee will be charged for the Final Inspection of the noted approaches.
5. Pursuant to Section 661 of the Municipal Government Act, R.S.A., 2000, 5.2 metres (17.1 ft.) of road widening adjoining all municipal road allowances is required and may be registered through caveat. Caveat and agreement to be provided by the Surveyor for road widening on Range Road(s) and Township Road(s).
6. This decision shall be valid for two (2) years from the date of issuance; if this decision is appealed (to Subdivision and Development Appeal Board {SDAB} or Municipal Government Board {MGB}), any new decision will be valid for a time specified by the appeal body as listed within a revised decision (SDAB decision or MGB order).
7. Applicant/Landowner is required to submit a survey drafted by an Alberta Land Surveyor. Any alterations to the subdivision design from the date of referral may require a new application and referral process.
8. 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: 8.667 HA proposed parcel(s) which is 0.8667 ha, for a total amount owing \$6691.00/ha (\$ 5,799.09).

Carried.

21-D0117, Lot 5, Block 1, Plan 1774BW, Cherhill within SE 09-56-05 W5M, for Shipping Container 20.0' x 8.0' (160.0 sq. ft.) 8.0' high

669-2021

MOVED BY Councillor Steve Hoyda that Council directs Administration to issue a decision on development permit application 21-D0117, Applicant: Robert Russell, Owner: 2264802 Alberta Ltd., for Shipping Container 20.0' x 8.0' (160.0 sq. ft.) 8.0' high on Lot 5, Block 1, Plan 1774BW, Cherhill within SE 09-56-05 W5M, Tax Roll #5605091018 (Div. 4), on terms satisfactory to Administration.

Carried.

027SUB2021, SE 32-54-01 W5M, Subdivision to create one (1) 30.12 +/- acre parcel within SE 32-54-01 W5M and a Lot Line adjustment to create 13.05 +/- acre parcel within SW 33-54-1 W5M

670-2021

MOVED BY Councillor Lorne Olsvik that County Council approves 027SUB2021, SE 32-54-01 W5M, Subdivision to create one (1) 30.12 +/- acre parcel within SE 32-54-01 W5M and a Lot Line adjustment to create 13.05 +/- acre parcel within SW 33-54-1 W5M with the following conditions:

1. All subdivision conditions must be fulfilled within twenty-four months of date of subdivision approval.
2. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.
3. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the Owner and/or Developer shall enter into and abide by the provisions of a development agreement with Lac Ste. Anne County to the County's satisfaction and at the Developer's expense. This agreement may include, but not necessarily be limited to:
 - i) Existing Approach #1 and Proposed Approach #3 be relocated as per the attached Schedule and be constructed to policy standards and proper culverts installed.

ii) In order to allow for suitable approaches for each parcel, 0.21 +/- acre portion of land crosshatched in red as indicated in Schedule A (attached) shall be surveyed as a road plan prior to endorsement of parcels. This road allowance shall be registered prior to endorsement of the new parcels.

iii) Approach #2 be upgraded to policy standards and proper culverts installed.

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 County's satisfaction be registered on the parcel within sixty days of the date of this approval to ensure current and future drainage is accommodated to the satisfaction of the Municipality.

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)).

10. Environmental Reserve Easement (ERE) to be entered into between the landowner and the County for all lands on the balance of the quarter-section as follows: [30 meters from the lakeshore] or flood plain lands, whichever is greater. ERE easement to maintain the natural state of the affected land. Final sketch to be provided by Alberta Land Surveyor.

RESERVES:

Reserve Eligible: Yes

MR Eligible (HA) (total parcel): 12.19

Value per hectare (HA) : \$11,450.52

Land Subject to Reserves

(10% of MR Eligible): 1.219

Amount Owing: Shall be no more than \$11,450.52/ha \$13,958.18

Carried.

671-2021

MOVED BY Deputy Reeve Nick Gelych that County Council moves out of Municipal Planning Commission at 10:26 a.m. to resume the County Council meeting.

Carried.

COMMUNITY & PROTECTIVE SERVICES

AGRICULTURAL SERVICES

COMMUNITY SERVICES

ENFORCEMENT SERVICES

Passing school buses

672-2020

MOVED BY Councillor George Vaughan that County Council direct Administration to send a letter to Northern gateway, with regard to our concern of vehicles passing school buses on County road ways.

Carried.

673-2020 MOVED BY Councillor Steve Hoyda that County Council directs Administration to send a letter to Alberta Justice and Solicitor General and Mr. Getson, with Council concerns of vehicles passing school buses, on County road ways.

Carried.

674-2020 MOVED BY Deputy Reeve Nick Gelych that Council direct Administration to send a letter to the Royal Canadian Mounted Police regarding the concerns that Council has with vehicles passing buses, on County roadways.

Carried.

FIRE SERVICES

CPS - OTHER ITEMS

CORPORATE SERVICES REPORT

FINANCE

ASSESSMENT & TAXATION

ECONOMIC DEVELOPMENT

FOIP & RECORDS MANAGEMENT

IT INFORMATION

CS - OTHER ITEMS

ADMINISTRATION

COUNTY MANAGER

BYLAWS & POLICIES

BYLAW 22-2017-06-2021

675-2020 MOVED BY Councillor Ross Bohnet that Council gives first reading to Bylaw 22-2017-06-2021 and schedule a public hearing for November 3, 2021 at 10:30 a.m.

Carried.

CLOSED SESSION

Closed Session

676-2021 MOVED BY Deputy Reeve Nick Gelych that County Council enters a Closed Session pursuant to Section 197(2) of the Municipal Government Act at 10:26 a.m. to discuss:

-legal

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

Carried.

677-2021 MOVED BY Deputy Reeve Nick Gelych that County Council comes out of Closed Session at 10:49 a.m.

Carried.

COUNCIL COMMITTEE REPORTS

Adjournment

Reeve Joe Blakeman adjourned the meeting at 10:59 a.m.



CAO



Reeve