



**MINUTES**

**County Council and Municipal Planning Commission**

Lac Ste. Anne County held a County Council and Municipal Planning Commission on November 3, 2021 commencing at 9:45 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta and virtually 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  
Mike Morton, GM of Corporate Services

Councillors Absent:

Administration Present: Mike Primeau, County Manager  
Joe Duplessie, GM of Utilities & Special Projects  
Trista Court, GM Community & Protective Services  
Matthew Ferris, Planning & Development Manager  
Cindy Suter, Executive Assistant  
Dallas Choma, Enforcement Services Supervisor  
Greg Edwards, GM of Infrastructure & Planning  
Sherry Poole, Economic Development Officer

Also Present: 3 members of the public were in attendance.

**CALL TO ORDER**

Reeve Joe Blakeman called the meeting to order at 9:45 a.m.

**ADDITIONS TO AGENDA**

- 11. A.2. Keyera Corporation- Key Access Pipeline System (KAPS)
- 11. A 1. Indigenous Partnership Survey

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

721-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves November 3, 2021, County Council and Municipal Planning Commission meeting agenda, as amended.

Carried.

**ADOPTION OF MINUTES**

**DELEGATIONS & PRESENTATIONS**

**INFRASTRUCTURE & PLANNING SERVICES**

**PUBLIC WORKS**

**INFRASTRUCTURE**

**PLANNING AND DEVELOPMENT****Removal of Structures of Plan 6967 BG, Block 2, Lots 1-6**

722-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council directs Administration to get an estimate on the tippage fees associated with the removal of the structures and investigate the presence of asbestos within the structures at Plan 6967 BG, Block 2, Lot 1-6 within Sangudo.

Carried.

**Land Use Bylaw Discussion – Mobile Home Older than 20 years old in Existing Country Residential (CRX), Country Residential Estates (CRE), Country Residential 3 (CR3) and Urban Residential (UR)**

723-2021 MOVED BY Councillor George Vaughan that County Council directs Administration to investigate possible changes to the Land Use Bylaw to allow mobile Homes Older than 20 years old in Existing Country Residential (CRX), Country Residential Estates (CRE), Country Residential 3 (CR3) and Urban Residential (UR) subdivisions and bring back to a future meeting.

Carried.

**Motion to Adopt Simpson Industrial Park Outline Plan Within NW 33-54-02 W5M**

724-2021 MOVED BY Councillor Lorne Olsvik that County Council adopts the Simpson Industrial Park Outline Plan for Redistricting Application 009REDST2021, NW 33-54-02 W5M, Tax Roll # 5402333001 as presented.

Carried.

**IPS - OTHER ITEMS****UTILITIES & SPECIAL PROJECTS****Into MPC**

725-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council enters the Municipal Planning Commission meeting at 10:12 a.m.

Carried.

**MUNICIPAL PLANNING COMMISSION****032SUB2021, NE 09-56-02 W5M, Lot Line Adjustment to create two (2) 80.0 +/- acre parcels within NE 09-56-02 W5M**

726-2021 MOVED BY Councillor George Vaughan that based upon a review of the applicable bylaws and legislation as well as review of the land-use planning criteria as set forth in the Subdivision and Development Regulation, 2002, that subdivision application 032SUB2021, Applicant/Owner: Rory Ernewein Lot Line Adjustment to create two (2) 80.0 +/- acre parcels within NE 09-56-02 W5M within NE 09-56-02 W5M, Tax Roll #5602094002 (Div. 3), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: 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 stormwater issues for the proposed parcels.

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

Access: Access is to be provided on TWP RD 562 for the W/2 and on RGE RD 23 for the E/2.

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

Private Sewage System: The existing acreage is serviced by Open Discharge. A variety of private sewage disposal systems may be used on the remainder of the quarter-section.

Adjacent Land Uses: Adjacent land uses are agricultural.

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:
  - i) Approach #1 be taken out and rebuilt to County standard.
  - ii) Approach #2 be sloped and rip rapped on ends to County standard.

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. Developer/Landowner to provide professional verification that the on-site sewage disposal system is functioning properly and within the requirements of the Safety Codes Act, or to confirm replacement/upgrade of the existing system to one which conforms to provincial and municipal requirements. Cost of Inspection (\$235.00).
7. 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.

Carried.

727-2021

MOVED BY Councillor Ross Bohnet that County Council adjourns the Municipal Planning Commission meeting at 10:14 a.m. to resume the County Council meeting.

Carried.

**COMMUNITY & PROTECTIVE SERVICES**

Recess from 10:15 a.m. to 10:22 a.m.

**AGRICULTURAL SERVICES**

**Expanded Weather Station Network within Lac Ste. Anne County**

728-2021

MOVED BY Councillor Steve Hoyda that County Council direct Agriculture Services to investigate the expansion of the Agriculture Financial Services Corporation (AFSC) weather station network within Lac Ste. Anne County and bring back to a future meeting.

Carried.

**COMMUNITY SERVICES**

**ENFORCEMENT SERVICES**

**FIRE SERVICES**

**CPS - OTHER ITEMS**

**CORPORATE SERVICES**

**FINANCE**

**ASSESSMENT & TAXATION**

**ECONOMIC DEVELOPMENT**

**Request for a Letter of Support - Community Futures Yellowhead East**

729-2021

MOVED BY Deputy Reeve Nick Gelych that County Council provides a letter of support for Community Futures Yellowhead East for a Digital Economy Program grant application to hire a digital squad member.

Carried.

**FOIP & RECORDS MANAGEMENT**

**IT INFORMATION**

**CS - OTHER ITEMS**

**ADMINISTRATION**

**Appointment of a Subdivision Development Appeal Board Member**

730-2021

MOVED BY Councillor Lorne Olsvik that County Council approves the appointment of Mark Wagner to the Subdivision Development Appeal Board.

Carried.

**COUNTY MANAGER**

**Presentation Request**

731-2021

MOVED BY Councillor Steve Hoyda that County Council directs Administration to schedule an appointment for Keyera Corporation to attend a future meeting to provide a presentation on the Key Access Pipeline System (KAPS).

Carried.

**Indigenous Partnership Survey**

732-2021

MOVED BY Councillor Lorne Olsvik that County Council directs Administration to bring the Indigenous Partnership Survey to November 5th, 2021 Strategic Planning Meeting.

Carried.

**BYLAWS & POLICIES**

**CLOSED SESSION**

**Closed Session**

733-2021

MOVED BY Councillor Ross Bohnet that pursuant to Section 197(2) of the Municipal Government Act, County Council enters a Closed Session at 10:43 a.m. to discuss:

- third party contracts
- personnel
- enforcement

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

Carried.

734-2021                    MOVED BY Deputy Reeve Nick Gelych that County Council adjourns the Closed Session at 12:01 p.m

Carried.

735-2021                    MOVED BY Councillor George Vaughan that County Council approves the closure of Range Road 33 from Township Road 564 to 570.

Carried.

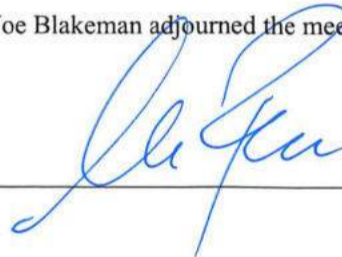
736-2021                    MOVED BY Deputy Reeve Nick Gelych that County Council approves the payment of the Growth 2021 invoice and directs Administration to forward a letter stating we will not be renewing our 2022 membership.

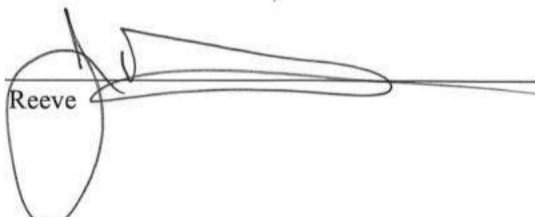
Carried.

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

Reeve Joe Blakeman adjourned the meeting at 12:05 p.m.

  
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CAO

  
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Reeve