



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

Lac Ste. Anne County held a County Council Regular Meeting on December 8, 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  
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  
Greg Edwards, GM of Infrastructure & Planning  
Mike Morton, GM of Corporate Services  
Matthew Ferris, Planning & Development Manager  
Trinity Hindes, Property & Taxation Administrator  
Tanya Vanderwell, Development Officer

Also Present: 8 members of the public were in attendance.

**CALL TO ORDER**

Reeve Joe Blakeman called the meeting to order at 9:33 a.m.

**ADDITIONS TO AGENDA**

6.A.1 Highway 43 East Waste Commission Letter - Tippage Fees  
9.B.6. Family & Community Support Services

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

756-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council approves the December 8th, 2021, County Council meeting agenda as amended.

Carried.

**ADOPTION OF MINUTES**

**October 6, 2021 County Council and Municipal Planning Commission Meeting Minutes**

757-2021

MOVED BY Councillor Steve Hoyda that County Council approves the October 6, 2021 County Council and Municipal Planning Commission Meeting minutes as presented.

Carried.

**October 14, 2021 County Council Meeting Minutes**

758-2021 MOVED BY Councillor George Vaughan that County Council approves the October 14, 2021 County Council Meeting Minutes as presented. Carried.

**October 28, 2021 Organizational Meeting Minutes**

759-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the October 28, 2021 Organizational Meeting Minutes, as presented. Carried.

**October 28, 2021 County Council Meeting Minutes**

760-2021 MOVED BY Councillor Ross Bohnet that County Council approves the October 28, 2021 County Council Meeting Minutes, as presented. Carried.

**November 3, 2021 County Council and Municipal Planning Commission Meeting Minutes**

761-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approves the November 3, 2021 County Council and Municipal Planning Commission Meeting Minutes as presented. Carried.

**November 15, 2021 County Council Meeting Minutes**

762-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves the November 15, 2021 County Council Meeting Minutes as presented. Carried.

**DELEGATIONS & PRESENTATIONS**

**10:30AM Public Hearing Bylaw 22-2017-06-2021**

763-2021 Reeve Joe Blakeman declared that the formal public hearing of Bylaw 22-2017-06-2021 a Bylaw to amend the land use bylaw be opened at 10:41 a.m.

Reeve Joe Blakeman asked the Planning & Development Manager, Matthew Ferris to give his presentation.

Reeve Joe Blakeman asked for presentations against the proposed bylaw.

Reeve Joe Blakeman asked for presentations for the proposed bylaw.

Carried.

764-2021 MOVED BY Councillor Lorne Olsvik that the formal public hearing of Bylaw 22-2017-06-2021 a Bylaw to amend the land use bylaw be closed at 10:56 a.m.

Carried.

**INFRASTRUCTURE & PLANNING SERVICES**

**PUBLIC WORKS**

**Letter to Highway 43 East Waste Commission - Tippage Fees**

765-2021 MOVED BY Councillor Lorne Olsvik that County Council forward a letter to the Highway 43 East Waste Commission with regard to tippage fees.

Carried.

**INFRASTRUCTURE**

**PLANNING AND DEVELOPMENT**

**Municipal Planning Commission (MPC) Board Make up**

766-2021

MOVED BY Councillor George Vaughan that County Council appoints Ken Brunton and Mark Wagner to Municipal Planning Commission (MPC) Board starting January 1, 2022.

Carried.

**IPS - OTHER ITEMS****UTILITIES & SPECIAL PROJECTS****Preliminary Agreement - 5806182002, 5807131003, 5806182001.**

767-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council approves the standard preliminary agreements 5806182002, 5807131003, 5806182001 as presented.

Carried.

**Grader 2022 replacement (3) units**

768-2021

MOVED BY Deputy Reeve Nick Gelych that County Council approves the purchase of three (3) Caterpillar graders, turn back in three (3) existing graders that have met the 5 year buy-back program for a Total Cost of \$918,225.00 including GST.

Carried.

769-2021

MOVED BY Councillor George Vaughan that County Council enters the Municipal Planning Commission meeting at 11:10 a.m.

Carried.

**MUNICIPAL PLANNING COMMISSION****193193-21-D0288, Lot , Block , Plan , within NE 2-57-7 W5M, for 45.0m (±48.5m to top of lightning rod) slimline lattice self-support telecommunications facility and supporting equipment shelter**

770-2021

MOVED BY Councillor Lloyd Giebelhaus that development permit application 193193-21-D0288, Applicant: Xplornet C/O LandSolutions LP, Owner: Lewis Farmlands 9 Ltd, for 45.0m (±48.5m to the top of lightning rod) slimline lattice self-support telecommunications facility and supporting equipment shelter within NE 2-57-7 W5M, Tax Roll #5707024001 (Div. 7), be deferred for the following reasons:

Non -compliance with the Lac Ste. Anne Land Use Bylaw sections 1.5.2, 3.5.24, 3.10.2

Non-compliance with Policy 04-020-002 Wireless Communication Tower Policy

Carried.

**029SUB2021, NW & NE 33-54-02 W5M, to create four lots: 4.42 +/- acres, 4.52 +/- Acres, 5.26 +/- Acres and 5.14 +/- Acres from a previously subdivided quarter section along with a road closure**

771-2021

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 029SUB2021, Applicant: Les Simpson, Owner: 580250 Alberta Ltd. (Les Simpson) to create four lots: 4.42 +/- acres, 4.52 +/- Acres, 5.26 +/- Acres and 5.14 +/- Acres from a previously subdivided quarter section along with a road closure within NW & NE 33-54-02 W5M, Tax Roll #5402333001 (Div. 1), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The property is gently 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 storm water issues for the proposed parcels.  
 Flooding Risk: No flood issues are expected on the properties.  
 Access: Access is provided through service road adjacent to Highway 43.  
 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.  
 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.  
 Adjacent Land Uses: Adjacent land uses are a mix of three existing industrial lots, residential acreages and agricultural operations.  
 Response To Landowner Comments: No comments received.

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. Install new Industrial approaches from new service road. The Approach must have reasonable slope, not exceeding 5% for 15.0 m (50') away from the County road into the parcel. Complete with 4 to 6 inch rip rap on culvert ends. Approaches must be graveled with a minimum of ten (10) cubic yards of 20mm (3/4") crushed gravel with culvert 400mm (16").

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. 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.
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. 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 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 authority required the following:

- a. Dedication of a service road right-of-way between the proposed lots and Highway 43 as shown in yellow in the attached diagram to be registered by plan of survey at no cost to Alberta Transportation.
- b. Construction of service road so as to provide physical access to all four parcels.

Alternatively, Alberta Transportation is open to the subdivision proposal being amended to have a municipal reserve lot created encompassing the area shown in yellow on the attached drawing.

This would permit this municipal reserve lot to be acquired by Alberta Transportation in the future when the land is required for construction of the interchange on the future. Access easements could be provided across this municipal reserve lot to provide lawful access to the service road right of way until such time as the internal road on the south side of the proposed industrial lots is created in the future.

Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board (Section 678(2) of the Municipal Government Act), now known as the Land and Property Rights Tribunal.

Please note that the proposed closure of a portion of the existing service road shown in the subdivision proposal cannot be completed through the subdivision process because the service road right of way is not owned by the developer. The service road right of way is owned by the Queen in the Right of Alberta as represented by the Minister of Transportation. Closure of any portion of a surveyed road right of way must follow the process set out in section 22 of the Municipal Government Act.

Please also note that a roadside development permit must be obtained from Alberta Transportation prior to beginning the construction of the proposed service road.

7. 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.

Carried.

**033SUB2021, NE 35-54-05 W5M, to create three (3) 10.0 +/- acre parcels from an unsubdivided quarter-section**

772-2021

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 033SUB2021, Applicant: Derek Prue, Owner: Arthur Lee to create three (3) 10.0 +/- acre parcels from an unsubdivided quarter-section within NE 35-54-05 W5M, Tax Roll #5405354001 (Div. 4), be deferred to look into road questions, well site, and bus access turn arounds.

Carried.

**21-D0306, Unit 5, Plan 0624932, Lakeshore Cove within RL 16 20-54-3 W5M, for Bee Hives, 960.0 sq. inches on 4"x 4" treated skids, 2 levels**

773-2021

MOVED BY Councillor Lorne Olsvik that development permit application 21-D0306, Applicant/Owner: Ron Dinning, for Bee Hives, 960.0 sq. inches on 4"x 4" treated skids, 2 levels on Unit 5, Plan 0624932, Lakeshore Cove within RL 16 20-54-3 W5M, Tax Roll #5403516016 (Div. 5), be refused for the following reasons:

Non-Compliance with Land Use Bylaw Sections 3.1, 3.9, 6, 6.2, 9.14.2, 9.14.3, 11.1.1.

This application was refused as Existing Country Residential (CRX) zoning.

Carried.

**193193-21-D0308, Lot 2, Block 1, Plan 0520663, within NW 24-54-4 W5M**

774-2021

MOVED BY Councillor George Vaughan that development permit application 193193-21-D0308, Applicant: Dornbusch, Krista, Owner: Fedorek, Kathleen, for Minor Home Based Business: Animal memorial services, urn/memorial sales business on Lot 2, Block 1, Plan 0520663, within NW 24-54-4 W5M, Tax Roll #5404243002, be deferred to review conditions regarding air quality, odors and bring back to the December 17, County Council meeting.

Carried.

775-2021

that County Council adjourns the Municipal Planning Commission meeting at 11:34 a.m.

Carried.

**COMMUNITY & PROTECTIVE SERVICES**

**AGRICULTURAL SERVICES**

**COMMUNITY SERVICES**

**Yellowhead Regional Library**

776-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council accept the correspondence from Yellowhead Regional Library for information.

Carried.

**Appointment of Lac Ste. Anne County Library Board Member - Mayerthorpe & Area**

777-2021

MOVED BY Councillor Ross Bohnet that County Council appoints Ms. Shelley Bannister, representing Mayerthorpe & Area, to the Lac Ste. Anne County Library Board for a term beginning December 8, 2021, and ending October 31, 2024, as recommended by the Lac Ste. Anne County Library Board at their November 29, 2021 meeting.

Carried.

**Recreation Facility & Program Assistance Allocations (2021)**

778-2021

MOVED BY Deputy Reeve Nick Gelych that County Council approves the following allocations from the 2021 Recreation Facility & Program Assistance Grant:

\$	27,000.00	Onoway & District Agricultural Society (Arena)
\$	27,000.00	Rich Valley Agricultural Society (Arena)
\$	27,000.00	Sangudo Agricultural Society (Arena)
\$	27,000.00	Town of Mayerthorpe (Arena)
\$	5,000.00	Mayerthorpe Curling Society (Curling Club)
\$	5,000.00	Onoway Curling Association (Curling Club)
\$	15,000.00	Town of Mayerthorpe Pool Operations (Outdoor Pool)

Carried.

**Yellowhead Regional Library (YRL) Appointment**

779-2021

MOVED BY Councillor Lloyd Giebelhaus that County Council appoints Ms. Carol Ohler as the Lac Ste. Anne County Representative on the Yellowhead Regional Library (YRL) Board, as recommended by the Lac Ste. Anne County Library Board at their November 29, 2021 meeting.

Carried.

**Lac Ste. Anne County Library Board Request for Budgetary Increase for 2022 & 2023**

780-2021

MOVED BY Councillor Lorne Olsvik that County Council continues to support in principle the previous request from the Lac Ste. Anne County Library Board for a budgetary increase of 3% annually, for 2022 and 2023, with the allocation being finalized annually through the County budgeting process.

Carried.

**Family & Community Support Services (FCSS)**

781-2021

MOVED BY Councillor Lorne Olsvik that Council direct Administration to send \$2000.00 donation from the Family & Community Support Services grant funding to the West End Meals On Wheels, Onoway Meal Care, Lac Ste Anne County East and the Mayerthorpe Food Banks.

Carried.

**ENFORCEMENT SERVICES****FIRE SERVICES****Fire Services Agreement - Summer Village of West Cove**

782-2021

MOVED BY Councillor Steve Hoyda that County Council approve the renewal of the fire suppression services agreement with the Summer Village of West Cove, for a one-year period pending the Fire Service review findings, as presented.

Carried.

**CPS - OTHER ITEMS****Alberta Environment & Parks - Correspondence**

783-2021

MOVED BY Deputy Reeve Nick Gelych that County Council accepts the correspondence from Alberta Environment & Parks, dated October 21, 2021, as information.

Carried.

**CORPORATE SERVICES REPORT****FINANCE****ASSESSMENT & TAXATION****ECONOMIC DEVELOPMENT****Canadian History Podcast Proposal**

784-2021 MOVED BY Deputy Reeve Nick Gelych that County Council approves a podcast feed to be platformed on Lac Ste. Anne County - Economic Development page and the Come to Life site rather than through the proposal of the Canadian History EHX.

Carried.

**Economic Development Report Nov - Dec 8, 2021**

785-2021 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the Economic Development Report, for information.

Carried.

**FOIP & RECORDS MANAGEMENT****IT INFORMATION****CS - OTHER ITEMS****ADMINISTRATION****Sangudo Community School**

786-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council approves forwarding a letter of support to Northern Gateway Public School Superintendent Kevin Bird, MLA Shane Getson, Lac Ste. Anne-Parkland and Minister of Education, Adriana LaGrange.

Carried.

**January 5, Municipal Planning Commission Meeting Reschedule**

787-2021 MOVED BY Councillor Ross Bohnet that County Council approves the rescheduling of January 5, 2022, Municipal Planning Commission Meeting to January 12, 2022 and the scheduling of the following meetings January 6, 2022 Strategic Planning meeting, January 13, 2022 County Council, January 11th Budget and Assessment, January 20th Human Resources and Council, January 27 County Council meeting be cancelled, the February County Council meeting remain at the 10th and 24th and the March 10th and 24th County Council meetings remain as scheduled.

Carried.

**COUNTY MANAGER****Alberta Provincial Police Service Transition Study (APPS)**

788-2021 MOVED BY Councillor Ross Bohnet that County Council attends the engagement session either virtually or in-person for the Alberta Provincial Police Service Transition Study on March 28, 2021 in Whitecourt, Alberta.

Carried.

**BYLAWS & POLICIES****Bylaw 22-2017-06-2021 2nd and 3rd Reading**

789-2021 MOVED BY Councillor Ross Bohnet that County Council give second reading to Bylaw 22-2017-06-2021.

Carried.

790-2021 MOVED BY Councillor Steve Hoyda that County Council gives third and final to Bylaw 22-2017-06-2021.

Carried.

**Bylaw 36-2021 Lac Ste Anne County Sewer Utility Bylaw**

791-2021 MOVED BY Councillor Lorne Olsvik that County Council gives Bylaw 36-2021 Sewer Utility Bylaw first reading as presented.

Carried.

792-2021 MOVED BY Deputy Reeve Nick Gelych that County Council gives Bylaw 36-2021 Sewer Utility Bylaw second reading.

Carried.

793-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council gives Bylaw 36-2021 Sewer Utility Bylaw unanimous consent.

Carried.

794-2021 MOVED BY Councillor Steve Hoyda that County Council gives Bylaw 36-2021 Sewer Utility Bylaw third and final reading.

Carried.

**CLOSED SESSION**

**Closed Session**

795-2021 MOVED BY Councillor Ross Bohnet that County Council enters a Closed Session at 11:52 a.m. pursuant to Section 197(2) of the Municipal Government Act to discuss:  
-legal  
subject to Section 16, 17, 20, 21, 22, 23 of *The Freedom of Information and Protection of Privacy Act (FOIP)*.

Carried.

796-2021 MOVED BY Councillor Steve Hoyda that County Council adjourns the Closed Session at 12:11 p.m.

Carried.

797-2021 MOVED BY Councillor Steve Hoyda that County Council appoints Councillor Lloyd Giebelhaus, Deputy Reeve Nick Gelych, and Councillor George Vaughan to the Municipal Planning Commission Board starting January 1, 2022.

Carried.

798-2021 MOVED BY Councillor Lloyd Giebelhaus that County Council directs Administration to send a letter to Mr. Gibson.

Carried.

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

**Adjournment**

Reeve Joe Blakeman adjourned the meeting at 12:13 p.m.



  
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CAO

  
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Reeve