



**MINUTES  
County Council Regular Meeting**

Lac Ste. Anne County held a County Council Regular Meeting on May 17, 2023 commencing at 9:38 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  
Kevin Lovich, Councillor

Councillors Absent: Lorne Olsvik, Councillor arrived at 12:22 p.m.

Administration Present: Mike Primeau, County Manager  
Trista Court, GM of Community Engagement  
Matthew Ferris, Director of Growth & Compliance  
Greg Edwards, GM of Operations  
Brian Hartman, Director of Infrastructure  
Cindy Suter, Legislative & Support Services Supervisor  
Dallas Choma, Enforcement Services Manager  
Twyla Lesko, Communications Coordinator  
Rob Smyth, Assessment & Taxation Manager

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

**CALL TO ORDER**

Reeve Joe Blakeman called the meeting to order at 9:38 a.m.

**ADDITIONS TO AGENDA**

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

197-2023

MOVED BY Councillor George Vaughan that County Council approves the May 17, 2023, County Council meeting agenda as presented.

Carried.

**ADOPTION OF MINUTES**

**INFRASTRUCTURE & PLANNING SERVICES**

**CORPORATE SERVICES REPORT**

**ASSESSMENT & TAXATION**

**Tax Relief for Small Parcels**

198-2023

MOVED BY Councillor Lloyd Giebelhaus that County Council approve waiving the recreation tax and wastewater tax or equivalent, to a maximum of \$125.00 for the following properties:

5404233002, 5302254002, 5303341002, 5402331007, 5405082005, 5507104001, 5705014002, 5705211001, 5807012002, 5507223002, 5507333002, 5405092001.

Carried.

**DELEGATIONS & PRESENTATIONS****9:45 a.m. Presentation Ratepayer - Lorne Shulhan - Subdivision Concerns**

199-2023 MOVED BY Councillor Lloyd Giebelhaus that the County Council accepts the presentation made by Lorne Shulhan of Carlor Ranches Inc. regarding the payment of reserves 36SUB2022 for information.

Carried.

200-2023 MOVED BY Councillor Kevin Lovich that County Council directs the Subdivision Authority to defer the municipal reserves requirements for subdivision 36SUB2022 for Carlor Ranches Inc.

Carried.

201-2023 MOVED BY Councillor Kevin Lovich that County Council directs Administration to review and propose amendments to the Municipal Development Plan bylaw pertaining to triggers for reserves or total parcel counts associated with County Lands, Community Halls and Cemeteries.

Carried.

**PUBLIC WORKS****Public Works Week**

202-2023 MOVED BY Councillor George Vaughan that County Council proclaims May 21-27, 2023 National Public Works Week, Connecting the World Through Public Works.

Carried.

**V5039 - Water Truck**

203-2023 MOVED BY Deputy Reeve Nick Gelych that County Council approves proceeding with the water tank dispenser installation on Unit V5039 in the amount of \$66,380.00 with the capital funding from Borrowing Bylaw 35-2021.

Carried.

**Summer Village of Ross Haven - Request for Second Entrance**

204-2023 MOVED BY Councillor Ross Bohnet that County Council accepts the correspondence dated May 12, 2023, from the Summer Village of Ross Haven requesting a second entrance into the summer village and further defers the matter to a future meeting.

Carried.

205-2023 MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to schedule a meeting between County Council and the Summer Village of Ross Haven to discuss matters of mutual interest.

Carried.

**2023 Crack Sealing Tender**

206-2023 MOVED BY Councillor Kevin Lovich that County Council awards the 2023 Crack Sealing Contract to Bidder #3.

Carried.

**2023 Line Painting Tender**

207-2023 MOVED BY Councillor George Vaughan that County Council awards the 2023 Line Painting Contract to Bidder #1.

Carried.

**Development Permit 193193-23-D0069**

208-2023

MOVED BY Deputy Reeve Nick Gelych that development permit application 193193-23-D0069, Applicants & Owners: Golka, Raymond & Vicki, for shipping container 40' by 8', (320 sq. ft.) 8.0' height on Lot 46, Block 1, Plan 062 3018, Belle Vista Estates within SE 9-56-1 W5M, Tax Roll #5601091047 (Div. 2), be approved with the following conditions:

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 Applicant shall be responsible for complying to any road bans and/or road closures with respect to all municipal roads, highways and bridges within Lac Ste. Anne County which are under the direction, control and management of the County.
5. 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.
6. 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).
7. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
8. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
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/landowner 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:

Belle Vista Estates - Direct Control (DC)

FRONT: 10.0 m (32.81 ft) from internal subdivision road

BACK: 7.5 m (24.6 ft)

SIDE: 6.0 m (19.69 ft)

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 title to the lands prior to the commencement of development.
13. Pursuant to the Municipal Addressing System Bylaw, the applicant is to provide confirmation that a rural address sign that complies with the County's Rural Address Sign Specifications is placed in a location plainly visible from the road within 3 months of the approval of this development permit. Rural addressing signs can be obtained from Lac Ste. Anne County.
14. Shipping containers shall be visually screened from public roads and neighboring properties to the satisfaction of the Development Authority.
15. A shipping container where permitted shall be used for storage purposes only, excluding any dangerous or hazardous materials.
16. Shipping containers shall be painted or sided with similar colour or material as the primary residence, to the satisfaction of the Development Authority. This condition is an ongoing requirement and must be maintained at the cost of the applicant/owner.
17. Building on an existing building site that is located within the flood plain allowance on an existing parcel will be at the developers own risk and the municipality will not be liable if the property floods at anytime.

Carried.

Recess from 10:09 a.m. to 10:15 a.m.

**Public Hearing 10:15 a.m. for Bylaw 11-2023 Road Closure – Gaal - Range Road 72 amalgamated with SW 26-56-07 W5M and Bylaw 12-2023 Road Closure – Gaal - Range Road 72 amalgamated with NW 26-56-07 W5M**

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209-2023 MOVED BY Reeve Joe Blakeman that the Public Hearing for Bylaw 11-2023 Road Closure – Gaal - Range Road 72 amalgamated with SW 26-56-07 W5M and Bylaw 12-2023 Road Closure – Gaal - Range Road 72 amalgamated with NW 26-56-07 W5M, be opened at 10:15 a.m.

Carried.

Director of Growth and Compliance, Matthew Ferris introduced the subject of the Public Hearing.

Reeve Joe Blakeman called for anyone present to speak in support or against the subject of the Public Hearing. There were none.

**Closing the Public Hearing for Bylaw 11-2023 Road Closure – Gaal - Range Road 72 amalgamated with SW 26-56-07 W5M and Bylaw 12-2023 Road Closure – Gaal - Range Road 72 amalgamated with NW 26-56-07 W5M**

210-2023 MOVED BY Reeve Joe Blakeman that the presentations in the Public Hearing be accepted for information and further that the Public Hearing for Bylaw 11-2023 Road Closure – Gaal - Range Road 72 amalgamated with SW 26-56-07 W5M and Bylaw 12-2023 Road Closure – Gaal - Range Road 72 amalgamated with NW 26-56-07 W5M, be closed at 10:25 a.m.

Carried.

**Bylaw 11-2023 Road Closure – Gaal - Range Road 72 amalgamated with SW 26-56-07 W5M**

211-2023 MOVED BY Councillor Ross Bohnet that Bylaw 11-2023 Road Closure – Gaal - Range Road 72 amalgamated with SW 26-56-07 W5M be given second reading following the public hearing scheduled for today, May 17, 2023, at 10:15 a.m. concurrently with Bylaw 12-2023.

Carried.

212-2023 MOVED BY Councillor Kevin Lovich that Bylaw 11-2023 Road Closure – Gaal - Range Road 72 amalgamated with SW 26-56-07 W5M be given third and final reading following the public hearing scheduled for today, May 17, 2023 at 10:15 a.m. concurrently with Bylaw 12-2023.

Carried.

**Bylaw 12-2023 Road Closure – Gaal - Range Road 72 amalgamated with NW 26-56-07 W5M**

213-2023 MOVED BY Deputy Reeve Nick Gelych that Bylaw 12-2023 Road Closure – Gaal - Range Road 72 amalgamated with NW 26-56-07 W5M be given second reading following the public hearing scheduled for today, May 17, 2023, at 10:15 a.m. concurrently with Bylaw 11-2023.

Carried.

214-2023 MOVED BY Councillor George Vaughan that Bylaw 12-2023 Road Closure – Gaal - Range Road 72 amalgamated with NW 26-56-07 W5M be given third and final reading following the public hearing scheduled for today, May 17, 2023, at 10:15 a.m. concurrently with Bylaw 11-2023.

Carried.

**Public Hearing 10:30 a.m. for Bylaw 31-2020-01-2023 for a Statutory Plan Amendment Application – Amending the Dornbusch Area Structure Plan**

215-2023 MOVED BY Reeve Joe Blakeman that the Public Hearing for Bylaw 31-2020-01-2023 for a Statutory Plan Amendment Application – Amending the Dornbusch Area Structure Plan (Redistricting Application 004REDST2023), be opened at 10:30 a.m.

Carried.

Director of Growth & Compliance, Matthew Ferris introduced the subject of the Public Hearing.

Reeve Joe Blakeman called for anyone present to speak in support or against the subject of the Public Hearing.

Mr. Jeff Lentz (online) expressed his concerns regarding the current trespassing, not opposing the development.



**Close the Public Hearing 10:30 a.m. for Bylaw 31-2020-01-2023 for a Statutory Plan Amendment Application – Amending the Dornbusch Area Structure Plan**

- 216-2023 MOVED BY Reeve Joe Blakeman that the presentations in the Public Hearing be accepted for the information and further that the Public Hearing for Bylaw 31-2020-01-2023 for a Statutory Plan Amendment Application – Amending the Dornbusch Area Structure Plan (Redistricting Application 004REDST2023), be closed at 10:40 a.m.
- Carried.

**Bylaw 31-2020-01-2023 for a Statutory Plan Amendment Application – Amending the Dornbusch Area Structure Plan**

- 217-2023 MOVED BY Councillor Kevin Lovich that Bylaw 31-2020-01-2023 for a Statutory Plan Amendment Application – Amending the Dornbusch Area Structure Plan, Tax Roll #5404351001, be given second reading.
- Carried.

- 218-2023 MOVED BY Councillor Lloyd Giebelhaus that Bylaw 31-2020-01-2023 for a Statutory Plan Amendment Application – Amending the Dornbusch Area Structure Plan, Tax Roll #5404351001, be given third and final reading.
- Carried.

**Appointment of Additional Weed and Pest Inspectors 2023**

- 219-2023 MOVED BY Councillor Kevin Lovich that County Council appoint Jasmine Eisner, Lainey Granley, Grace Churchill, Cohen Geissler, Jorja Keith, and Jorja Komeak-Krysik as Lac Ste. Anne County Weed and Pest Inspectors for the 2023 season, as per the *Weed Control Act Part 2 7(1)*, and the *Agricultural Pests Act RSA 2008 9(1)*.
- Carried.

**Seniors' Week 2023**

- 220-2023 MOVED BY Councillor Ross Bohnet that County Council declare June 5-11, 2023 to be "Seniors' Week" in honour of the past, present, and future contributions of all seniors in our local communities and throughout Alberta.
- Carried.

**Onoway Playschool Evaluation Summary - 2022-2023 School Year**

- 221-2023 MOVED BY Deputy Reeve Nick Gelych that County Council accept the Onoway Playschool Evaluation Summary for the 2022-23 school year as presented for information.
- Carried.

**Letter of Support - Alberta Beach Snowmobile Club**

- 222-2023 MOVED BY Councillor George Vaughan that County Council ratify the provision of a letter of support to the Alberta Beach Snowmobile Club for inclusion in their grant application(s) for the purchase of mechanical trail groomer.
- Carried.

**Recreational ATV/UTV Ban Ratification**

- 223-2023 MOVED BY Councillor Lloyd Giebelhaus that County Council ratifies the ban of all recreational ATV/UTV within Lac Ste. Anne County due to the extreme fire risk and this ban will remain in effect until further notice.
- Carried.

**Public Hearing 10:45 a.m. for Bylaw 22-2017-01-2023 for Land Use Bylaw Amendments - Redistricting**

224-2023                    MOVED BY Reeve Joe Blakeman that the Public Hearing for Bylaw 22-2017-01-2023 for Land Use Bylaw Amendments - Redistricting, be opened at 10:45 a.m. Carried.

Director of Growth & Compliance, Matthew Ferris, introduced the subject of the Public Hearing.

Reeve Joe Blakeman called for anyone present to speak in support or against the subject of the Public Hearing. There were none.

**Closing the Public Hearing**

225-2023                    MOVED BY Reeve Joe Blakeman that the presentations in the Public Hearing be accepted for information and further that the Public Hearing for Bylaw 22-2017-01-2023 for Land Use Bylaw Amendments - Redistricting, be closed at 10:55 a.m. Carried.

**Bylaw 22-2017-01-2023 for Land Use Bylaw Amendments - Redistricting**

226-2023                    MOVED BY Councillor Lloyd Giebelhaus that Bylaw 22-2017-01-2023 for amending Land Use Bylaw 22-2017 for redistricting, be given second reading. Carried.

227-2023                    MOVED BY Deputy Reeve Nick Gelych that Bylaw 22-2017-01-2023 for amending Land Use Bylaw 22-2017 for redistricting, be given third and final reading. Carried.

**Strategic Planning Item 2.11 Enforcement Storage Yard**

228-2023                    MOVED BY Councillor Kevin Lovich that County Council defers Strategic Planning Item 2.11, Enforcement Storage Yard to a future Strategic Planning meeting. Carried.

**Strategic Planning Item 4.1 Baroid Lands**

229-2023                    MOVED BY Councillor George Vaughan that County Council defers Strategic Plan Item 4.1 Baroid Lands to a future Strategic Planning meeting. Carried.

**Strategic Planning Item 6.3 Rental Property Shortage**

230-2023                    MOVED BY Deputy Reeve Nick Gelych that County Council amends the due date for Strategic Planning Item 6.3 Rental Property Shortage from Q2 to Q4 2023. Carried.

**Correspondence from MCSNet - Letter of Support**

231-2023                    MOVED BY Deputy Reeve Nick Gelych that County Council provides the Letter of Support to MCSNet in support of the application to the CRTC Broadband Fund for the proposed Gunn Fiber Transport Project. Carried.

**11:00 a.m. Presentation from Niko Preugschas - Road Agreement Use**

232-2023                    MOVED BY Councillor Ross Bohnet that County Council accepts the presentation made by Jurgen and Niko Preugschas regarding road use agreements for information. Carried.

**2:00 p.m. Presentation - Mark Wagner Rescheduled to 11:40 a.m.**



233-2023

MOVED BY Deputy Reeve Nick Gelych that County Council accepts the presentation made by Mark Wagner Lac Ste. Anne County resident regarding the use of sea-cans within County Residential Estate (CRE) subdivisions for information.

Carried.

**INFRASTRUCTURE**

**PLANNING AND DEVELOPMENT**

**IPS - OTHER ITEMS**

**AGRICULTURAL SERVICES**

**UTILITIES & SPECIAL PROJECTS**

**MUNICIPAL PLANNING COMMISSION**

**COMMUNITY & PROTECTIVE SERVICES**

**COMMUNITY SERVICES**

**ENFORCEMENT SERVICES**

**FIRE SERVICES**

**CPS - OTHER ITEMS**

**FINANCE**

**ECONOMIC DEVELOPMENT**

**FOIP & RECORDS MANAGEMENT**

**IT INFORMATION**

**CS - OTHER ITEMS**

**ADMINISTRATION**

**COUNTY MANAGER**

**BYLAWS & POLICIES**

**Bylaw 22-2017-03-2022 for Land Use Bylaw Amendments - Redistricting County Lands**

234-2023

MOVED BY Councillor George Vaughan that County Council directs Administration to amend Land Use Bylaw Amendment 22-2017-03-2022, as discussed and further schedule a second Public Hearing on June 8, 2023, at 10:45 a.m.

Carried.

Recess from 12:15 p.m. to 1:05 p.m.

Councillor Lorne Olsvik arrived at the meeting at 12:22 p.m.

**1:00 Legal Counsel - Administration Building**

**CLOSED SESSION**

**Closed Session**

235-2023            MOVED BY Councillor George Vaughan that County Council enters a Closed Session, pursuant to Section 197(2) of the *Municipal Government Act*, at 1:05 to discuss:  
 -legal  
 subject to Sections 25 to 29 of *The Freedom of Information and Protection of Privacy Act (FOIP)*.  
Carried.

236-2023            MOVED BY Councillor Lloyd Giebelhaus that County Council adjourns the Closed Session at 2:26 p.m.  
Carried.

237-2023            MOVED BY Councillor Lorne Olsvik that County Council accepts the Closed Session discussion from legal Counsel regarding the Administration Office for information.  
Carried.

**Administration Office**

238-2023            MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to provide a plan to build a replacement for the administration office, based on recommendations from independent experts and legal counsel that have determined it is not economically feasible to repair the current office.

Councillor Lloyd Giebelhaus requested a recorded vote.

Reeve Joe Blakeman	For
Deputy Reeve Nick Gelych (Moved By)	For
Councillor George Vaughan	For
Councillor Lloyd Giebelhaus	For
Councillor Ross Bohnet	For
Councillor Lorne Olsvik	For
Councillor Kevin Lovich	For

Carried.

**Wildfire and Disaster Relief**

239-2023            MOVED BY Councillor Kevin Lovich that County Council accepts the discussion regarding the wildfires regarding funding, provincial assistance, and the Disaster Relief Program, for information.  
Carried.

**Riparian Matrix Model**

240-2023            MOVED BY Councillor Lloyd Giebelhaus that County Council directs Administration to bring the Riparian Matrix Model to the June 8, 2023, meeting for further review.  
Carried.

**Growth & Compliance Quarterly Report Q1 2023**

241-2023            MOVED BY Councillor George Vaughan that County Council accepts the Growth & Compliance Q1 Report 2023, for information.  
Carried.

**Approaches and Culverts Policy Final Review and Adoption**

242-2023            MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to amend Policy 04-040-002 Approaches and Culverts Policy as discussed and once amended, implement the policy accordingly.  
Carried.

**Signing Authority Policy**

243-2023            MOVED BY Councillor Lorne Olsvik that County Council approves the Signing Authority Policy 03-050-21 as presented.  
Carried.





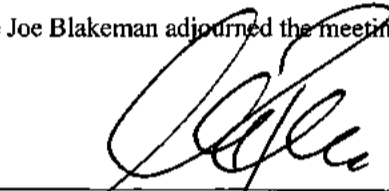
**Bylaw 20-2022 Master Rates & Fees Bylaw**


- 244-2023            MOVED BY Councillor Lloyd Giebelhaus that County Council amend Bylaw 20-2022 Master Rates and Fees Bylaw as discussed. Carried.
  
- 245-2023            MOVED BY Councillor George Vaughan that County Council gives Bylaw 20-2022 Master Rates & Fee Bylaw second reading as amended. Carried.
  
- 246-2023            MOVED BY Councillor Kevin Lovich that County Council gives Bylaw 20-2022 Master Rates & Fees Bylaw third and final reading. Carried.

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

Reeve Joe Blakeman adjourned the meeting at 3:05 p.m.

  
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CAO

  
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Reeve