



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

Lac Ste. Anne County held a County Council Regular Meeting on September 14, 2023 commencing at 9:45 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  
Lorne Olsvik, Councillor  
Kevin Lovich, Councillor

Councillors Absent: Ross Bohnet, Councillor

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

Also Present: No 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**

- 6.A.1. Gravel Tender
- 9.B.1 Letter of Support - Darwell District Recreation Association
- 11.A.1. Meeting Dates - Strategic Planning

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

359-2023 MOVED BY Councillor George Vaughan that County Council approves the September 14, 2023, County Council meeting agenda as amended. Carried.

**ADOPTION OF MINUTES**

**INFRASTRUCTURE & PLANNING SERVICES**

**PUBLIC WORKS**

360-2023 MOVED BY Deputy Reeve Nick Gelych that County Council accepts the gravel tender discussion for information. Carried.

**ASSESSMENT & TAXATION**

**Waive Tax Penalty for Roll Number 5405101022**

- 361-2023 MOVED BY Councillor Lorne Olsvik that County Council received the correspondence dated August 21, 2023, from Mr. Klemens Hofmann requesting that the Council waive the 2021, 2022, and 2023, tax penalty for roll number 5405101022 of \$272 and further that the request be approved.

Carried.

#### **DELEGATIONS & PRESENTATIONS**

##### **10:06 a.m. Public Hearing: Bylaw 22-2017-04-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Ardea Park**

- 362-2023 MOVED BY Reeve Joe Blakeman that the Public Hearing for Bylaw 22-2017-04-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Ardea Park for redistricting the lands from County Land (CL) District to Existing Country Residential (CRX) District, be opened at 10:06 a.m.

Carried.

Director of Growth & Compliance, Matthew Ferris introduced the subject of public hearing.

Reeve Joe Blakeman called for anyone to speak for or against the subject of the public hearing. There were none.

##### **Closure of the Public Hearing - Bylaw 22-2017-04-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Ardea Park**

- 363-2023 MOVED BY Reeve Joe Blakeman that the Public Hearing for Bylaw 22-2017-04-2023 for the Land Use Bylaw Amendments - Redistricting County Lands - Ardea Park for redistricting the lands from County Lands (CL) District to Existing Country Residential (CRX) District be closed at 10:18a.m.

Carried.

#### **INFRASTRUCTURE**

##### **Solid Waste Collection Trucks Sand Blast and Paint Request**

- 364-2023 MOVED BY Deputy Reeve Nick Gelych that County Council approves the sandblasting and painting of V0594 and V5015 with funding to come from the Solid Waste Fund of \$23,700.00 and Sangudo Solid Waste Fund of \$7,900.00.

Carried.

##### **Memorandum of Agreement between West Inter Lake District (WILD) Water Commission and Northern Gateway Public School Division**

- 365-2023 MOVED BY Councillor Lorne Olsvik that County Council accepts the Memorandum of Agreement between West Inter Lake District (WILD) Water Commission and Northern Gateway Public Schools Division for information and further directs Administration to endorse the same.

Carried.

#### **PLANNING AND DEVELOPMENT**

##### **Development Permit 193193-23-D0188**

- 366-2023 MOVED BY Councillor George Vaughan that County Council approves development permit application 193193-23-D0188, Applicant: Due North Homes (a division of Due North Holdings Ltd.) and owners: Mervyn and Theresa Koughan, for a stick built home on basement with deck and attached garage, Main 40.0' x 48.0' (1944.0 sq. ft.) 9.0' walls, Basement 40.0' x 48.0' (1804.0 sq. ft.) 9.0' walls, Garage 23.0' x 34.0' (782.0 sq. ft.) 9.0' walls, Deck 13.0' x 40.0' (520.0 sq. ft.) with Variance to Deck Sized: Required (408.0 sq. ft.), Requested (520.0 sq. ft.), Variance (112.0 sq. ft.). On Lot 261. Plan 212 1364, Water's Edge

Resort within SE 10-55-3 W5M, Tax Roll #5503105237 (Div. 3), 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 for obtaining building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Lac Ste. Anne County. The Applicant must 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 with any road bans and/or road closures with respect to all municipal roads, highways, and bridges within Lac Ste. Anne County which is under the direction, control, and management of the County.
5. The development that is the subject of the permit is 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 runoff 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 fieldwork or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
9. The Applicant must obtain Planning and Development approval for all approaches required for the proposed development.
10. 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.
11. The Applicant/landowner shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw.
12. 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:  
 Waters Edge Resort (DC 14-01)  
 FRONT: 9.0 m (30.0 ft)  
 BACK: 6.0 m (19.7 ft)  
 SIDE: 2.43 m (8.0 ft)  
 VARIANCE APPROVED:  
 \*DECK SIZE Regulation: 408 sq. ft., Requested: 520 sq. ft., Variance: 112 sq. ft.
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.

Carried.

**Alberta Beach Snowmobile Club - Request for a Shack**

367-2023

MOVED BY Deputy Reeve Nick Gelych that County Council directs the Alberta Beach Snowmobile Club to apply for a development permit to erect a portable shack at the Stanger Hills Trail System.

Carried.

368-2023

MOVED BY Councillor Kevin Lovich that County Council directs the Alberta Beach Snowmobile Club to remove the "No Hunting" signs within the Stanger Hills Trail System and further directs the SARTUC Committee to meet to discuss signage requirements.

Carried.



**IPS - OTHER ITEMS**

**UTILITIES & SPECIAL PROJECTS**

**MUNICIPAL PLANNING COMMISSION**

**COMMUNITY & PROTECTIVE SERVICES**

**Letter of Support - Darwell District Recreation Association**

369-2023

MOVED BY Councillor Kevin Lovich that County Council ratifies the provision of a Letter of Support to the Darwell District Recreation Association, for inclusion in their grant application to the New Horizon's for Senior's Program to complete renovations to the Darwell Centennial Hall.

Carried.

**AGRICULTURAL SERVICES**

**COMMUNITY SERVICES**

**ENFORCEMENT SERVICES**

**FIRE SERVICES**

**Fire Services 2nd Quarter Report**

370-2023

MOVED BY Deputy Reeve Nick Gelych that County Council receives the Fire Services Department 2023 2nd Quarter Report for information.

Carried.

**Fire Services Training Facility Rental Agreement**

371-2023

MOVED BY Councillor George Vaughan that County Council approves the use of the proposed Rental Agreement along with fees therein, for its Fire Training Facility at East Fire Station in accordance with the conditions of the draft agreement, and in so doing approves the concept of renting its facility.

Carried.

**Fire Smart Grant Support**

372-2023

MOVED BY Councillor Lloyd Giebelhaus that County Council ratify an approval to submit project proposals to the FRIAA Firesmart RFP (both Non-vegetation and Vegetation disciplines, for the following project intentions:

- Wildfire Hazard & Risk Assessment Update (Request: \$40,230);
- Property Assessments (Request \$44,240);
- Public Engagement Sessions (Request \$35,650);
- Interagency Training (Request \$20,000);
- Vegetation Management (Request \$200,000).

Carried.

**CPS - OTHER ITEMS**

**CORPORATE SERVICES REPORT**

**FINANCE**

**ECONOMIC DEVELOPMENT**

**FOIP & RECORDS MANAGEMENT**

**IT INFORMATION**

**CS - OTHER ITEMS****ADMINISTRATION****COUNTY MANAGER****BYLAWS & POLICIES****Bylaw 22-2017-03-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Eagle Ridge Estates**

373-2023                    MOVED BY Deputy Reeve Nick Gelych that County Council amends Bylaw 22-2017-03-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Eagle Ridge Estates for redistricting the lands from County Land (CL) District to Existing Country Residential (CRX) District as presented and further gives second reading. Carried.

374-2023                    MOVED BY Councillor Lorne Olsvik that County Council gives Bylaw 22-2017-03-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Eagle Ridge Estates for redistricting the lands from County Land (CL) District to Existing Country Residential (CRX) District third and final reading. Carried.

**Tax Penalty Bylaw 20-2023**

375-2023                    MOVED BY Deputy Reeve Nick Gelych that County Council gives Tax Penalty Bylaw 20-2023 first reading as presented. Carried.

376-2023                    MOVED BY Councillor Kevin Lovich that County Council gives Tax Penalty Bylaw 20-2023 second reading. Carried.

377-2023                    MOVED BY Councillor Lorne Olsvik that County Council gives Tax Penalty Bylaw 20-2023 unanimous consent. Carried.

378-2023                    MOVED BY Councillor George Vaughan that County Council gives Tax Penalty Bylaw 20-2023 third and final reading. Carried.

**Bylaw 22-2017-04-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Ardea Park**

379-2023                    MOVED BY Councillor Lloyd Giebelhaus that County Council gives Bylaw 22-2017-04-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Ardea Park for redistricting the lands from County Land (CL) District to Existing Country Residential (CRX) District second reading. Carried.

380-2023                    MOVED BY Councillor George Vaughan that County Council gives Bylaw 22-2017-04-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Ardea Park for redistricting the lands from County Land (CL) District to Existing Country Residential (CRX) District third and final reading. Carried.

**Bylaw 22-2017-05-2023 for Land Use Bylaw Amendments –CRE Zoned Properties to Permit Shipping Containers**

381-2023 MOVED BY Councillor Kevin Lovich that County Council gives Bylaw 22-2017-05-2023 for CRE-zoned properties to permit shipping containers first reading and further schedules the Public Hearing to be held October 24, 2023, at 10:00 a.m.

Carried.

**Bylaw 22-2017-06-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Paradise Estates**

382-2023 MOVED BY Councillor Lloyd Giebelhaus that County Council that the Bylaw 22-2017-06-2023 for Land Use Bylaw Amendments - Redistricting County Lands - Paradise Estates for redistricting the lands from County Land (CL) District to Existing Country Residential (CRX) District be given first reading and further a public hearing be scheduled for October 12, 2023, at 10:00 a. m.

Carried.

**Bylaw 22-2017-07-2023 Lake Matchayan Club Redistricting**

383-2023 MOVED BY Deputy Reeve Nick Gelych that County Council that the Bylaw 22-2017-07-2023 to amend the Lac Ste. Anne County Land Use Bylaw 22-2017 for the creation of a Direct Control District (23-01) Lake Matchayan Clubbe given first reading, and further that a public hearing be scheduled for October 12, 2023, at 10:30 a.m.

Carried.

**CLOSED SESSION**

**Closed Session**

384-2023 MOVED BY Deputy Reeve Nick Gelych that County Council enters a Closed Session pursuant to Section 197(2) of the *Municipal Government Act* at 11:05 a.m. to discuss:

-third party agreements  
-legal  
-personnel

subject to Sections 16,17, and 24 of *The Freedom of Information and Protection of Privacy Act* (FOIP).

Carried.

385-2023 MOVED BY Councillor George Vaughan that County Council adjourns the Closed Session at 12:24 p.m.

Carried.

**Rural Transit Solutions Fund - West End Bus Enhancement Project**

386-2023 MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to forward a letter to the Town of Mayerthorpe withdrawing from the Rural Transit Solutions Fund - West End Bus Enhancement Project due to budgetary constraints.

Carried.

**Municipal Services Package**

387-2023 MOVED BY Councillor George Vaughan that County Council directs Administration to offer Emergency Management and Fire Services to municipalities within our borders, as per the terms discussed in Closed Session.

Carried.

**Tax Sale Offers**

388-2023 MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the tax sale offers for 5306271055 and 5707073050, as presented.

Carried.



**Canadian National Railway**

389-2023

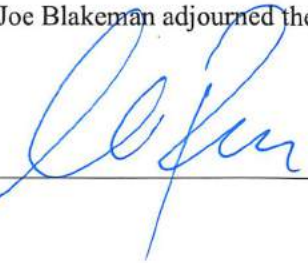
MOVED BY Deputy Reeve Nick Gelych that County Council directs Administration to review the request to purchase the Onoway CN rail siding and determine whether it is in the best interest of the County to purchase, and further provide County Council with a recommendation once complete.

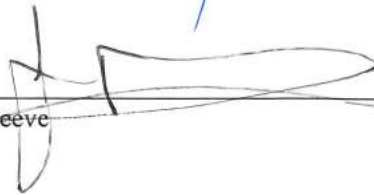
Carried.

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

Reeve Joe Blakeman adjourned the meeting at 12:28 p.m.

  
\_\_\_\_\_  
CAO

  
\_\_\_\_\_  
Reeve