



**MINUTES  
County Council Regular Meeting**

Lac Ste. Anne County held a County Council Regular Meeting on July 17, 2025 commencing at 9:41 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  
Lorne Olsvik, Councillor

Councillors Absent:

Staff Present: Trista Court, Interim County Manager/GM of Community Engagement  
Greg Edwards, GM of Operations  
Brian Hartman, GM of Infrastructure  
Cindy Suter, Legislative & Support Services Supervisor  
Carla Callihoo, Finance Manager  
Amy Roberts, Development Officer  
Jennifer Lowry, Administrative Support Clerk  
Rob Smyth, Assessment & Taxation Manager  
Mason Johnson, Assessor  
Joel Rosen, Assessor  
Sarah McGrath, Assessment & Taxation Clerk  
Tanya Vanderwell, Acting Manager of Planning & Development  
Twyla Lesko, Communications Coordinator  
Dallas Choma, Enforcement Services Manager  
Randy Schroeder, County Fire Chief

Also Present: 36 members of the public were in attendance.  
25 members of the public were online.

**CALL TO ORDER**

Reeve Joe Blakeman called the meeting to order at 9:41 a.m.

Assessment & Taxation Manager, Rob Smyth introduced the new assessors, Joel Rosen and Mason Johnson.

**ADDITIONS TO AGENDA**

9.B.7. Mayerthorpe Golf Course - Request for Culverts

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

258-2025 MOVED BY Councillor George Vaughan that County Council accepts the July 17, 2025, County Council meeting agenda as amended.

Carried.

**ADOPTION OF MINUTES**

 JB TC

**June 12, 2025 County Council Meeting Minutes**

259-2025            MOVED BY Deputy Reeve Nick Gelych that County Council approves the June 12, 2025 County Council Meeting minutes as presented.  
Carried.

**ASSESSMENT & TAXATION**

**Tax Penalty Cancellation Request Tax Roll 5402094001.**

260-2025            MOVED BY Councillor Lorne Olsvik that County Council denies the request submitted by the landowner through Councillor Olsvik, for the cancellation of tax penalties totaling \$27.35 applied to Tax Roll 5402094001 and further directs Administration to confirm the mailing address for all properties connected to this landowner.  
Carried.

**Tax Penalty Cancellation Request Tax Roll 5709281002.**

261-2025            MOVED BY Councillor Ross Bohnet that County Council approve the request for cancellation of tax penalties of \$26.29 applied to Tax Roll 5709281002.  
Carried.

**Tax Penalty Cancellation Request Tax Roll 5506081001 & 5506054001**

262-2025            MOVED BY Councillor Kevin Lovich that County Council approves the cancellation of tax penalties applied to Tax Roll 5506081001 for \$53.15 and Tax Roll 5506054001 for \$53.28, due to an administrative error.  
Carried.

**DELEGATIONS & PRESENTATIONS**

**Public Hearing at 10:03 a.m. for Bylaw 22-2017-02-2025 to Amend Land Use Bylaw 22-2017 - Redistricting SE 35-53-05 W5M (5305351001), SW 35-53-05 W5M (5305352001), NW 35-53-05 W5M (5305353001), SW 36-53-05 W5M (5305362001), NW 36-53-05 W5M (5305363001) and NW 36-53-05 W5M Fr. (5305363002) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District**

263-2025            MOVED BY Councillor George Vaughan that the Public Hearing for Bylaw 22-2017-02-2025 to Amend Land Use Bylaw 22-2017 - Redistricting SE 35-53-05 W5M (5305351001), SW 35-53-05 W5M (5305352001), NW 35-53-05 W5M (5305353001), SW 36-53-05 W5M (5305362001), NW 36-53-05 W5M (5305363001) and NW 36-53-05 W5M Fr. (5305363002) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District, be opened at 10:03 a.m.  
Carried.

Acting Planning & Development Manager, Tanya Vanderwell introduced the subject of the Public Hearing.

The applicants, John Thomas of T & T Sand & Gravel Ltd., and Leslie Foy of Aspen Land Group Inc., provided a verbal presentation giving an overview of the proposal.

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

Laurene Booker, spoke against the subject of the Public Hearing.

Adam Meek and Daniel Lozinik, spoke against the subject of the Public Hearing.

Aiden Baumgartner, spoke against the subject of the Public Hearing.

Mike Anderson, spoke against the subject of the Public Hearing.

Dave Vowel, spoke against the subject of the Public Hearing

Ray & Marlene Langford, spoke against the subject of the Public Hearing

The applicant, John Thomas of T & T Sand & Gravel Ltd. provided clarification in response to the questions and comments raised through the Public Hearing.

Acting Planning & Development Manager, Tanya Vanderwell, provided clarification in response to comments and questions provided by the public members speaking for and/or against the subject of the Public Hearing.

264-2025

MOVED BY Councillor Kevin Lovich that the presentations in the Public Hearing on Bylaw 22-2017-02-2025 to Amend Land Use Bylaw 22-2017 - Redistricting SE 35-53-05 W5M (5305351001), SW 35-53-05 W5M (5305352001), NW 35-53-05 W5M (5305353001), SW 36-53-05 W5M (5305362001), NW 36-53-05 W5M (5305363001) and NW 36-53-05 W5M Fr. (5305363002) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District be accepted for information.  
Carried.

265-2025

MOVED BY Councillor Ross Bohnet that the Public Hearing for Bylaw 22-2017-02-2025 to Amend Land Use Bylaw 22-2017 - Redistricting SE 35-53-05 W5M (5305351001), SW 35-53-05 W5M (5305352001), NW 35-53-05 W5M (5305353001), SW 36-53-05 W5M (5305362001), NW 36-53-05 W5M (5305363001) and NW 36-53-05 W5M Fr. (5305363002) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District, be closed at 11:15 a.m.  
Carried.

Recess from 11:16 am. to 11:28 a.m.

**11:29 a.m. Public Hearing: Bylaw 22-2017-03-2025 to amend Land Use Bylaw 22-2017 - Redistricting from Country Residential Ranch (CRR) District to Commercial Recreation (CREC) District in conjunction with Bylaw 15-2025 - Adoption of Wilderness RV Resort Area Structure Plan for Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M**

266-2025

MOVED BY Councillor Lloyd Giebelhaus that the Public Hearing for Bylaw 22-2017-03-2025 to amend Land Use Bylaw 22-2017 - Redistricting from Country Residential Ranch (CRR) District to Commercial Recreation (CREC) District in conjunction with Bylaw 15-2025 - Adoption of Wilderness RV Resort Area Structure Plan for Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M be opened at 11:29 a.m.  
Carried.

Development Officer, Amy Roberts introduced the subject of the Public Hearing.

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

Darcy Paulichuk, D & A Paulichuk Engineering Consultant for the Developer provided a verbal presentation giving an overview of the proposal.

Roy and Sabine Zenke, residents of Lac Ste Anne County spoke against the subject of the Public Hearing.

Sharon Bohaychuk, resident of the Summer Village of Yellowstone spoke against the subject of the Public Hearing.

Julie Kusiek, resident of Summer Village of Yellowstone spoke against the subject of the Public Hearing via Zoom.

JB

Tyler Koll, resident of Lac Ste Anne County spoke against the subject of the Public Hearing.

Bernie Malo, resident of Lac Ste. Anne County spoke against the subject of the Public Hearing.

Brenda Lehoux, resident of Lac Ste Anne County spoke against the subject of the Public Hearing.

Darcy Paulichuk, Consultant and Chad Denton, the Developer provided clarification in response to comments and questions raised through the Public Hearing.

267-2025 MOVED BY Deputy Reeve Nick Gelych that the presentations in the Public Hearing on Bylaw 22-2017-03-2025 and Bylaw 15-2025 be accepted for information. Carried.

268-2025 MOVED BY Councillor Lorne Olsvik that Council closes the Public Hearing for Bylaw 22-2017-03-2025 to amend Land Use Bylaw 22-2017 - Redistricting from Country Residential Ranch (CRR) District to Commercial Recreation (CREC) District in conjunction with Bylaw 15-2025 - Adoption of Wilderness RV Resort Area Structure Plan for Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M at 12:48 p.m. Carried.

Recess from 12:48 p.m. to 1:35 p.m.

All seven Councillors returned to the meeting.

## **OPERATIONS**

### **PUBLIC WORKS & OPERATIONS**

#### **2025 Grader Sales**

269-2025 MOVED BY Councillor George Vaughan that County Council approve the sale of the 2020 Graders (G172, G173 and G174) through Auction B for a guaranteed minimum of \$661,985. Carried.

#### **Culvert Failure on Service Road Access to Rochfort Bridge**

270-2025 MOVED BY Deputy Reeve Nick Gelych that County Council approve the emergency culvert replacement cost of \$155,000 with funding to come from the Canada Community Building Fund (CCBF). Carried.

#### **Alberta Transportation and Economic Corridors Provincial Paving Projects within Lac Ste. Anne County**

271-2025 MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the report regarding Alberta Transportation Corridors Provincial Paving Projects within Lac Ste. Anne County as information. Carried.

## **FLEET & SHOP**

## **ENFORCEMENT SERVICES**

## **PLANNING & DEVELOPMENT**

15-8

**OPS - OTHER ITEMS**

**CORPORATE SERVICES**

**FINANCE**

**HEALTH & SAFETY**

**INFORMATION TECHNOLOGY**

**CS - OTHER ITEMS**

**INFRASTRUCTURE**

**UTILITIES**

**GIS**

**INF. - OTHER ITEMS**

**COMMUNITY ENGAGEMENT**

**AGRICULTURAL SERVICES**

**COMMUNITY SERVICES**

**Yellowhead Regional Library - 2024 Annual Report**

272-2025      MOVED BY Councillor Lorne Olsvik that County Council accept the Yellowhead Regional Library's (YRL's) 2024 Annual Report, as well as the May 15, 2025 correspondence from Hendrik (Hank) Smit, YRL Board Chair, for information. Carried.

**Lac Ste. Anne County Library Board - Meeting Minutes from February 21, 2025 Meeting**

273-2025      MOVED BY Councillor George Vaughan that Council accept the February 21, 2025 Meeting Minutes of the Lac Ste. Anne County Library Board for information. Carried.

**Yellowhead Regional Library 2024 Return on Investment for Lac Ste. Anne County Library Board**

274-2025      MOVED BY Deputy Reeve Nick Gelych that County Council accept the Yellowhead Regional Library 2024 Return on Investment Statement for the Lac Ste. Anne County Library Board for information. Carried.

**Corsair Boat Launch - Dock Repairs**

275-2025      MOVED BY Councillor George Vaughan that County Council approves an addition of \$7,075.41 for floating dock repairs at the Corsair Cove Boat Launch in the 2025 Operating Budget, with funding to come from the Campground Fund (reserves). Carried.

**Invitation - 2025 Fall Harvest Festival (Onoway)**

276-2025      MOVED BY Councillor Kevin Lovich that County Council accept the invitation from the Onoway and District Historical Guild, inviting County Council to the 2025 Fall Harvest Festival on September 20, 2025, for information.

*Handwritten initials: OJD and a signature.*

Carried.

**West End Bus Committee - Transit Bus Purchase**

277-2025 MOVED BY Councillor Lloyd Giebelhaus that County Council ratify the purchase of the 2023 Ford Transit 15-passenger vehicle, for the West End Bus Program, at a total cost of \$83,990, funded through the West End Bus Committee Fund.

Carried.

**Mayerthorpe Golf Course Culvert Request**

278-2025 MOVED BY Councillor Ross Bohnet that County Council approves to donate two 20' x 2' culverts to the Mayerthorpe Golf Course.

Carried.

**FIRE SERVICES****COMMUNICATIONS****CES - OTHER ITEMS****Community Futures - Regional Investment Attraction Marketing Strategy - Sponsorship**

279-2025 MOVED BY Deputy Reeve Nick Gelych that County Council approve a three (3) year sponsorship commitment of \$1,667 per year (2025, 2026 & 2027) to support the Regional Investment Attraction Marketing Strategy initiative lead by Community Futures - Yellowhead East.

Carried.

**ADMINISTRATION****BYLAWS & POLICIES****Rescind Policy 03-050-018 Debit Cards**

280-2025 MOVED BY Councillor Lloyd Giebelhaus that County Council rescind Debit Cards Policy 03-050-018 as this Policy is no longer relevant.

Carried.

**Repeal Bylaw 15-99 Freedom of Information & Privacy and Delegation Order by Resolution 1491-10**

281-2025 MOVED BY Councillor Kevin Lovich that County Council repeal Bylaw 15-99 Freedom of Information & Protection of Privacy, as well as the Delegation Order established by County Council Resolution 1491-10 on November 25, 2010.

Carried.

**Bylaw 22-2017-02-2025 to Amend Land Use Bylaw 22-2017 - Redistricting SE 35-53-05 W5M (5305351001), SW 35-53-05 W5M (5305352001), NW 35-53-05 W5M (5305353001), SW 36-53-05 W5M (5305362001), NW 36-53-05 W5M (5305363001) and NW 36-53-05 W5M Fr. (5305363002) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District**

282-2025 MOVED BY Councillor George Vaughan that Bylaw 22-2017-02-2025 to Amend Land Use Bylaw 22-2017 - Redistricting SE 35-53-05 W5M (5305351001), SW 35-53-05 W5M (5305352001), NW 35-53-05 W5M (5305353001), SW 36-53-05 W5M (5305362001), NW 36-53-05 W5M (5305363001) and NW 36-53-05 W5M Fr. (5305363002) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District, be given second reading.

A/B R

Carried.

283-2025 MOVED BY Councillor Kevin Lovich that County Council directs Administration to advise the applicant/landowner that prior to further/third reading of the proposed Bylaw 22-2017-02-2025 the relevant and updated studies and reports that are required at the development permit stage for aggregate resource extraction and processing shall be submitted to weigh the potential risks and benefits.

Carried.

**Bylaw 22-2017-03-2025 to amend Land Use Bylaw 22-2017 - Redistricting from Country Residential Ranch (CRR) District to Commercial Recreation (CREC) District for Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M**

284-2025 MOVED BY Councillor George Vaughan that Bylaw 22-2017-03-2025 to amend Land Use Bylaw 22-2017 - Redistricting Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M from Country Residential Ranch (CRR) District to Commercial Recreation (CREC) District, be given second reading.

Carried.

285-2025 MOVED BY Councillor Kevin Lovich that Bylaw 22-2017-03-2025 to amend Land Use Bylaw 22-2017 - Redistricting Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M from Country Residential Ranch (CRR) District to Commercial Recreation (CREC) District, be given third and final reading.

Carried.

**Bylaw 15-2025 - Adoption of Wilderness RV Resort Area Structure Plan for Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M**

286-2025 MOVED BY Councillor Kevin Lovich that Bylaw 15-2025 for adoption of Wilderness RV Resort Area Structure Plan for Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M, be given second reading as amended.

Carried.

287-2025 MOVED BY Deputy Reeve Nick Gelych that Bylaw 15-2025 for adoption of Wilderness RV Resort Area Structure Plan for Lot 3, Block 3, Plan 2422654 within NE 09-55-03 W5M, be given third and final reading.

Carried.

288-2025 MOVED BY Councillor Lorne Olsvik that County Council directs Administration to complete a pre-referral to adjacent landowners once a completed development permit for a commercial campground/resort has been received for the Wilderness RV Resort project.

Carried.

**Bylaw 22-2017-04-2025 to Amend Land Use Bylaw 22-2017 - Redistricting NW 33-53-03 W5M (5303333001), NE 33-53-03 W5M (5303334001), SW 34-53-03 W5M (5303342001) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District**

289-2025 MOVED BY Councillor Lloyd Giebelhaus that County Council Bylaw 22-2017-04-2025 to Amend Land Use Bylaw 22-2017 - Redistricting NW 33-53-03 W5M (5303333001), NE 33-53-03 W5M (5303334001), SW 34-53-03 W5M (5303342001) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District, be given first reading.

Carried.

290-2025 MOVED BY Councillor Kevin Lovich that County Council schedules a Public Hearing for Bylaw 22-2017-04-2025 to Amend Land Use Bylaw 22-2017 - Redistricting NW 33-53-03 W5M (5303333001), NE 33-53-03 W5M (5303334001), SW 34-53-03 W5M (5303342001) from Agricultural '1' (AG1) District to Aggregate Resource Extraction & Processing (AR) District, will be scheduled for August 14, 2025, at 10:30 a.m.

Carried.

**Bylaw 22-2017-05-2025 to Amend Land Use Bylaw 22-2017 - Redistricting Lots 22 and 23, Block 1, Plan 1774 BW, Hamlet of Cherhill within SE 09-56-05 W5M from Institutional (INT) District to Urban Residential (UR) District**

291-2025 MOVED BY Councillor Kevin Lovich that County Council Bylaw 22-2017-05-2025 to Amend Land Use Bylaw 22-2017 - Redistricting Lots 22 and 23, Block 1, Plan 1774 BW, Hamlet of Cherhill within SE 09-56-05 W5M from Institutional (INT) District to Urban Residential (UR) District, be given first reading.

Carried.

292-2025 MOVED BY Councillor George Vaughan that a Public Hearing for Bylaw 22-2017-05-2025 to Amend Land Use Bylaw 22-2017 - Redistricting Lots 22 and 23, Block 1, Plan 1774 BW, Hamlet of Cherhill within SE 09-56-05 W5M from Institutional (INT) District to Urban Residential (UR) District, will be scheduled for August 14, 2025, at 11:30 a.m.

Carried.

**COUNTY MANAGER****CLOSED SESSION****Closed Session**

293-2025 MOVED BY Councillor George Vaughan that County Council enters a Closed Session, under Section 197(2) of the *Municipal Government Act* at 2:31 p.m. to discuss the following:

- Intergovernmental Agreements
- Third-Party Agreements

subject to Sections 19, 26 and 28 of the *Access to Information Act* (ATIA).

Carried.

294-2025 MOVED BY Deputy Reeve Nick Gelych that County Council adjourns the Closed Session at 3:55 p.m.

Carried.

**Land Tax Sale**

295-2025 MOVED BY Councillor Lloyd Giebelhaus that County Council accepts the offer to purchase Lot 3, Plan 7923054, Loudon Park, within S.W. 07-54-02-W5M, Rural Address 100, 54127 3524 Range Road 30, Tax Roll 5402072004 for \$70,000.00 plus gst.

Carried.

**Firehall Rental Town of Onoway**

296-2025 MOVED BY Councillor George Vaughan that County Council approves the rental agreement between Lac Ste. Anne County and the Town of Onoway for the Town of Onoway Firehall as discussed.

Carried.

**Mutual Aid - Alberta Beach**

297-2025 MOVED BY Deputy Reeve Nick Gelych that County Council approves the Fire Services Mutual Aid agreement between Lac Ste. Anne County and Alberta Beach, and subsequent addendums with the municipalities belonging to the Municipal Fire Services Consortium, as discussed, proposing that the rates be set using the Alberta Wildland Urban Interface rates.

Carried.

**WILD Water Extension to the Hamlet of Darwell**

298-2025

MOVED BY Councillor Kevin Lovich that County Council directs Administration to investigate funding options for the WILD Water Distribution line to the Hamlet of Darwell.

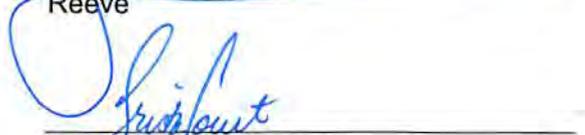
Carried.

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

Reeve Joe Blakeman adjourned the meeting at 3:57 p.m.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Interim County Manager