

The regular meeting of the Lacombe County Council was called to order by Reeve Shepherd at 9:00 a.m. on April 14, 2022 in the Council Chamber of the Lacombe County Administration Office.

Present

Present: Reeve, B. Shepherd, Deputy Reeve, J. Ireland; Councillors, B. Knight, D. Kreil, K. Weenink, D. West and A. Wilson; County Manager, T. Timmons; Director of Operations, B. Cade; Director of Corporate Services, M. Minchin; Director of Planning, D. Freitag; Director of Community Services, D. Burlock; Manager of IT Services, M. Kartusch; and Administrative Executive Coordinator, L. Turnbull.

**C/158/22  
Agenda**

Ms. Shepherd introduced herself and those present introduced themselves.

Ms. Shepherd inquired if there were any additions or deletions to the agenda. There was one addition and one amendment to the agenda.

5.8 CPAA Board Nomination  
5.9 Move Item 10.8 to Item 5.9

***Moved by Mr. Ireland that the agenda be approved as amended.***

***Carried Unanimously.***

**C/159/22  
Minutes**

***Moved by Mr. Ireland that the minutes of the March 10, 2022 meeting be approved as presented.***

***Carried Unanimously.***

**C/160/22  
Public Hearings  
Bylaw Nos. 1368/22,  
1367/22, 1365/22 &  
1366/22**

***Moved by Mrs. Knight that the meeting recess in order to conduct a public hearing for Bylaw Nos. 1368/22, 1367/22, 1365/22 and 1366/22. Time: 9:05 a.m.***

***Carried Unanimously.***

**Public Hearing Bylaw No. 1368/22**

The public hearing process is intended to allow all interested parties to address Council on Bylaw No. 1368/22.

Bylaw No. 1368/22 received first reading on March 10, 2022 and approval to hold a public hearing.

Bylaw No. 1368/22 is a bylaw of Lacombe County to amend the Lacombe County Land Use Bylaw No. 1237/17 to change the zoning of approximately 153.07 acres (61.95 hectares) described as Pt. NW 21-39-03 W5M from Agricultural "A" District to Recreational "PR" District.

Ms. Paradis advised that the development proposal includes a 9-hole golf course, 100 recreational vehicle seasonal campsite, two washrooms, 104 vehicle parking spaces; and a fenced storage lot. A playground, small pool, pickle ball court and a trail to a water feature are also proposed. The development will be known as Alberta Views RV and Golf Resort.

To accommodate the proposed campground the property must be redesignated to Recreation "PR" District. Ms. Paradis provided an overview of the development.

Ms. Shepherd inquired if there were questions by Council.

Mrs. Kreil commented that the traffic going into Eckville will be on a gravel road and inquired if dust control would be in place. Ms. Paradis advised that the traffic routes have been identified and no improvements or dust control has been recommended. Ms. Paradis advised that dust control could be a condition of approval if the County's Municipal Planning Commission wished to impose it.

Mrs. Knight referred to the sewer holding tank regarding disposal. Ms. Paradis advised that the holding tank will be cleaned by a septic truck and disposed at a proper facility. Mr. Timmons commented if the Eckville lagoon does not have capacity it will be taken to Sylvan Lake.

Ms. Shepherd inquired if there were verbal submissions by government agencies. There were no verbal submissions from government agencies.

Ms. Shepherd inquired if there were verbal submissions by municipal agencies. There were no verbal submissions from municipal agencies.

Ms. Shepherd inquired if there were verbal submissions by the public. There were no verbal submissions from the public.

Ms. Shepherd inquired if there were written submissions from government or municipal agencies. There were no written submissions received from government or municipal agencies.

Ms. Shepherd inquired if there were written submissions from the public. There was one written submission from Sandi Taylor in support of the development.

Bylaw No. 1367/22

**Public Hearing Bylaw No. 1367/22**

The public hearing process is intended to allow all interested parties to address Council on Bylaw No. 1367/22.

Bylaw No. 1367/22 received first reading on March 10, 2022 and approval to hold a public hearing.

Bylaw No. 1367/22 is a bylaw of Lacombe County to amend the Lacombe County Land Use Bylaw No. 1237/17 to change the zoning of approximately 9.04 acres (3.65 hectares) described as W1/2 34-39-02 W5M from Agricultural "A" District to Residential Conservation Cluster "R-RCC" District.

Ms. Paradis advised that in 2011 Qualico Communities received approval to rezone 38.69 hectares (95.61 acres) on the W1/2 34-39-02 W5M into a 59-lot Residential Conservation Cluster "R-RCC" District known as Palm Cove.

Since the original approval, only minor work has taken place on the site and Qualico is now seeking approval to revise the original approval in Stage 1 of the development. Ms. Paradis reviewed the proposed revisions which include changing lot locations and reducing the lot size from 0.40 acres to 0.25 acres.

Chris Davis, Project Planner, Davis Consulting Group; Jamie Kitlarchuk, Project Manager Qualico; Craig Suchey, Senior Project Engineer, WSP and Meghan Chisholm, Stantec (virtual attendance) provided a presentation highlighting the following:

- Public Consultation Key Points
- Palm Cove Stage 1 – Revisions & Highlights

Ms. Shepherd inquired if there were questions by Council.

Mr. Ireland referred to the open house where concerns were expressed regarding traffic. Mr. Ireland inquired if the public utility lot is adequate to accept the proposed traffic for public access to the beach. Mr. Davis commented that there is a need to accommodate the historical area, therefore a walkway connection for pedestrian traffic is provided.

Mr. Freitag advised there is extensive parking, exceeding County standards. Ms. Paradis commented that the amenity plan is not changing from 2011. Mr. Davis advised north of Stage 1 there is an extensive layby plan for traffic to park. Layby parking is parking along the road where there are no residences.

Mr. Wilson inquired how many lots are proposed after Stage 1. Mr. Davis advised the site can accommodate up to 300 but the number would probably be around 240. This stage would be staged over several years.

Ms. Shepherd inquired if there were verbal submissions by government agencies. There were no verbal submissions from government agencies.

Ms. Shepherd inquired if there were verbal submissions by municipal agencies. There were no verbal submissions from municipal agencies.

Ms. Shepherd inquired if there were verbal submissions by the public. There were no verbal submissions from the public.

Ms. Shepherd inquired if there were written submissions from government or municipal agencies. There was one written submission received from ATCO citing standards requirements for developments.

Ms. Shepherd inquired if there were written submissions from the public. There were no written submissions from the public.

Bylaw Nos. 1365/22 &  
1366/22

**Public Hearing Bylaw Nos. 1365/22 and 1366/22.**

The public hearing process is intended to allow all interested parties to address Council on Bylaw Nos. 1365/22 and 1366/22.

Bylaw Nos. 1365/22 and 1366/22 received first reading on March 10, 2022 and approval to hold a public hearing.

Bylaw No. 1365/22 is a bylaw of Lacombe County to amend the Municipal Development Plan Bylaw No. 1238/17.

Bylaw No. 1366/22 is a bylaw of Lacombe County to amend Lacombe County Land Use Bylaw No. 1237/17.

Ms. Paradis provided a review of the proposed amendments to the Municipal Development Plan Bylaw and Land Use Bylaw.

Ms. Paradis advised that correspondence has been received from Daiana Casaldarnos requesting that the current minimum square footage of 900 sq. ft. for a home be changed to a minimum of 700 sq. ft.

Ms. Shepherd inquired if there were questions by Council.

Mr. Weenink referred to the definition of Agri-Industrial and inquired if this addition is for a tax base. Ms. Paradis commented that this definition has been added to interpret the correct use of the lands and this definition gets rid of overlap. Mr. Freitag commented that this definition allows for more agricultural businesses.

Mrs. Knight referred to crypto currency operations and how it is addressed in the County's Land Use Bylaw. Ms. Paradis advised that it is dependent on where the operation is locating and if they can meet the criteria for the Agriculture District. Ms. Paradis commented that there have been no requests for an addition to the bylaw to address this use. Mrs. Knight inquired if such an operation set up if they would require a permit Mr. Freitag commented that such an operation would require approval as a major home-based business.

Ms. Shepherd inquired if there were verbal submissions by government agencies. There were no verbal submissions from government agencies.

Ms. Shepherd inquired if there were verbal submissions by municipal agencies. There were no verbal submissions from municipal agencies.

Ms. Shepherd inquired if there were verbal submissions by the public. There were no verbal submissions from the public.

Daiana Casaldarnos commented on her request to amend the current minimum square footage of 900 sq. ft. for a home to a minimum of 700 sq. ft. in a Hamlet. Ms. Casaldarnos commented that lower square footage is allowed in other municipal Hamlets outside Lacombe County. Ms. Casaldarnos commented that lower square footage would encourage development in Mirror, there could be tiny homes built. 900 sq. ft. is the size for bigger communities. Ms. Casaldarnos commented that this minimum requirement has impeded her from developing in the Hamlet of Mirror. Ms. Casaldarnos requested Council's consideration of her request.

Mr. Weenink commented that with the whole Country having affordable housing issues changing to a minimum of 700 sq. ft. would be an intelligent move.

Mrs. Knight inquired if change can be implemented. Mr. Freitag advised that such a change must be done through public consultation. If Council approved the County can do public consultation with the residents of the Hamlet of Mirror. Mrs. Knight commented that she understands this request but it is a bigger community issue and there should be public consultation.

Mrs. Kreil agreed public consultation needs to take place but there is a trend towards smaller homes.

Ms. Shepherd inquired if there were written submissions from government or municipal agencies. There were no written submissions received from government or municipal agencies. There was one written submission received from ATCO citing standards requirements for developments.

Ms. Shepherd inquired if there were written submissions from the public. Ms. Paradis referred to the written submission received from Daiana Casaldarnos.

Ms. Casaldarnos commented that she is not opposed to public consultation, she encourages that and stated there will be a trend for smaller homes. Mr. Casaldarnos requested that the public consultation be done in a reasonable amount of time as the current requirement is holding up her development.

Ms. Shepherd advised that if Council is satisfied that everyone has had an opportunity to make a presentation and that further information is not required it would be appropriate to close the public hearings.

**C/161/22  
Public Hearing  
Adjourned**

***Moved by Mrs. Kreil that the public hearings adjourn.***

***Time: 9:50 a.m.***

***Carried Unanimously.***

**C/162/22  
Bylaw No. 1368/22  
Second Reading**

***Moved by Mr. Ireland that Bylaw No. 1368/22, having been read a first time now be read a second time.***

***Carried Unanimously.***

**C/163/22  
Bylaw No. 1367/22  
Second Reading**

***Moved by Mrs. Knight that Bylaw No. 1367/22, having been read a first time now be read a second time.***

***Carried Unanimously.***

**C/164/22  
Bylaw No. 1365/22  
Second Reading**

***Moved by Mr. West that Bylaw No. 1365/22, having been read a first time now be read a second time.***

***Carried Unanimously.***

**C/165/22  
Bylaw No. 1365/22  
Third Reading**

***Moved by Mrs. Knight that Bylaw No. 1365/22, having been read a first time and a second time, now be read a third time and finally passed.***

***Carried Unanimously.***

**C/166/22  
Bylaw No. 1366/22  
Second Reading**

***Moved by Mrs. Kreil that Bylaw No. 1366/22, having been read a first time now be read a second time.***

***Carried Unanimously.***

**C/167/22  
Bylaw No. 1366/22  
Third Reading**

***Moved by Mr. Wilson that Bylaw No. 1366/22, having been read a first time and a second time, now be read a third time and finally passed.***

***Carried Unanimously.***

**CAMA – Recognition of  
Service – T. Timmons**

Ms. Shepherd read a letter of acknowledgment and congratulations from the Canadian Association of Municipal Administrators recognizing Mr. Timmons' 30 years of municipal service. Ms. Shepherd and Council thanked Mr. Timmons for his dedicated service over the past 30 years, particularly his 22 years of service to Lacombe County.

10:00 a.m.

Ms. Paradis withdrew from the meeting.

**C/168/22  
ASB Meeting  
Recommendations**

Mr. Timmons presented the Agricultural Service Board meeting notes March 1, 2022.

***Moved by Mr. Wilson that the following recommendations from the Agricultural Service Board meeting notes from March 1, 2022 be approved:***

- ***That the information/suggestions regarding the Lacombe County Agriculture Guide be received for information.***
- ***That the Agricultural Service Board Field Visit and Audit Report be received for information.***
- ***That the Agricultural Service Board focus on education programs and extension work highlighting soil erosion and the Soil Conservation Act.***

- ***That the County Manager be directed to prepare a report and recommendations for Council's consideration at a future Council meeting regarding the restructuring of the Lacombe County Agricultural Service Board and its Terms of Reference.***
- ***That the Recycling Council of Alberta presentation be received for information.***
- ***That the information/suggestions regarding the Central Region Agricultural Service Board Conference be received for information.***
- ***That the presentation on CleanFarms Inc. and the agreement between CleanFarms Inc. and Lacombe County be received for information.***
- ***That the Farm Safety Centre report be received for information.***
- ***That the ALUS Proposal for re-introduction of the ALUS program into Lacombe County be received for information.***
- ***That the Weed Free Forage Program Report be received for information.***
- ***That the Clubroot Variant Testing Report be received for information.***
- ***That the presentation on the upcoming Lacombe County Agricultural Extension Programming be received for information.***

***Carried Unanimously.***

- ***That the County Manager be directed to prepare a report regarding possible deliverable alternatives to the ALUS Program.***

***Motion Lost.***

***C/169/22  
ASB Meeting Notes***

***Moved by Mr. Ireland that the notes of the Agriculture Service Board held March 1, 2022 be received for information.***

***Carried Unanimously.***

***C/170/22  
Committee of the Whole  
Recommendations***

Mr. Timmons presented the Committee of the Whole meeting notes from April 5, 2022. The following items were presented and discussed at that meeting.

***Moved by Mr. Weenink that the following recommendations from the Committee of the Whole meeting notes from April 5, 2022 be approved:***

- ***That the report on Policy OP(8) Road Construction Compensation Rates be received for information.***
- ***That the report on the Sandy Point Development Agreement be received for information.***
- ***That the presentation on the Farmers' Advocate Office be received for information.***
- ***That the presentation on the Lacombe County Land Use Bylaw be received for information; and further, that information regarding the Land Use Bylaw be presented in the County News on a periodical basis.***
- ***That the presentation on the Lacombe County Rural Internet Update be received for information; and further, that the County Manager be directed to invite internet service providers to make future presentations to Council.***
- ***That the update and overview of the mandates of the Alberta Government Bill 77 and discussions with the Alberta Municipal Administrators' Association be received for information.***
- ***That the following issues be forwarded to the RMA for their consideration for their April 14, 2022 attendance at Council.***
- ***That Council tour Enhance Energy on June 30, 2022 and also tour Greenway Farma at a time dependent on the time provided by Enhance Energy on June 30, 2022.***

- ***That Council be authorized to attend the Parkland Community Planning workshop on Joint Use and Planning Agreements (JUPAs) between municipalities and school boards on the morning of May 20, 2022.***
- ***That a review of Lacombe County's Procedural Bylaw take place at a future Committee of the Whole meeting.***
- ***That the presentation on Social Media Training and the Lacombe County Social Media Policy be received for information.***
- ***That the presentation on Cybersecurity Awareness be received for information.***

***Carried Unanimously.***

***C/171/22  
Committee of the  
Whole Notes***

***Moved by Mrs. Knight that the Committee of the Whole meeting notes from April 5, 2022 be received for information.***

***Carried Unanimously.***

***C/172/22  
PR Committee  
Meeting Report***

Mr. West provided a report on the Public Relations Committee meeting held April 13 2022 with regard to Volunteer Recognition. Mr. West advised that recognition of volunteers this year will be done through the County News and on social media. The matter of Volunteer Recognition will be placed on October 4, 2022 Committee of the Whole agenda for discussion.

***Moved by Mr. Wilson that the report on the Public Relation Committee meeting of April 13, 2022 be received for information.***

***Carried Unanimously.***

***C/173/22  
Highway 604 Meeting  
Authorization***

Mr. Timmons reported that himself, Ponoka County CAO Charlie Cutforth, and Ponoka County Asst. CAO, Peter Hall recently met with Mike Damburger, Regional Director for Alberta Transportation regarding the paving of the final five miles of Highway 604. Mr. Damburger advised that Highway 604 is not on Transportation's Capital Plan but there are some things happening that may move the project forward. The design has been completed and right-of-way has been acquired. To date, no funding has been allocated for the paving.

It was suggested that the Counties meet with MLA Ron Orr to endeavor to get a meeting with the Minister of Transportation. It was agreed that when such a meeting is arranged Reeve Shepherd, Councillors Weenink and West and County Manager Timmons will attend.

***Moved by Mrs. Knight that Ms. Shepherd, Mr. West and Mr. Weenink be authorized to attend a proposed meeting with MLA Ron Orr and the Minister of Transportation and representatives of Ponoka County to discuss the paving of the final five miles of Highway 604.***

***Carried Unanimously.***

***C/174/22  
Council Tour  
Rescheduled***

Mr. Timmons advised that the Council Municipal Economic Development Course has been moved from May 18, 2022 to June 15, 2022 which creates a conflict with the Council Tour.

***Moved by Mr. Ireland that the Council Tour be rescheduled from June 15, 2022 to July 4, 2022.***

***Carried Unanimously.***

***LAPA Field House  
Expansion Grand  
Opening***

Mr. Timmons advised that the LAPA Field House Expansion Grand Opening will be held on May 7, 2022 at 12:30 p.m. Ms. Shepherd, Mr. Weenink and Mr. West will attend.

***C/175/22  
CPAA Request for  
Board  
Representation***

Mr. Timmons advised that correspondence has been received from the Community Planning Association of Alberta (CPAA) advising that they are looking for new members for their Board of Directors. CPAA has inquired if Council is interested in appointing a representative to the Board. Council discussion took place.

***Moved by Mr. Ireland that correspondence received from the Community Planning Association of Alberta (CPAA) advising that they are looking for new members for their Board of Directors be received for information.***

***Carried Unanimously.***

**C/176/22  
Economic  
Development Course  
Authorization**

Mr. Timmons referred to the CAEP Economic Development for Elected Officials Course being held on June 15, 2022. This full-day course will provide elected officials with the foundational knowledge and skills needed to set a clearly defined path for prosperity and gain support from the local community. The course will be held at the Millet Agriplex in Millet.

**Moved by Mrs. Knight that Mrs. Kreil, Ms. Shepherd and Mr. Weenink be authorized to attend the Economic Development for Elected Officials Course to be held on June 15, 2022 in Millet.**

**Carried Unanimously.**

10:55 a.m. Peter Duke entered the meeting.

**C/177/22  
Bylaw No. 1374/22  
First Reading**

Mr. Duke advised that Chris Artibello, on behalf of Belterra Land Company is seeking to rezone a portion of the Slopes development from Higher Density Residential "R-HDR" District to Residential Conservation "R-RCC" District. The proposal would change the zoning of four R-HDR lots and result in two R-RCC lots. In order to meet the size requirements in the R-RCC district, (0.25 ac – 1.25 ac) consolidation would be required.

11:00 a.m. Brandon Maier and Mark Sproule entered the meeting.

The development concept is currently composed of R-RCC lots varying in size from 0.14 hectares (0.35 acres) to 0.3 hectares (0.75 acres) and R-HDR lots of 0.06 hectares (0.15 acres) in size. If the rezoning and consolidation request was approved it would result in R-RCC lots and R-HDR lots. The number of total lots in this development would remain the same overall at 49 lots as the developer intends to pick up the outstanding two lots in the second phase of the development by splitting lots 23 and 35 in half. Mr. Duke addressed questions of Council.

**Moved by Mr. West that Bylaw No. 1374/22, a bylaw of Lacombe County to amend the Lacombe County Land Use Bylaw No. 1237/17, to change the zoning of Plan 152 4826, Block 5, Lot 13; Plan 152 4826, Block 5, Lot 14, Plan 152 4826; Block 5, Lot 15; Plan 152 4826, Block 5, Lot 16, from Higher Density Residential 'R-HDR' District to Residential Conservation Cluster "R-RCC" District.**

**Be now read a first time.**

**Carried Unanimously.**

**C/178/22  
Bylaw No. 1374/22  
Public Hearing**

**Moved by Mr. Ireland that in the matter of Bylaw No. 1374/22:**

- 1) **A public hearing be held on May 12, 2022 commencing at 9:00 a.m.**
- 2) **Any person present at the public hearing will be heard upon recognition of the Chair; and**
- 3) **The publication of the notice of the public hearing be advertised in local papers.**

**Carried Unanimously.**

**C/179/22  
Bylaw No. 1370/22  
First Reading**

Mr. Maier advised that at the January 31, 2022 Council meeting the County Manager was authorized to proceed with the Digital Parking Program at the Sandy Point Beach, Sandy Point Boat Launch and Sunbreaker Cove Boat Launch.

To allow for the enforcement of the paid parking systems several amendments to the County's Use of Roads bylaw are required. The Use of Roads bylaw addresses matters on roads and highways under Lacombe County control, which would also include parking lots as they are included within the Traffic Safety Act.

Mr. Maier presented Bylaw No. 1370/22, a bylaw of Lacombe County respecting the use of highways under the direction, control and management of Lacombe County. Mr. Maier reviewed the proposed amendments. Mr. Maier addressed questions of Council.

**Moved by Mrs. Knight that Bylaw No. 1370/22, a bylaw of Lacombe County respecting the use of highways under the direction, control and management of Lacombe County.**

**be now read a first time.**

**Carried Unanimously.**

**C/180/22**  
**Bylaw No. 1370/22**  
**Second Reading**

*Moved by Mrs. Kreil that Bylaw No. 1370/22 having been read a first time, now be read a second time.*

*Carried Unanimously.*

**C/181/22**  
**Bylaw No. 1370/22**  
**Present for Third**

*Moved by Mr. Ireland that Bylaw No. 1370/22 having been read a first and second time now be presented for third reading.*

*Carried Unanimously.*

**C/182/22**  
**Bylaw No. 1370/22**  
**Third & Final Reading**

*Moved by Mr. Weenink that Bylaw No. 1370/22 having been read a first and second time, now be read a third time and finally passed.*

*Carried Unanimously.*

**C/183/22**  
**Bylaw No. 1373/22**  
**First Reading**

Mr. Sproule referred to the January 31, 2022 Council meeting where the County Manager was authorized to proceed with the Digital Parking Program at the Sandy Point Beach, Sandy Point Boat Launch and Sunbreaker Cove Boat Launch.

To allow for the enforcement of the paid parking systems amendments to the Enforcement of Bylaws bylaw is required. This bylaw deals with the appointment of Bylaw Enforcement Officers pursuant to the Municipal Government Act.

Mr. Sproule presented Bylaw No. 1373/22, a bylaw of Lacombe County respecting the enforcement of bylaws. Mr. Sproule reviewed the proposed amendments.

*Moved by Mr. Ireland that Bylaw No. 1373/22, a bylaw of Lacombe County respecting the enforcement of bylaws*  
*be now read a first time.*

*Carried Unanimously.*

**C/184/22**  
**Bylaw No. 1373/22**  
**Second Reading**

*Moved by Mrs. Knight that Bylaw No. 1373/22 having been read a first time, now be read a second time.*

*Carried Unanimously.*

**C/185/22**  
**Bylaw No. 1373/22**  
**Present for Third**

*Moved by Mr. Wilson that Bylaw No. 1373/22 having been read a first and second time now be presented for third reading.*

*Carried Unanimously.*

**C/186/22**  
**Bylaw No. 1373/22**  
**Third & Final Reading**

*Moved by Mr. West that Bylaw No. 1373/22 having been read a first and second time, now be read a third time and finally passed.*

*Carried Unanimously.*

11:15 a.m. Mr. Sproule withdrew from the meeting.

**C/187/22**  
**Bylaw No. 1371/22**  
**First Reading**

Mr. Minchin presented Bylaw No. 1371/22, a bylaw of Lacombe County to authorize the establishment of fees for various services, supplies, information, applications, and appeals provided to the public. Based on direction from Council the bylaw has been updated to have the proposed parking fees for Sunbreaker Cove Boat Launch and Sandy Point Beach and Boat Launch include a provision for a seasonal parking pass. Questions of Council were addressed.

*Moved by Mr. Ireland that Bylaw No. 1371/22, a bylaw of Lacombe County to authorize the establishment of fees for various services, supplies, information, applications and appeals provided to the public*

*be now read a first time.*

*Carried.*

**C/188/22**  
**Bylaw No. 1371/22**  
**Second Reading**

*Moved by Mr. Weenink that Bylaw No. 1371/22 having been read a first time, now be read a second time.*

*Carried.*

**C/189/22**  
**Bylaw No. 1371/22**  
**Present for Third**

*Moved by Mr. Weenink that Bylaw No. 1371/22 having been read a first and second time now be presented for third reading.*

*Carried Unanimously.*

**C/190/22**  
**Bylaw No. 1371/22**  
**Third & Final Reading**

*Moved by Mrs. Knight that Bylaw No. 1371/22 having been read a first and second time, now be read a third time and finally passed.*

*Carried.*



11:22 a.m. Mr. Maier withdrew from the meeting.

**C/191/22**  
**SD Application No.**  
**S-003-22**  
**Approved**

Mr. Duke presented Subdivision Application No. S-003-22. Richards Consulting and Associates Ltd., on behalf of the Track on 2 is seeking permission to subdivide an existing 58.67 ha (145 acre) parcel of land legally described as Lot 1 Block 1 Plan 992 0636, Pt. SW 23-40-27-W4M, west of the City of Lacombe owned by The Track on 2 Inc.

The proposal is to subdivide five separate titled parcels from the titled land to allow for the expansion of the existing Racetrack and Entertainment Facility. The subdivision is being undertaken to allow for the expansion of the track to include a casino, hotel, and a multi-use sports facility. Mr. Duke provided a detailed review of the development and Subdivision Application No. S-003-22. A question period followed Mr. Duke's presentation.

**Moved by Mr. Weenink that Council approve Subdivision Application No. S-003-22 subject to the following conditions:**

1. **parcels to be subdivided as generally shown on schedule 'A'**
2. **access into the newly created lots to be from the existing approach for the lift station**
3. **access easements are to be registered on each title to ensure legal and physical access is provided from the above noted single access point**
4. **a Public Utility Lot (PUL) is to be dedicated as generally shown on Schedule 'A' and must include the drainage swale and stormwater management pond**
5. **developer to enter into a development agreement respecting municipal improvements for the development prior to final subdivision approval**
6. **all requirements outlined in the development agreement to be adhered to prior to the final subdivision approval**
7. **the developer, at no expense to the County, shall grant to the appropriate utility companies easements or grants of right of way as are necessary for utility servicing purposes, and shall register or cause to be registered such easements or grants of rights of way for the Subdivision Area or any part thereof concurrently with the registration of the plan of subdivision.**
8. **municipal reserve to be provided by a cash-in-lieu payment calculated by multiplying per acre value of the existing titled area by 10% of the acreage being subdivided. In accordance with the requirements of section 667(1) of Municipal Government Act, the County's Assessor has estimated the current market value of the land to be \$8,800 per acre. A cash-in-lieu payment shall be paid to the County prior to the final approval of the subdivision**
9. **all taxes owing, up to and including the year in which the subdivision is to be registered, are to be paid to the County prior to the final approval of the subdivision**
10. **the subdivision to be carried out by a plan prepared by an Alberta Land Surveyor**

**Carried Unanimously.**

**C/192/22**  
**SD Application No.**  
**S-005-22**  
**Approved**

Mr. Duke presented Subdivision Application No. S-005-22. Phil Stenerson is seeking permission to create a separate title to an approximately 0.16 ha (0.40 acre) parcel of land on the northwest part of Block Y, Plan 7159AI, located in the southeast part of the Hamlet of Mirror.

The lands are currently zoned Hamlet Residential 1 (H-R1) District and the proposed parcel is intended for continued residential use. Mr. Duke addressed questions of Council.

**Moved by Mrs. Knight that Council approve Subdivision Application No. S-005-22 subject to the following conditions:**

1. **proposed parcel is not to exceed 0.16 hectares (0.40 acres) as generally shown on Schedule 'A'**
2. **access easement must be registered on the title to the proposed parcel and the remainder of Block Y Plan 7159AI, to ensure legal and physical access to the proposed lot**
3. **10% municipal reserve owing against the proposed subdivision to be deferred by caveat against the remainder of the existing titled area**
4. **prior to final subdivision approval the applicant shall enter into a deferred services agreement with the County respecting the requirement to connect**

*to the municipal wastewater system when such services become available or are deemed necessary by the County*

5. *plan prepared by an Alberta Land Surveyor to be provided to the County confirming that the mobile home and any other outbuildings are fully contained in the parcel to be subdivided from the quarter section and further, that the said buildings meet the required setback distances from the new property lines, as directed by the County's Land Use Bylaw*
6. *written confirmation to be provided to the County from an accredited Safety Codes Officer that the sewage system complies with the Private Sewage Disposal Systems Regulation (Alta. Reg. 229/97) respecting the required setback distances from property lines, bodies of water and water sources. Before arranging for an inspection by the Safety Codes Officer, the owner(s) must ensure that the boundaries of the parcel to be subdivided are clearly marked out by an Alberta Land Surveyor so that the Safety Codes Officer can establish whether the sewage system meets the distance requirements. Please note that any problems identified by the Safety Codes Officer respecting the general operation of the system are to be corrected before final approval is given to the subdivision*
7. *any outstanding property taxes to be paid to the County prior to the final approval of the subdivision.*
8. *the subdivision to be carried out by a plan prepared by an Alberta Land Surveyor.*

**Carried Unanimously.**

11:55 a.m. Mr. Duke withdrew from the meeting.

**C/193/22  
MPC**

**Moved by Mr. Wilson that the meeting recess in order to conduct a Municipal Planning Commission meeting.  
Time: 1:00 p.m.**

**Carried Unanimously.**

**C/194/22  
Reconvene**

**Moved by Mrs. Knight that the meeting reconvene.  
2:44 p.m.**

**Carried Unanimously.**

RMA Presentation/  
Discussion

2:44 p.m. Paul McLauchlin, President; Amber Link, District 2 Director; Gerald Rhodes, Executive Director; and Tasha Blumenthal, Director of External Relations and Advocacy of the RMA entered the meeting.

Mr. McLauchlin, Ms. Link, Mr. Rhodes and Council discussed advocacy issues, how RMA can better service the member municipalities both in business services and advocacy perspective and innovative projects of Lacombe County. and ICF process by Lacombe County.

Mr. McLauchlin, Ms. Link and Mr. Rhodes discussed the following issues with Council:

- 1) Well Drilling Equipment Tax Regulation Elimination, Shallow Gas Tax Relief Initiative and Three- year Property Tax Exemption
- 2) Community Aggregate Payment Levy – ASGA Request for Allocation of Funds
- 3) Local Government Fiscal Framework – Funding Formula Engagement Process

Ms. Shepherd and Mr. Timmons provided an overview of the School Resource Officer (SRO) Program provided by Lacombe County Community Peace Officers.

A discussion took place with regard to messaging at the Spring Convention and future conventions.

4:00 p.m. Mr. McLauchlin, Ms. Link, Mr. Rhodes and Ms. Blumenthal withdrew from the meeting.

**C/195/22  
Past 4:00 p.m.**

**Moved by Mr. Ireland that the meeting go past 4:00 p.m.**

**Carried Unanimously.**

**C/196/22  
Agenda Item  
Follow-up**

**Moved by Mrs. Kriel that the Agenda Item Follow-up be received for information.**

**Carried Unanimously.**

## Council Reports

Mr. Wilson reported on the following:

- Lacombe County Regional Fire Services Meeting
- Tour of Pogadl Park, Sylvan Lake

Mrs. Knight reported on the following:

- Truth & Reconciliation Workshop
- Buffalo Lake South Shore – Lagoon Issues

Mr. Weenink reported on the following:

- Advertising for Summer Camps at Gull Lake/Sylvan Lake
- Blackfalds Recreation, Parks & Culture
- Agriculture Safety Day

Mrs. Kreil reported on the following:

- Medicine River Crime Watch – Request to take over Clearwater Crimewatch
- Restorative Justice

Mr. Ireland reported on the following:

- Clive Seed Cleaning Association
- North Red Deer Water Services Commission
- North Red Deer Regional Wastewater Services Commission

Ms. Shepherd reported on the following:

- Ellis Bird Farm - New Site Manager
- Mayors of Lacombe and Blackfalds Luncheon

**C/197/22  
Consent Agenda**

***Moved by Mr. Weenink that the Consent Agenda be approved as presented. Carried Unanimously.***

Committee of the Whole

The following matter will be place on a future Committee of the Whole Agenda:

- Future Boat Launch for Sylvan Lake – Agreed this will be discussed during the Council Tour
- Permits for One Time Promotional Events

Councillor Inquires

Mr. Weenink inquired how the County can help small businesses hold events at a cheaper cost than the current permit cost. Mr. Weenink commented that often these one-day events help small businesses make a decision if they wish to move forward with their initiative or try something different. Mr. Weenink referred to Gull Lake Honey who is hosting an event at considerable costs for a permit. Agreed to discuss at a Committee of the Whole as noted above.

Mr. West inquired if a draw for a County rain barrel could be set up for the upcoming Lacombe & District Trade Show. Mr. Timmons advised that a draw will be set up for the event.

Mrs. Knight commented she has had a number of calls regarding the intersection of Highway 821 and Milton Road and people speeding through the intersection. Mrs. Knight inquired if the stop ahead light could be placed at the intersection or if the Enforcement Officers could sit there at times. Mr. Timmons inquired if the traffic issue is from both directions. Mrs. Knight advised it was from both directions. Mr. Timmons advised he will look into the matter.

Mrs. Knight inquired if Alberta Environment has sent out the mooring standards for Alberta Lakes. Mr. Timmons commented that nothing has been received and he will contact Alberta Environment regarding this matter.

**C/198/22  
In-camera**

***Moved by Mrs. Knight to recess the meeting in order to meet In-camera FOIP Section 27(1). Time: 4:14 p.m.***

***Carried Unanimously.***

**C/199/22  
Reconvene**

**Moved by Mr. West that the meeting reconvene.  
Time: 4:25 p.m.**

**Carried Unanimously.**

**C/200/02  
Adjourn**

**Moved by Mrs. Kreil that the meeting adjourn.  
Time: 4:27 p.m.**

**Carried Unanimously.**

\_\_\_\_\_  
Reeve

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