

The regular meeting of the Lacombe County Council was called to order by Reeve Law at 9:00 a.m. on April 8, 2021 in the Council Chamber of the Lacombe County Administration Office.

Present

Present: Reeve P. Law; Deputy Reeve, K. Wigmore, Councillors, J. Ireland, B. Knight, D. Kreil, B. Shepherd and K. Stephenson; County Manager, T. Timmons; Manager of Operations, B. Maier; Director of Community Services, K. Boras, Director of Corporate Services, M. Minchin; Director of Planning, D. Freitag; IT Infrastructure Coordinator, M. Foote, County Fire Chief, D. Bussiere and Administrative Executive Coordinator, L. Turnbull.

Introductions

Mrs. Law introduced herself and those present introduced themselves. Mrs. Law reviewed the procedures for holding and attending a virtual meeting.

Mrs. Law inquired if there were any additions or deletions to the agenda. There was one amendment to the agenda the agenda.

Item 8.1 moved to Item 14.3

**C/153/21
Agenda**

Moved by Mr. Stephenson that the agenda be approved as amended.

Carried Unanimously.

**C/154/21
Minutes**

Moved by Mrs. Kreil that the minutes of March 11, 2021 be approved as presented.

Carried Unanimously.

**C/155/21
Public Hearing
Bylaw Nos. 1334/21 &
1335/21**

Moved by Mrs. Knight that the meeting recess in order to conduct a public hearing for Bylaw Nos. 1334/21 and 1335/21. Time: 9:04 a.m.

Carried Unanimously.

The public hearing process is intended to allow all interested parties to address Council on Bylaw Nos. 1334/21 and 1335/21.

Bylaw Nos. 1334/21 and 1335/21 received first reading on March 11, 2021 and approval to hold a public hearing.

Bylaw No. 1334/21, is a bylaw of Lacombe County to amend the Municipal Development Plan Bylaw No. 1238/17.

Bylaw No. 1335/21, 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.

Mrs. Law inquired if there were questions by Council.

Mrs. Kreil inquired regarding written submission regarding fragmentation. Mr. Freitag advised no submissions have been received.

Mr. Stephenson inquired regarding tourist homes and Airbnb's. Ms. Paradis advised tourist homes are rental of the entire house or unit. Ms. Paradis advised that Airbnb and tourist homes are two different uses.

Mrs. Law inquired if there were verbal submissions by government agencies. There were no verbal submissions from government agencies.

Mrs. Law inquired if there were verbal submissions by municipal agencies. There were no verbal submissions from municipal agencies.

Mrs. Law inquired if there were verbal submissions by the public. There were no verbal submissions from the public.

Mrs. Law inquired if there were written submissions from government or municipal agencies. There were no written submissions received from government or municipal agencies.

Mrs. Law inquired if there were written submissions from the public. There were no written submissions from the public.

Mrs. Law 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 hearing.

**C/156/21
Public Hearing
Adjourned**

**Moved by Mr. Ireland that the public hearing adjourn.
Time: 9:a.m.**

Carried Unanimously.

**C/157/21
Bylaw No. 1334/21
Second Reading**

Moved by Mr. Wigmore that Bylaw No. 1334/21, having been read a first time now be read a second time.

Carried Unanimously.

**C/158/21
Bylaw No. 1334/21
Third & Final Reading**

Moved by Ms. Shepherd that Bylaw No. 1334/21, have been read a first time and a second time, now be read a third time and finally passed.

Carried Unanimously.

**C/159/21
Bylaw No. 1335/21
Second Reading**

Moved by Mr. Stephenson that Bylaw No. 1335/21, have been read a first time now be read a second time.

Carried Unanimously.

**C/160/21
Bylaw No. 1335/21
Third & Final Reading**

Moved by Mrs. Knight that Bylaw No. 1335/21, having been read a first time and a second time, now be read a third time and finally passed.

Carried Unanimously.

**C/161/21
Public Hearing
Adjourned**

**Moved by Mr. Ireland that the public hearing be adjourned.
Time: 9:07 a.m.**

Carried Unanimously.

**C/162/21
COVID-19 Update**

Mr. Bussiere reviewed the update on the latest COVID-19 statistics and the ongoing mandatory restrictions introduced by the Province as well as vaccine protocol moving forward. Mr. Bussiere addressed questions of Council regarding the COVID-19 pandemic.

9:10 a.m. Lance Dzaman, Delta Land Co. Inc. entered the meeting.

Moved by Mrs. Kreil that the presentation with regard to the COVID-19 pandemic be received for information.

Carried Unanimously.

**C/163/21
Development Permit
Application No. 36/21
Approved**

Ms. Paradis advised that Delta Land Co. Inc (the Developer) has applied for a marina gas station at the Sandy Point RV Resort boat launch and marina. The 960 ft² (89.19 m²) building will be constructed from three sea containers and have a rooftop patio. The 4 ft² (0.37 m²) facade sign will include hours of operation. The proposed building uses include fuel sales, boat parts, lake toys, convenience items, limited food/beverage, boat/RV/offroad vehicle maintenance, and a public washroom. As this development is in a Direct Control 'DC1' District of the County's Land Use Bylaw it requires the approval of Council.

The boat fueling station will include two (2) 7800-litre above-ground double-wall steel fuel tanks, six-foot (1.83 metres) tall chain link fencing around the tanks. The Developer has proposed two (2) transfer pumps on a concrete pad with hose reels near the existing boat mooring slips adjacent to the boat launch. The Developer has indicated the Alberta Safety Codes Council has approved the engineered drawings, spill containment, valving and fueling equipment for installation.

The proposed development has a maximum of two (2) resident on-site employees and two (2) non-resident off-site employees. Ms. Paradis recommended approval of the application subject to conditions. Ms. Paradis reviewed the conditions of approval. Ms. Paradis addressed questions of Council.

Mr. Dzaman advised that with regard to the development currently piles have been driven and some welding has been done on the sea cans. Mr. Dzaman advised that the marina was designed with the four stalls for a fuel station. Traffic growth is not anticipated on land but from the lake to access the fueling station. Mr. Dzaman addressed questions of Council.

Moved by Mrs. Kreil that Council approve Development Permit Application No. 36/21 submitted by Delta Land Co. Inc. for permission to construct a 960 ft² Marina and/or Boat Rental & Automotive Gas Bar on Lot 8 Block 2 Plan 142 2146, Pt. S1/2 12-41-01 W5M subject to the following conditions:

1. **term of development permit to be for two (2) years**
2. **this approval shall be subject to an annual review by the Development Officer. Failure to comply with the conditions of the development permit may result in the permit being suspended or revoked**
3. **prior to the issuance of a development permit, the applicant shall submit an emergency response plan, to the satisfaction of the County**
4. **prior to the issuance of a development permit, the applicant shall submit a Traffic Accommodation Strategy, to the satisfaction of the County**
5. **prior to the issuance of a development permit, the applicant shall submit a parking plan to the County's satisfaction, to show where the required six (6) vehicle parking spaces are to be located within the Developer's parking lot**
6. **prior to the issuance of a development permit, the applicant shall submit a signage plan for the Developer's parking lot and the four (4) boat mooring spaces, to the County's satisfaction**
7. **prior to the issuance of a development permit, the applicant shall submit hours of operation, to the satisfaction of the County**
8. **prior to occupancy of the building and operation of the fueling station, the applicant shall retain an accredited safety codes officer to inspect the development for compliance with the National Building Code (Alberta Edition) and National Fire Code (Alberta Edition) for the intended use. The written correspondence (including any applicable permits pursuant to the National Building Code (Alberta Edition)) from an accredited safety codes agency/officer shall be provided to the County, confirming that the development is compliant with the National Building Code (Alberta Edition) and National Fire Code (Alberta Edition) for the intended use**
9. **the proposed development shall be located and constructed in accordance with Schedule A and as directed further by the conditions of approval, any changes will require prior approval from the County**
10. **no vehicle parking is permitted on the north side of the proposed building**
11. **if the use of the two (2) most westerly boat mooring spaces within the Access Right-of-Way registered on title (Plan No. 142 2129) causes issues, the applicant will be required to provide additional boat mooring slips outside of the Access Right-of-Way for the proposed development, to the satisfaction of the County**
12. **no boat mooring associated with the proposed development is permitted on the two (2) most easterly existing boat slips adjacent to the boat launch. The two (2) most easterly boat slips adjacent to the boat launch are to be reserved for temporary mooring for boat launch patrons only**
13. **activities at the site shall adhere to the description of the property use provided with the development application, and as directed further by the conditions of approval. A further development permit application is required for any changes to the use of the property, including any new buildings or additions to the building**
14. **proposed development to be operated at all times in a manner that does not cause nuisance for surrounding residents due to noise, excessive traffic, or anything else of dangerous or objectionable nature as determined by and at the sole discretion of Lacombe County**
15. **if, in the opinion of the County, traffic generated by the proposed development causes traffic or other safety concerns in the marina parking lot, the applicant may, at their sole cost, be required to provide more effective traffic management, to a standard directed by and to the satisfaction of the County**
16. **no land based fuel sales are permitted during the summer months (April 1 to October 31), without prior approval of Lacombe County**
17. **land based fuel sales are permitted during the winter months (November 1 to March 31), to the satisfaction of the County. During this time period, the applicant is required to barricade off the boat launch to restrict vehicular traffic, to the satisfaction of the County**
18. **food/beverage sales are limited to convenience store items. The food/beverage sales are not permitted to be an 'eating and drinking establishment'**
19. **exterior finish and appearance of the proposed structures shall complement the existing structures at Sandy Point to the satisfaction of the County**

20. *all signage is to be installed to the satisfaction of the County*
21. *no individual on-site water or wastewater systems permitted. Development must connect to the existing communal water and wastewater system*
22. *no outdoor storage of materials or equipment*
23. *on-site servicing is limited to minor servicing of recreational watercraft. No automotive, ATV or RV repairs are permitted on-site*
24. *the site to be kept at all times in a neat and tidy condition*
25. *the applicant shall ensure the proposed development complies at all times with all provincial and federal requirements*

Please note tank storage on site must be installed, serviced and inspected as per the requirements of the National Fire Code (Alberta Edition) Section 4. Permits, inspections and certifications must be applied for and received from the Alberta Safety Codes Council.

It is the responsibility of the applicants to ensure that a Fire Safety Plan is in place during construction, as required by the National Fire Code (Alberta Edition). It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations.

Carried Unanimously.

10:10 a.m. Mr. Dzaman, Mr. Maier and Ms. Paradis withdrew from the meeting.

**C/164/21
Policy AD(3)
Rescinded**

Mr. Minchin advised that the next block of the administration policy section of the County Policy Handbook has now been reviewed.

At this time Policy AD(3) Recovery of Taxes on Property Not Related to Land; Policy AD(23) Internet and Email Use and Policy AD(38) Surveillance Cameras have been reviewed for Council's consideration. Mr. Minchin reviewed the proposed amendments for Policies AD(23) and AD(38).

In regard to Policy AD(3) Mr. Minchin advised that under changes to Section 437 of the Municipal Government Act as of January 1, 2021, the only tax that this policy would apply to in the County is the community aggregate payment levy. As such Mr. Minchin recommended that Policy AD(3) be rescinded. Mr. Minchin addressed questions of Council.

Moved by Ms. Shepherd that Policy AD(3) Recovery of Taxes on Property Not Related to Land be rescinded.

Carried Unanimously.

**C/165/21
Policy AD(23)
Approved**

Moved by Mr. Stephenson that Policy AD(23) Internet and Email Use be approved as presented.

Carried Unanimously.

**C/166/21
Policy AD(38)
Approved**

Moved by Mr. Wigmore that Policy AD(38) Surveillance Cameras be approved as presented.

Carried Unanimously.

**C/167/21
Provincial Survey
Modern Coal Policy**

Mr. Timmons advised that the Province of Alberta is undertaking an initial survey to receive public engagement on a new, modern coal policy for Alberta. The results of the survey will be used to help inform future public engagement activities. Council completed and submitted the survey.

Moved by Mrs. Kreil that the Province of Alberta's initial survey to receive public engagement on a new, modern coal policy for Alberta be endorsed by Council as submitted.

Carried Unanimously.

11:15 a.m. Brandon Maier entered the meeting. MP Blaine Calkins entered the meeting virtually.

**C/168/21
In-camera**

Moved by Ms. Shepherd that the meeting recess in order to meet In-camera for the purpose of meeting virtually with MP Blaine Calkins.
Time: 11:15 a.m.

Carried Unanimously.

C/169/21
Reconvene

Moved by Mr. Wigmore that the meeting reconvene.
Time: 11:55 a.m.

Carried Unanimously.

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

The meeting reconvened following lunch with all Councillors, Mr. Timmons, Mr. Minchin, Mr. Freitag, Mr. Boras, Mr. Maier and Mrs. Turnbull present.

C/170/21
MPC

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

Carried Unanimously.

C/171/21
Reconvene

Moved by Mr. Wigmore that the meeting reconvene.
Time: 1:23 p.m.

Carried Unanimously.

C/172/21
Strategic Plan Review

Mr. Timmons presented the agenda for the Lacombe County 2021 Strategic Plan Review being held on April 29, 2021. The Plan will be reviewed by Council, Department Directors and staff members.

Moved by Mr. Ireland that the agenda for the Lacombe County 2021 Strategic Plan Review being held on April 29, 2021 be received for information.

Carried Unanimously.

C/173/21
Councillor
Orientation Session
Date

Mr. Timmons advised that the Municipal Government Act required that a municipality must offer orientation training to each Councillor within 90 days after the Councillor takes the oath of office. Mr. Timmons advised that management staff will provide the new Council with an orientation workshop after the upcoming election. At this time a date for that workshop needs to be established.

Council will also participate in the Muni 101 course offered through the Elected Officials Education Program. At this time no date has been set for the course. Mr. Timmons further advised that Reynolds Mirth Richard and Farmer (RMRF) LLP will provide a full day, in-house or virtual customized training session at the County office for a cost of \$ 5,000 plus GST.

Moved by Ms. Shepherd that the County management staff led Councillor Orientation Training session be held on October 25, 2021.

Carried Unanimously.

C/174/21
RMRF Training
Workshop

Moved by Mrs. Kreil that Reynolds Mirth Richards and Farmer be engaged to provide a one-day in-person customized training workshop for new and returning Lacombe County elected officials; and further, that such workshop be scheduled for November 2, 2021.

Carried Unanimously.

1:25 p.m. Thomas Everett, Mark Lansing, Chris McDavid, representing Vista Energy Ltd. entered the meeting.

C/175/21
Vista Energy Ltd.

Mr. Lansing, Mr. Everett and Mr. McDavid provided an overview of:

- Vesta Energy - Overview
- 2020 Stakeholder Engagement Summary
- 2020 Sponsorship Highlights
- Vesta in the Community Brochure
- Potential 2021 Activity – Lacombe County

Mr. Lansing, Mr. Everett and Mr. McDavid addressed questions of Council.

Moved by Mr. Ireland that the presentation by Vista Energy Ltd. on their initiatives, current and future activities be received for information.

Carried Unanimously.

2:00 p.m. Mr. Everett, Mr. Lansing and Mr. McDavid withdrew from the meeting. Cst. Reuben Geleynse, Lacombe School Resource Officer entered the meeting.

**C/176/21
Lacombe City Police
School Resource
Officer Presentation**

Cst. Geleynse, Lacombe City Police School Resource Officer, provided an overview of the programs and initiatives he provides in the elementary, junior and senior high schools within Lacombe. A question period followed the presentation.

Moved by Mr. Stephenson the presentation on the Lacombe City Police School Resource Officer's programs and initiatives be received for information.

Carried Unanimously.

2:25 p.m. Cst. Geleynse withdrew from the meeting.

**C/177/21
Returning Officer
Appointed**

Moved by Mr. Wigmore that Michelle Eadie be appointed as the Lacombe County Returning Officer for the 2021 municipal election.

Carried Unanimously.

**C/178/21
Monthly Statement**

Moved by Mr. Stephenson that the Monthly Statement as at February 28, 2021 be received for information.

Carried Unanimously.

**C/179/21
Agenda Item
Follow-up**

Moved by Mr. Ireland that the Agenda Item Follow-up for March 25, 2021 be received for information.

Carried Unanimously.

Council Reports

Mr. Wigmore reported on the following:

- Mary C Moore Library
- Lacombe/Red Deer Crime Watch
- NRDRWWSC
- Committee of the Whole

Mr. Stephenson reported on the following:

- RMA Conference
- Jason Cooper Conservation Officer from Red Deer – Reported all fishing huts off lakes

Mr. Ireland reported on the following:

- Clive Seed Cleaning Plant Association
- Highway 12/21 Commission
- RMA Convention
- RDMUG
- Red Deer River Watershed Alliance Video
- Alix Ag Society AGM
- Alix Nature Trail Society

Ms. Shepherd reported on the following:

- LRSWC
- Town of Blackfalds – Water Concerns by Ratepayer
- Ellis Bird Farm – Strategic Plan

Mrs. Knight reported on the following:

- Highway 12/21 Water Services Commission
- RMA Convention
- Mirror Library AGM

- CAEP
- Clive Seed Cleaning Association
- Provincial Ag Service Board
- ATB/Post Office Building – Mirror
- Committee of the Whole
- Tees Car Bingo

Mrs. Kreil reported on the following:

- RMA Convention
- Rimbey Synergy Group
- Committee of the Whole
- Bentley Municipal Library
- Eckville Volunteer Fireman
- Eckville Municipal Library

Mrs. Law reported on the following:

- Lacombe Regional Tourism
- RMA Convention
- Summer Village of Sunbreaker Cove Meetings
- Lacombe Regional Airport
- Lacombe Legion Flags of Remembrance
- Lacombe Foundation
- Townhall Conference Call – Minister McIver and Dr. Henshaw

**C/180/21
Consent Agenda**

Moved by Mrs. Kreil that the Consent Agenda be approved as presented.

Carried Unanimously.

Councillor Inquires

Mr. Ireland commented on low cost out house options and advised that it would be nice to have one at Kuhnen's natural area by Alix. Mr. Maier advised that porta potties could be utilized in this area. Mr. Ireland commented that a permanent structure would be preferable. Mr. Timmons commented that this issue could be raised at the time of the recreational capital plan discussion.

Mrs. Knight advised that she has had suggestions following the mishap at the intersection of Highway 815 and Milton/Gadsby Lake Road, that a flashing light be installed at that location. The optics are very strange and a flashing light on the sign would be helpful. Mr. Timmons inquired if this would be for both east and west bound traffic. Mrs. Knight commented that sight lines are not good from either direction. Mr. Timmons will have Operations check into this request.

Mr. Stephenson inquired when Council would be discussing the issue of economic development. Mr. Timmons advised that a report will be presented at the April 22, 2021 Council meeting.

Mrs. Kreil advised that Parkland Regional Library has radon testing kits available. Mrs. Kreil commented that the County should make County ratepayers aware of this as radon is very common in the prairie provinces.

Mrs. Law advised that the Lacombe Curling Club is applying to the Red Deer Winter Games Legacy Fund for funding for new curling rocks and new electronic coaching analysis equipment and as this time have requested a letter of support from the County for that application.

**C/181/21
Lacombe Curling Club – Letter of Support**

Moved by Mrs. Shepherd that a letter of support be sent to the Lacombe Curling Club in support of their application to the Red Deer Winter Games Legacy Fund.

Carried Unanimously.

3:05 p.m.

Mr. Foote withdrew from the meeting.

**C/182/21
In-camera**

***Moved by Mr. Wigmore that the meeting recess in order to meet In-camera for the purpose of discussing the City of Lacombe Fire Service Review and the Sunbreaker Cove wastewater line.
Time: 3:05 p.m.***

Carried Unanimously.

**C/183/21
Reconvene**

***Moved by Ms. Shepherd that the meeting reconvene.
Time: 3:46 p.m.***

Carried Unanimously.

**C/184/21
Adjourn**

***Moved by Mr. Wigmore that the meeting adjourn.
Time: 3:47 p.m.***

Carried Unanimously.

Reeve

County Manager