

**MINUTES OF A DEVELOPMENT COMMITTEE AND MUNICIPAL PLANNING COMMISSION MEETING OF LAC STE. ANNE COUNTY IN THE PROVINCE OF ALBERTA, HELD ON TUESDAY, SEPTEMBER 1<sup>ST</sup>, 2015, IN THE COUNCIL CHAMBERS OF THE COUNTY ADMINISTRATION BUILDING, COMMENCING AT 9:33 A.M.**

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Reeve Hegy called the meeting to order at 9:33 a.m.

Roll Call                    Reeve Bill Hegy, Deputy Reeve Lloyd Giebelhaus, Councillors Lorne Olsvik, Wayne Borle, Dwight Davidson, Robert Kohn, and Ross Bohnet were present for the meeting.

Planning and Development Manager Matthew Ferris, Development Director Tanya Vanderwell, and Recording Secretary Tracy Mindus were present for the meeting.

Ms. Gail Yakemchuk was also present for the Public Hearing commencing at 10:00 a.m.

774-15                    Mr. Davidson – that the agenda be accepted with the following additions:

Agenda &  
Addition  
Sept. 1/15

7.F.1 – In Camera  
7.F.2 – Council Motion  
7.F.3 – Capital Funding Change – East Firehall/Administration/Public Works Bldg.

Carried unanimously.

775-15                    Mr. Borle – that the minutes of the Development Committee and Municipal Planning Commission meeting held Wednesday, August 5<sup>th</sup>, 2015, be approved as presented.

Prev. Mtg.  
Minutes – Dev.  
Aug. 5/15

Carried unanimously.

776-15                    Mr. Kohn – that the Development Committee Meeting be recessed to hold a Municipal Planning Commission meeting at 9:36 a.m.

Into MPC

Carried unanimously.

777-15                    Mr. Kohn – that a time extension request for subdivision application 035SUB2014, Applicant/Owner: Janie Nuthall, to create one (1) 42.0+/- acre parcel from a previously subdivided quarter-section within S.E. 36-53-04 W5M, Tax Roll #5304361001 (Div. 5) be granted, on a one-time only basis, and further that the extension deadline be September 25, 2016.

035SUB2014  
Time Extension  
Applicant/Owner  
Janie Nuthall  
S.E. 36-53-04  
W5M  
#5304361001

Carried unanimously.

778-15                    Mr. Kohn - that based upon a review of the applicable bylaws and legislation as well as review of the land-use planning criteria as set forth in the Subdivision and Development Regulation, 2002, that subdivision application 019SUB2015, Applicant/Owner: Jason Hickie to create one (1) 10.0+/- acre parcel from a previously subdivided quarter-section within S.W. 05-54-03 W5M, Tax Roll #5403052001 (Div. 5), be approved subject to the following reasons:

019SUB2015  
Applicant/Owner  
Jason Hickie  
S.W. 05-54-03  
W5M  
#5403052001

Topography: Bush with rolling hills.  
Soils: Rocky, clay and muskeg.  
Storm Water: There are no storm water issues.  
Flooding Risk: There are no issues with flooding.  
Access: Access is through the local road system.  
Water Supply: The property is serviced.  
Private Sewage System: The property has a septic system in place.  
Adjacent Land Uses: Adjacent land is a mixture of acreages and agriculture.  
Landowner Concerns: No comments were received.

And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, subject to the following conditions:

1. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.
2. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the owner and/or developer shall enter into a development agreement with Lac Ste. Anne County to the County's satisfaction and at the Developer's expense. This agreement may include, but not necessarily be limited to:
  - Provision of access and approaches to County Standards with all approach location approved by Public Works prior to installation,
  - Approach #1: No work required,
  - Approach #2: No work required,
  - Approach #3: Oil field access approach. Need approval to use or new approach to be built.
3. Pursuant to Section 661 of the Municipal Government Act, R.S.A., 2000, 5.18 metres (17.0 ft.) of road

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widening adjoining all municipal road allowances is required and may be registered through caveat.

4. Developer/Landowner to provide professional verification that on-site sewage disposal system is functioning properly and within the requirements of the Safety Codes Act, or to confirm replacement/upgrade of existing system to one which conforms to provincial and municipal requirements.
5. Survey: You are encouraged to have your Alberta Land Surveyor fully explain the advantages and disadvantages of a plan of survey versus a descriptive plan. Any alterations to the subdivision design from the date of referral may limit your choices.
6. This decision shall be valid for one year from the date of issuance; if this decision is appealed (to Subdivision and Development Appeal Board (SDAB) or Municipal Government Board (MGB), any new decision will be valid for one year from the date of same (SDAB decision or MGB order).

**RESERVES:**

7. The Applicant must provide a market value appraisal of the subject land, excluding any and all buildings or improvements, prior to subdivision. This appraisal is used to determine money-in-lieu of reserves value as per Section 667 of the Municipal Government Act (MGA). A market value appraisal is to be obtained from a licensed Alberta Appraiser as a condition of this subdivision approval. For this application the land subject to reserves is 10% of the following: 59.240002 HA (proposed parcel(s)).

Reserve Eligible: Yes

MR Eligible (HA) (total parcel): 59.24

Value per hectare: \$6691.00

Land Subject to Reserves: (10% of MR Eligible): 4.0

Amount Owing: Shall be no more than \$6691.00/ha - \$2676.40

Carried unanimously.

779-15  
031SUB2015  
Applicants: B. &  
T. MacDougall  
Owners: G. & L.  
MacDougall  
N.E. 30-57-09  
W5M  
#5709304001

Mr. Bohnet - that based upon a review of the applicable bylaws and legislation as well as review of the land-use planning criteria as set forth in the Subdivision and Development Regulation, 2002, that subdivision application 031SUB2015, Applicants: Bobby and Tammy MacDougall, Owners: Grant and Linda MacDougall, to create one (1) 10.0 +/- acre parcel from a previously subdivided quarter-section within N.E. 30-57-09 W5M, Tax Roll #5709304001 (Div. 6), be approved subject to the following reasons:

Topography: The land is mostly flat with some bush cover.

Soils: Soil is poor. Class 4 with undesirable soil structure and/or low permeability constraints.

Storm Water: No storm water issues for the proposed parcel.

Flooding Risk: No flood issues are expected on the property.

Access: Access is through the local road system. Range Road 95 is minimally developed at this location. A portion will be required to be developed to full county standard to service the proposed parcel.

Water Supply: Water may be obtained through cistern or well for the proposed parcel. The remainder of the quarter is currently serviced.

Private Sewage System: The remainder of the quarter-section is serviced by Open Discharge. Conformance to new property lines and to plumbing code to be confirmed. A variety of private sewage disposal systems may be used on the proposed acreage.

Adjacent Land Uses: Adjacent land is a mixture of agricultural operations with residential usage.

Landowner Concerns: No objections raised by adjacent landowners.

And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, subject to the following conditions:

1. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.
2. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the owner and/or developer shall enter into a development agreement with Lac Ste. Anne County to the County's satisfaction and at the Developer's expense. This agreement may include, but not necessarily be limited to:
  - a. Provision of access and approach(es) to County Standards with all approach location(s) approved by Public Works prior to installation.
  - b. Approach #1: Requires gravel only (9507 TWP RD 575).
  - c. Approach #2: Build range road to same standard continuing past driveway, making enough room for a bus turn around. Build up approach to road and gravel. Gravel road from TWP 574. Must meet standards for a bus turn around. Must install a checker board sign at the end of the road.
  - d. Once the above-noted work has been completed on your approach(es), you **MUST** return your "Final Approach Inspection Form" to the Planning and Development Department to have your approach(es) inspected. The proposed survey (from your surveyor) must be submitted before Public Works can complete the inspection of the approach(es).
3. Pursuant to Section 661 of the Municipal Government Act, R.S.A., 2000, 5.18 metres (17.0 ft.) of road widening adjoining all municipal road allowances is required and may be registered through caveat.
4. Developer/Landowner to provide professional verification that on-site sewage disposal system is functioning properly and within the requirements of the Safety Codes Act, or to confirm replacement/upgrade of existing system to one which conforms to provincial and municipal requirements. Cost of Inspection (\$235.00).
5. Survey: You are encouraged to have your Alberta Land Surveyor fully explain the advantages and

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disadvantages of a Plan of Survey versus a Descriptive Plan. Any alterations to the subdivision design from the date of referral may limit your choices.

6. This decision shall be valid for one year from the date of issuance; if this decision is appealed (to Subdivision and Development Appeal Board {SDAB} or Municipal Government Board {MGB}), any new decision will be valid for one year from the date of same (SDAB decision or MGB order).

7. **RESERVES**

The Applicant must provide a market value appraisal of the subject land, excluding any and all buildings or improvements, prior to subdivision. This appraisal is used to determine money-in-lieu of reserves value as per Section 667 of the Municipal Government Act (MGA). A market value appraisal is to be obtained from a licensed Alberta Appraiser as a condition of this subdivision approval. For this application the land subject to reserves is 10% of the following: 4.2 HA (proposed parcel(s)).

Reserve Eligible: Yes

MR Eligible (HA) (total parcel): 4.2

Value per hectare (HA): \$2,264.10

Land Subject to Reserves (10% of MR Eligible): 0.42

Amount Owing: Shall be no more than \$2264.10/ha (\$950.92)

Carried unanimously.

780-15  
034SUB2015  
Applicants/  
Owners: R. & D.  
Smith  
Lot 1, Block 1,  
Plan 082 5080  
S.W. 35-54-06  
W5M  
#5406352001

Mr. Kohn - that based upon a review of the applicable bylaws and legislation as well as review of the land-use planning criteria as set forth in the Subdivision and Development Regulation, 2002, that subdivision application 034SUB2015, Applicants/Owners: Ron and Daphne Smith, to create one (1) 20.0 +/- acre parcel from a previously subdivided quarter-section Lot 1, Block 1, Plan 082 5080 within S.W. 35-54-06 W5M, Tax Roll #5406352001 (Div. 5), be approved subject to the following reasons:

Topography: The land is flat.

Soils: The soil is mainly clay.

Storm Water: There are no storm water issues.

Flooding Risk: There are no issues with flooding.

Access: Access is through the local road system.

Water Supply: Parcel is serviced with well.

Private Sewage System: Parcel is currently serviced with septic system.

Adjacent Land Uses: Adjacent land is a mixture of acreages and farm land.

Landowner Concerns: No comments were received.

And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, subject to the following conditions:

1. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.
2. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the owner and/or developer shall enter into a development agreement with Lac Ste. Anne County to the County's satisfaction and at the Developer's expense. This agreement may include, but not necessarily be limited to:
  - a. Provision of access and approaches to County Standards with all approach location approved by Public Works prior to installation.
  - b. Approach #1: Requires gravel only (9507 TWP RD 575).
  - c. Approach #2: New approach.
  - d. Landowner/Developer must construct Range Road 95 to County standard from south boundary of quarter section to Township Road 575.
3. Pursuant to Section 661 of the Municipal Government Act, R.S.A., 2000, 5.18 metres (17.0 ft.) of road widening adjoining all municipal road allowances is required and may be registered through caveat.
4. Developer/Landowner to provide professional verification that on-site sewage disposal system is functioning properly and within the requirements of the Safety Codes Act, or to confirm replacement/upgrade of existing system to one which conforms to provincial and municipal requirements.
5. Survey: You are encouraged to have your Alberta Land Surveyor fully explain the advantages and disadvantages of a plan of survey versus a descriptive plan. Any alterations to the subdivision design from the date of referral may limit your choices.
6. This decision shall be valid for one year from the date of issuance; if this decision is appealed (to Subdivision and Development Appeal Board (SDAB) or Municipal Government Board (MGB)), any new decision will be valid for one year from the date of same (SDAB decision or MGB order).

**RESERVES:**

7. The Applicant must provide a market value appraisal of the subject land, excluding any and all buildings or improvements, prior to subdivision. This appraisal is used to determine money-in-lieu of reserves value as per Section 667 of the Municipal Government Act (MGA). A market value appraisal is to be obtained from a licensed Alberta Appraiser as a condition of this subdivision approval. For this application the land subject to reserves is 10% of the following: 4.2 HA (proposed parcel(s)).

Reserve Eligible: Yes

MR Eligible (HA) (total parcel): 4.2

Value per hectare:\$2264.10

Land Subject to Reserves: (10% of MR Eligible): 0.42

Amount Owing: Shall be no more than \$2264.10/ha - \$950.92

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Carried unanimously.

781-15  
15-D0219  
Applicants/  
Owners: L. & G.  
Roberts  
Lot 5, Block 1,  
Plan 072 9149  
N.E. 13-54-04  
W5M  
#5404134005

Mr. Kohn – that development permit application 15-D0219, Applicants/Owners: Laura & Gail Roberts, for compassionate care modular home for parent – 20.0' x 64.0' (1280.0 sq. ft.) on Lot 5, Block 1, Plan 072 9149, within N.E. 13-54-04 W5M, Tax Roll #5404134005 (Div. 5), be approved subject to the following conditions:

1. Failure to conform to the conditions of this permit will render it null and void.
2. Prior to construction or commencement of any development, owner/developer or contractor is responsible to obtain building, electric, plumbing, gas and private sewage system permits, if required. Permits must be obtained from Lac Ste. Anne County. The developer is advised to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
3. The development that is the subject of this permit is to be commenced within 12 months of the effective date of the development permit and the exterior must be completed within six (6) months of commencement (or as otherwise noted), or shall be carried out with reasonable diligence.
4. All development shall be landscaped in a manner that all surface run-off is contained on-site.
5. The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with a landscape plan to the satisfaction of the Development Authority.
6. The developer shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, and shall not be moved or enlarged except where authorized or directed through this permit approval.
8. Any field work or construction undertaken prior to the effective date is at the owners'/developers' risk.
9. Any changes or additions to this permit shall require a new development permit application.
10. No person shall erect, place, or maintain within the sight triangle, a wall, fence, shrub, trees, hedge or any object over 0.9 metres (3.0 feet) in height above the lowest grade adjacent to the intersection.
11. No building shall be constructed that is higher than 8.2 metres (27 feet) or greater than the maximum height that can be effectively serviced through the local fire department.
12. All development permit application fees shall be paid in full prior to construction or commencement of any development. Failure to pay permit application fees will render this permit null and void.
13. Rural address sign to be obtained for the property. Please contact Randy Wierda, GIS Technician, @ 1-866-880-5722 for further information.
14. Applicant to obtain Public Works approval for all approaches required for the proposed development.
15. Applicant is responsible for obtaining and complying with any required permits from federal, provincial, or other legislation, or the condition of any easement, covenant, building scheme, or development agreement affecting the land.
16. Setback requirements for all buildings included in this permit:

FRONT	40.0	EAST
REAR	7.5	WEST
SIDE YARD	6.0	NORTH
SIDE YARD 2	6.0	SOUTH

DISTANCES IN METRES, SETBACKS FROM ALL ROAD ALLOWANCES ARE MEASURED FROM THE COMMON PROPERTY LINE.

ADDITIONAL CONDITIONS

17. If this is a temporary residence for family planning. The developer shall enter into a memorandum of agreement with Lac Ste. Anne County pertaining to the following:
  - a. The applicant shall post a security in the applicable amount as outlined in Section two.
  - b. The mobile shall be removed from the property within ninety days of the family planning issue ending.

Carried unanimously.

D. Woolnough

Planning and Development Summer Student Danielle Woolnough arrived for the meeting at 9:45 a.m.

782-15  
15-D0233  
Applicant: Dogs  
Paradise Resort  
Owner: G.  
Gonnet  
Lot 1, Plan 982  
2693  
N.W. 24-55-02  
W5M  
#5502243003

Mr. Olsvik – that development permit application 15-D0233, Applicant: Dogs Paradise Resort, Owner: Gerald Gonnet, for steel building dog kennel – 40.0' x 150.0' (6000.0 sq. ft.) on Lot 1, Plan 982 2693 within N.W. 24-55-02 W5M, Tax Roll #5502243003 (Div. 2), be approved subject to the following conditions:

1. Failure to conform to the conditions of this permit will render it null and void.
2. Prior to construction or commencement of any development, owner/developer or contractor is responsible to obtain building, electric, plumbing, gas and private sewage system permits, if required. Permits must be obtained from Lac Ste. Anne County. The developer is advised to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
3. The development that is the subject of this permit is to be commenced within 12 months of the effective date of the development permit and the exterior must be completed within six (6) months of commencement (or as otherwise noted), or shall be carried out with reasonable diligence.
4. All development shall be landscaped in a manner that all surface run-off is either contained on-site,

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directed into an existing water body (i.e., a lake or stream), or public drainage system (i.e., a municipal ditch).

5. The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with a landscape plan to the satisfaction of the Development Authority.
6. The developer shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, and shall not be moved or enlarged except where authorized or directed through this permit approval.
8. Any field work or construction undertaken prior to the effective date is at the owners'/developers' risk.
9. Any changes or additions to this permit shall require a new development permit application.
10. No person shall erect, place, or maintain within the sight triangle, a wall, fence, shrub, trees, hedge or any object over 0.9 metres (3.0 feet) in height above the lowest grade adjacent to the intersection.
11. All development permit application fees shall be paid in full prior to construction or commencement of any development. Failure to pay permit application fees will render this permit null and void.
12. Rural address sign to be obtained for the property. Please contact Randy Wierda, GIS Technician, @ 1-866-880-5722 for further information.
13. Applicant to obtain Public Works approval for all approaches required for the proposed development.
14. Pens, rooms, exercise areas (runs) and holding stalls shall be required to be soundproofed.
15. All facilities shall be kept in a neat and orderly manner.
16. All exterior exercise areas (runs) shall be enclosed with a fence with a minimum height of 1.8 metres (5.90 feet).
17. All dog facilities shall be visually screened from existing dwellings on adjoining lots.
18. Applicant shall ensure that all dogs are kept onsite and are not allowed to run at large.
19. This permit is valid for one (1) year and is automatically renewed on the date of approval at Council's discretion.
20. The Applicant is responsible for obtaining and complying with any required permits from federal, provincial, or other legislation, or the condition of any easement, covenant, building scheme, or development agreement affecting the land.
21. Development Authority, and/or Animal Control Officer(s), and/or Bylaw Officer(s), and/or Community Peace Officer(s) may enter the property at any time without notice to ensure all permit conditions are being met and/or complied with.
22. Subject to appeal by adjacent landowners.
23. SETBACK REQUIREMENTS FOR ALL BUILDINGS INCLUDED IN THIS PERMIT  
FRONT 40.0 NORTH  
REAR 7.5 SOUTH  
SIDE YARD 6.0 WEST  
SIDE YARD 6.0 EAST  
DISTANCES IN METRES, SETBACKS FROM ALL ROAD ALLOWANCES ARE MEASURED FROM THE COMMON PROPERTY LINE.
24. Lac Ste. Anne County requires that a Business License must be applied for and maintained for the life of the business. Any lapse in the Business License may result in closure of the business.

Carried unanimously.

- Recess Council recessed from 9:51 a.m. to 10:00 a.m.
- 783-15 Mr. Davidson – that the Municipal Planning Commission meeting be adjourned to resume the Development  
Out of MPC Committee meeting at 10:00 a.m.
- Public Hearing Public in attendance started arriving periodically at 9:35 a.m. until 10:00 a.m. Public in attendance included:  
Attendees Ms. Gail Yakemchuk, Mr. Bill Brooks, Ms. Roberta Richmond, Mr. Garry Richmond, Ms. Lora Kassian, Mr. Harry Kassian, Mr. William Burrell, Mr. Mark Miller, Mr. Bob Chelmick, Mr. Darien Masse, Mr. Glen Pitt, Ms. Bev Preece, Ms. Edna Borle, Ms. Sabina Kinsella, Ms. Sandr Blakney, Mr. Dean Wilmot, Ms. Margaret Hanssen, Ms. Dyann Brooks, Mr. Henry Hann, Ms. Marlene Chetek, Mr. Don Chetek, Mr. Ed Shelenko, Ms. Shauna Langevin, Ms. Laureen Miller, Ms. Stacey Miller, Mr. Roy Greanya, Ms. Rita Greanya, Mr. George Sproule, Ms. Arlene Sproule, Mr. Mitch Winnicki, Mr. Davin Holowaychuk, Mr. Wayne Vollans, Ms. Edith Fry, Ms. Kristina Evans, Ms. Sheena Johnston, Ms. Carol Greanya, Mr. Gary Platt, Mr. Richmond Chaney, Mr. Terry Metz, Ms. Louise Boelee, Ms. Adrianus Boeler.
- 784-15 Mr. Olsvik – that the Public Hearing for Bylaw #21-2015, 002REDST2015, Applicants/Owners: Masse  
Open Public Properties Corp., to amend the Lac Ste. Anne County Land Use Bylaw No. 16-2008 to allow for Commercial  
Hearing Recreation Development within S.W./S.E. 34-56-02 W5M Tax Roll #5602342001 (Div. 2), commence at 10:00 a.m.

Carried unanimously.

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Public Hearing  
Bylaw #21-2015  
002REDST2015  
Masse  
Wilderness Park

Public hearing for Bylaw #21-2015. Items discussed included:

Matthew Ferris, Planning and Development Manager for Lac Ste. Anne County:

- New proposed plan reduces the number of sites to approximately 125,
- Comments in the agenda package are referring to the original proposal of 205 sites,
- The proposed design meets the required 30 metre buffer,
- Sites will be minimally developed,
- More green space than originally anticipated with only 50% being developed,
- Private park bylaws regarding noise, animal control, fire safety and off-highway vehicles,
- Sustainable campground as it is a wilderness retreat,
- Each site will have water and sewer, ground water is not an issue,
- Walking trails, historical site and convenience store,
- In 2014 the applicant submitted a similar application and was refused,
- The Summer Village of Nakamun Park is the most significantly impacted,
- Notice of the Public Hearing was advertised in the Lac Ste. Anne Bulletin and a direct mail-out to all County ratepayers. Notification requirements were met through the Lac Ste. Anne Bulletin.
- The proposed development meets the Lac Ste. Anne County Municipal Development Plan (MDP) Policies 2.1, 3.13.1, 3.16 and 3.16.2 and the County Land Use Bylaw (LUB) Section 70.

Darien Masse, Owner/Applicant:

- Seasonal park – will only be open approximately five (5) months/year,
- Understands the concerns of the Summer Village of Nakamun Park and it's ratepayers,
- Will stress to each tenant of the Wilderness Park the route to get to it,
- Will work with the Summer Village of Nakamun Park,
- The wilderness park will have its own strict set of bylaws,
- Will be building his private residence on the same property,
- The proposal is in direct line with the County MDP and LUB,
- Will enhance the historical site that is located on the wilderness park,
- Use of the trails will also be available to be used by surrounding residents,
- The property is currently zoned as agricultural and would be recreational, once approved. Recreational use would be the best use of the property and a project that the County can be proud of.
- Committed to biophysical and environmental assessments,
- The flow of water and drainage would not be disturbed. The land and nature won't be compromised.

SV of Nakamun Park – Mayor, Mark Smith:

- Is in opposition to the development.
- Concerns with the lake impact as the lake is small, being only three (3.0) square kilometres,
- With this type of development an increase in boaters is to be expected which will impact lake quality and safety to the lake users,
- The Summer Village boat launch is not of adequate size to handle more users,
- The lake has suffered winter kill, fish kill due to the weed growth – typically from the human load on the lake,
- Less trees will make more run-off,
- Low water tables will be impacted with the proposed 200 campground sites,
- Traffic impact on RR. 21 and 22, they are not designed to handle the traffic load. Who will pay for the upgrades?
- Policing will be impacted as there are only peace officers in the area that don't patrol all the time,
- There are currently other developments around the lake and this one will overload the lake.

J. Duplessie

General Manager of Infrastructure and Planning Joe Duplessie entered the meeting at 10:21 a.m.

SV of Nakamun Park – Council:

- Deputy Mayor, Harry Kassian – is opposed to the development,
- In 1980 a study was done and the proposed development was to remain Agricultural.
- The Masse land is environmentally sensitive,
- Nakamun Drive is a private road and believes there will be conflict as there is no road for the Masse development
- Lake is at its maximum for development.
- Councillor, Bill Burrell – Nakamun Lake Management Plan Alternatives study done in 1980 has identified the Masse area as environmentally sensitive and wetland. If proposal continues it will be in direct contradiction with the Plan. Restrictions from the Alberta Government say there shouldn't be any development on that land.

Margaret Hansen – resident of the Summer Village of Nakamun Park:

- Sent a letter opposing the development as well as a copy sent to MLA,
- Increased traffic on roads,
- The lake is already busy, causing safety concerns,
- The peace and tranquility will be diminished, and a decrease in property values,
- Sewage disposal and water wells, how will all this extra usage impact them,

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- Environmental effect of Lake Nakamun as there is already a problem with fish, birds and algae,
- Concerns with increased density,
- Environmental Impact assessment should be completed to protect the lake for the future.

Gail Yakemchuk – resident of Summer Village of Nakamun Park:

- Capacity and sustainability is at its tipping point,
- Watershed is in jeopardy,
- Extensive proposed subdivision is not sustainable,
- Commercial development will result in destruction of the natural habitat,
- Close proximity will impact the enjoyment of their properties,
- Will have negative impact on LSAC financial base as the tax dollars won't pay for upgrades to the County's roads,
- Loss of agricultural land is not acceptable,
- Concerns with regard to policing, road maintenance, property values,
- Environment, social and economic sustainability concerns.

Bev Preece – landowner adjacent to the Summer Village:

- Oppose the development, in agreement with the previous speakers,
- The roads were not built for this type of impact,
- The property has been owned by Masse since 2002 and off-highway vehicles are still impacting the environment during use of the trails on the Masse land,
- There will be more boats as the lake draws water craft activity,
- No direct access to the lake front from the Masse land but people will find ways to get to it. No public beach at the lake so where will those people go?

Sandy Blakeney – Lac Ste. Anne County property owners and are strongly opposed to the development:

- Who is going to enforce the proposed strict bylaws?
- How do you ensure that the Bylaws will remain when the owner of the property could change?

Bob Chelmick – Lac Ste. Anne County resident, property on the south side of the lake:

- Doesn't use the lake but hears activity in proximity to and on the lake,
- The noise is already incredible due to ATV's, dirt bikes and skidoos,
- Opposed to Nakamun estates,
- Would like Council to discount the promises that are being made,
- Is opposed to such a massive development.

Edith Fry – Summer Village of Nakamun Park resident:

- 200 RV lots means 200 fire pits increasing fire hazards,
- The nearest fire station is in Onoway, which is lacking in fire fighter numbers,
- With a dry summer that was just had this is safety concern,
- Opposed to the development.

Davin Holowaychuk – new resident to Summer Village of Nakamun Park:

- Transients tend to disrespect the environment, road impact, could change his years of living there,
- No swimming surrounding the lake, where are they going to go swimming?
- The owners of the property respect their property and the lake, he doesn't believe that the renters will have the same respect,
- Will the development be sold off after it is finished? As business men this is what happens,
- Doesn't see the house on the proposal that Masse proposes to construct on the property,
- Is opposed to the development.

Deputy Mayor of the Summer Village of Nakuman Park:

- 45 full time residents in the Summer Village have lake front property that is expensive - Million dollar homes are being constructed, if this development proceeds then it could impact these homes,
- People move out to the lake to get away from the city, this type of development may deter people from the doing this.

Garry Richmond – Summer Village resident since 1961:

- As a retired fire captain, fire safety is a major concern,
- Policing is a big concern as there are not many police, only peace officers.

Richard Chaney – resident of SV – submitted a number of letters to Lac Ste. Anne County.

Mr. Masse:

- Everything that is proposed is opposite of what the residents are saying,
- His home is not in the plans yet as he is trying to get the project underway first,
- The road there is an oil lease road that has been there long before he bought it,
- Nothing is going to be disturbed, he has a compassion for this project,
- It's not about marketing the lake, he would just like people to use the walking trails, and rebuild to strictly walking trails,
- Minimal tree removal,
- Not a full time facility – only seasonal,

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- The bylaws are created towards the vision of the wilderness park,
- One lot with one set of bylaws provides better control. Construction to include sustainability measures,
- At this point this application is just for rezoning and not the development,
- When development proceeds everyone will be involved,
- Wants wildlife to be free roaming,
- Not promoting boating but promoting wilderness,
- There is public access to the lake and not the Nakamun access,
- Down-graded to approximately 125 lots,
- Storm water management will continue flowing,
- Oil lease is now capped and needs to be reclaimed and improved.

785-15 Bylaw #21-2015 Masse Wilderness Park Presentations - accept for info.	Mr. Giebelhaus – that the presentation from Mr. Ferris, Mr. Masse and affected property owners regarding Bylaw #21-2015, be accepted for information.	Carried unanimously.
786-15 Close Public Hearing	Mr. Borle – that the Public Hearing for Bylaw #21-2015, 002REDST2015, Applicants/Owners: Masse Properties Corp., to amend the Lac Ste. Anne County Land Use Bylaw No. 16-2008 to allow for Commercial Recreation development within S.W./S.E. 34-56-02 W5M Tax Roll #5602342001 (Div. 2) be closed at 10:58 a.m.	Carried unanimously.
Public Hearing Attendees	Public Hearing attendees left the meeting at 10:59 a.m.	
Recess	Council recessed from 10:59 a.m. to 11:07 a.m.	
M. Primeau	County Manager Mike Primeau arrived for the meeting at 11:07 a.m.	
T. Vanderwell	Development Director Tanya Vanderwell returned to the meeting at 11:12 a.m.	
787-15 Bylaw 21-2015 002REDST2015 Applicant/ Owner: Masse Properties Corp. S.W./S.E. 34-56- 02 W5M #5602342001 - deferred	Mr. Davidson – that Bylaw #21-2015, 002REDST2015, Applicants/Owners: Masse Properties Corp., to amend the Lac Ste. Anne County Land Use Bylaw No. 16-2008 to allow for Commercial Recreation development within S.W./S.E. 34-56-02 W5M Tax Roll #5602342001 (Div. 2), be deferred pending review of Environmental Assessment, Traffic Impact Assessment and Biophysical Study being completed.	Carried unanimously.
788-15 LSAC 50 <sup>th</sup> Anniversary	Mr. Hegy – that County Council recognize the exemplary job of all the volunteers in promoting the Lac Ste. Anne County 50 <sup>th</sup> Anniversary held on August 29 <sup>th</sup> , 2015 and sincerely thanks them all for a job well done for a very successful event.	Carried unanimously.
789-15 In Camera - land	Mr. Davidson – that pursuant to Section 197(2) of the Municipal Government Act, Council Move In Camera (11:26 a.m.) to discuss land matters.	Carried unanimously.
790-15 Out of camera	Mr. Giebelhaus – that Council Move Out of Camera at (11:34 a.m.)	Carried unanimously.
Lunch	Council recessed for lunch from 11:34 a.m. to 12:59 p.m.	
J. Moses	Communications Manager Jean Moses arrived for the meeting at 12:59 p.m.	
791-15 Open Public Hearing	Mr. Kohn – that the Public Hearing for Bylaw #27-2015, 003REDST2015, to amend the Lac Ste. Anne County Land Use Bylaw No. 16-2008 Section 42 - Objects Prohibited or Restricted in Yards, by adding restrictions on how many Recreational Vehicles (RV's) and how long Recreational Vehicles are permitted to be placed on all Country Residential and Hamlet General parcels across the County, commence at 1:00 p.m.	



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Carried unanimously.

Public Hearing  
Attendees

Public in attendance included:

Mr. Slamko Jozic, Mr. Dalibor Jozic, Mr. Wayne Cherrington, Ms. Rhonda Bank, Mr. Mark Wagner, Mr. Kyle Fedorak, Mr. Mark Harvanka, Mr. Jim Pshyk, Ms. Natasha LeFort, Ms. Donna Babiy, Mr. Fern Demers and Ms. Joyce Demers.

Public Hearing  
Bylaw #27-2015

Public hearing for Bylaw #27-2015. Items discussed included:

Matthew Ferris, Planning and Development Manager for Lac Ste. Anne County:

- This is an amendment to the County Land Use Bylaw Section 42,
- To clarify restrictions on RV's in Hamlets and Country Residential parcels,
- Insertion of clause 7, which only allows one RV on a property with a residence. Special event permit is required if more than one (1) RV is on a lot,
- Brought forward by enforcement and some councillors as this has been an issue,
- Approximately there are 400 properties with a total of 1200 RV's,
- Written submissions received were approximately half in favor and half opposed to the amendment,
- Some residential properties have been marked as recreational properties which has caused some confusion.

Mark Harvanka – landowner in Lessard Landing;

- 3 years ago bought 2.2 acres,
- Bought property for a recreational get away as he is an Edmonton resident,
- When he purchased the property it was advertised that RV's would be allowed,
- If this Bylaw is passed then he will not be allowed to have his RV on the lot,
- At this time he does not want to construct a residence and wants to use his property for weekend use however, wants to leave his RV on the lot for the summer,
- Does not feel that moving it after 72 hours is fair, this is not viable, where does it go?

Kyle Fedorak – landowner in Lessard Landing:

- Full intension of developing but it takes time and money to do this,
- Stays in his RV when he is working in the area,
- Does not make sense to move the RV every 72 hours, believes one RV should be allowed, regardless if there is a residence or not,
- Understands that more than one RV on a lot makes it look like a campground, however, there are a lot of RV's more appealing than some of the other cabins in the County,
- His lot shows pride in ownership with the RV on the lot and is not detrimental to surrounding properties.

Natasha LaFort – representing her mother and father, Wayne and Sharon Best. Family owned lot in Lessard Landing:

- Started to construct a residence however, her father was laid off, some permits were applied for,
- There was more than one RV on the property with decks and well maintained,
- Abided by the new Bylaw when they were notified and came to the County for the special events permit however, were declined,
- Then they were declined for the building permit as well. How do you go further to develop the land if permits are denied?
- Forced to move the RV's off the property and now grass is coming up and the lot no longer looks good, due to nobody being there to maintain the property.

Jim Pshyk – Sangudo resident and owns vacant lots in Sangudo:

- Keeps his RV at his residence during the summer, winter time he puts the RV on the vacant lots,
- The vacant lots are maintained throughout the year,
- He doesn't see how anybody can tell him that he can't have an RV on his own property and feels that this is wrong,
- It's his property and only the things he owns is on that property.

Mark Harvanka – the city of Edmonton allows his RV on his lot all year long and has had no problems with it.

Fern Demers – landowner in Lakeview Place:

- In the past has complained about some of the properties that are unsightly and nothing has been done,
- The problem is not only with RV's it is with vehicles and properties not being taken care of.

Wayne Cherrington – landowner in Corsair Cove:

- Purchased for family recreational property,
- Has a beautiful site,
- This is a heavy handed solution,
- Doesn't believe property values around them would be affected,

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- The problem has not been identified that he is aware of,
- Properties around them have messy yards and nothing has been done,
- Bought the property 13 years ago and hasn't had any problems,
- How is the County going to enforce this and how long do people have to move everything as his RV has a deck and is maintained similar to a home. This will take time to move.

Slamko Jozic – landowner in Lessard Landing lot:

- Property co-owned with a family member,
- Spent money to clear and put grass and make the lot desirable for RV set up,
- They both have an RV and they are situated on the same lot.

792-15  
Close Public  
Hearing  
Mr. Kohn – that the Public Hearing for Bylaw #27-2015, 003REDST2015, to amend the Lac Ste. Anne County Land Use Bylaw No. 16-2008 Section 42 - Objects Prohibited or Restricted in Yards, by adding restrictions on how many Recreational Vehicles and how long Recreational Vehicles are permitted to be placed on all Country Residential and Hamlet General parcels across the County, be closed at 1:24 p.m.

793-15  
Bylaw #27-2015  
LUB Amendment  
to Prohibit RV's  
Presentations  
- accept for info.  
Mr. Giebelhaus – that the presentations from the Public Hearing be accepted for information.  
Carried unanimously.

794-15  
Bylaw 27-2015  
LUB amendment  
to Prohibit RV's  
Mr. Davidson – that motion #718-15 (August 5<sup>th</sup>, 2015 Development/MPC Meeting) for 1<sup>st</sup> reading of Bylaw 27-2015, LUB amendment to Prohibit RV's, be rescinded.  
Carried unanimously.

Public Hearing  
Attendees  
Public Hearing attendees left the meeting at 2:10 p.m.

Recess  
Council recessed from 2:10 p.m. to 2:19 p.m.

795-15  
Bylaw 23-2015  
Mr. Borle - that Bylaw 23-2015, Special Event and Vendor Permit Bylaw, be deferred to a future meeting pending amendments to Section 42 of the Land Use Bylaw.  
Carried unanimously.

796-15  
Bylaw 28-2015  
Mr. Davidson – that Bylaw 28-2015 being the Unsightly Bylaw, be deferred to a future meeting pending amendments to Section 42 of the Land Use Bylaw.  
Carried unanimously.

797-15  
LUB Section  
9.13 and 15.1.84  
Intensive  
Livestock  
Mr. Bohnet – that the definition in the draft Land Use Bylaw of Hobby Farm page 187 Section 15.1.84 be amended to remove the farming of livestock as part of the small farming operations, and further that this use be removed from the Land Use District Existing Country Residential (9.13) and further that three (3) new accessory use classes be developed and inserted into Existing Country Residential known as: Green Houses, Tree Farms and U-pick.  
Carried.

D. Lowe  
Mr. David Lowe, Lac Ste. Anne County Resident, arrived for the meeting at 2:37 p.m.

Presentation – D.  
Lowe  
S.W. 08-56-06  
W5M  
Mr. Lowe made presentation to Council. Items discussed included:  
- Owner of subdivided quarter S.W. 08-56-06 W5M and the adjacent N.W. 05-56-06 W5M of which approximately ¾ of a mile fronts on to Brock Lake,  
- S.W. 8 contains 2.0 – 50.0 acre parcels, one parcel has his primary residence and the other parcel is in the name of Brock Lake Farms Ltd., which is jointly owned by himself and his wife,  
- NW 5 has 13.0 acres of unserviced hay land and is owned by Draestar Developments  
- Concerns with the proposed prohibition on a future residential parcel being subdivided from lakeside development,  
- Would like to see a caveat or development agreement be developed, at the expense of the County, Mr. Lowe does not want to subdivide at this time and may never want to, however doesn't want to lose the option if the proposal for the LUB/MDP is approved in the new amendments.

Council expressed that without an application being made the Municipal Planning Commission could not make any decisions, at such time as an application is submitted before them they can then review and provide a decision.

798-15  
Presentation  
- accept for info.  
Mr. Davidson – that the presentation from Mr. Lowe regarding grandfathering property, be accepted for information.

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Carried unanimously.

D. Lowe                      Mr. Lowe left the meeting at 2:48 p.m.

799-15                      Mr. Kohn – that County Council amend Land Use Bylaw 24-2014, Land Use District Sections 9, 9.2, 9.3  
Bylaw #24-2014            pages (60-72), 9.12, 9.13, 9.14, (pages 95-103), and 9.16 (pages 108-110) with regard to the main structure,  
LUB – Part III              that the Development Authority, at their discretion, may approve a main structure with no minimum square  
Sections 9, 9.2,              footage as long it meets the minimum requirements of having a concrete permanent foundation, a kitchen,  
9.3, 9.13, 9.14,              and a washroom, acceptable to the Development Authority.  
9.16

Carried.

Discussion –              Council and Administration discussed the Municipal Development Plan – Section 6 - Lakeside Development  
Lakeside                      Policy Area. It was concluded that these areas would typically be developed in the same manner as the  
Development                surrounding Agricultural Heartland, Rural Residential, Inter-municipal Fringe and Hamlet Policy Areas,  
    respective to the lake or body of water that the area of land is in.

800-15                      Mr. Borle – that the Lakeside Development Policy Area be removed from Section 6 of the Municipal  
Bylaw #23-2014            Development Plan.

Carried unanimously.

MDP Section 6 –  
Lakeside  
Development

801-15                      Mr. Davidson – that County Council adopt the riparian setback matrix that will be used for consultation when  
Riparian Setback            developing around lakes, and bodies of water, and further that the matrix be implemented into the Land Use  
Matrix                            Bylaw 16-2008.

Carried unanimously.

802-15                      Mr. Olsvik – that County Council amend the following properties with respect to zoning under Land Use  
LUB Zoning                      Bylaw 24-2014 as recommended by Administration:

- Requests                      1. N.E. 24-54-02 W5M, S.E. 24-54-02 W5M, W ½ of N.W. 19-54-03 W5M, Tax Roll #5402244001,  
Administration              5402241001, 5403193001, operated by Onoway North be re-designated from Agriculture B to Aggregate  
    Resource Extraction;  
    2. N.E. 13-54-02 W5M, Tax Roll #5402241001, operated by Onoway North be re-designated from  
Agriculture B to Aggregate Resource Extraction;  
    3. N.W. 13-54-02 W5M, S.W. 13-54-02 W5M Tax Roll #5402133001, 5402132001 operated by Onoway  
Cornerstone be re-designated from Agriculture B to Aggregate Resource Extraction;  
    4. S.W. 10-54-02 W5M, S.E. 10-54-02 W5M, Tax Roll #5402102001, 5402101001 operated by Engelman  
be re-designated from Agriculture B to Aggregate Resource Extraction;  
    5. S.W. 11-54-02 W5M, Tax Roll #5402112001 operated by Javorsky be re-designated from Agriculture B  
to Aggregate Resource Extraction;  
    6 N.W. 01-54-02 W5M, Tax Roll #5402013001 operated by Denkhaus be re-designated from Agriculture B  
to Aggregate Resource Extraction;  
    7. S.E. 11-54-02 W5M, Tax Roll #5402111001 operated by Oxner be re-designated from Agriculture B to  
Aggregate Resource Extraction;  
    8 N.W. 07-54-01 W5M, Tax Roll #5401073001 operated by Clark be re-designated from Agriculture B to  
Aggregate Resource Extraction;  
    9. S.W. 07-54-01 W5M, Tax Roll #5401072001 operated by Pollock be re-designated from Agriculture B to  
Aggregate Resource Extraction;  
    10. N.E. 12-54-02 W5M, Tax Roll #5402124001 operated by Hoover-Wagner be re-designated from  
Agriculture B to Aggregate Resource Extraction;  
    11. N.W. 12-54-02 W5M, Tax Roll #5402123001 operated by Brochu-Manning be re-designated from  
Agriculture B to Aggregate Resource Extraction;  
    12. S.E. 12-54-02 W5M, Tax Roll #5402121001 operated by Clark be re-designated from Agriculture B to  
Aggregate Resource Extraction;  
    13. S.W. 12-54-02 W5M, Tax Roll #5402122001 operated by Denkhaus be re-designated from Agriculture  
B to Aggregate Resource Extraction;  
    14. N.W. 30-53-01 W5M, N.E. 30-53-01 W5M, Tax Roll #5301303001, 5301304001 operated by Bogstad  
be re-designated from Agriculture B to Aggregate Resource Extraction;  
    15. S.W. 31-53-01 W5M, Tax Roll #5301312001 operated by White/ Salmon be re-designated Agriculture B  
to Aggregate Resource Extraction;  
    16. S.E. 02-54-02 W5M, SW 02-54-02 W5M, Tax Roll #5402021001, 5402022001 operated by Javorsky be  
re-designated from Agriculture B to Aggregate Resource Extraction;  
    17. N.W. 01-54-02 W5M, N.W. 02-54-02 W5M, N.E. 02-54-02 W5M, Tax Roll #5402013001,  
5402023001, 5402024001 operated by Javorsky be re-designated from Agriculture B to Aggregate Resource  
Extraction;  
    18. N.W. 06-54-01 W5M, SW 06-54-01 W5M, Tax Roll #5401063001, 5401062001 operated by Lafarge -  
Washplant be re-designated from Agriculture B to Aggregate Resource Extraction;  
    19. N.W. 33-55-04 W5M, Tax Roll #5504333001, operated by Trans America be re-designated from Rural  
Industrial to Industrial;  
    20. N.W. 31-54-05 W5M, Tax Roll #5405313001 operated by Majeau Lake be re-designated from

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Commercial Recreation to Recreational Resort;  
21. N.W. 33-55-04 W5M, N.W. 09-54-05 W5M Tax Roll #5504333001, 5405093001, operated by Island View be re-designated from Commercial Recreation to Recreational Resort;  
22. Lot 3, Plan 922 1039 within N.W. 03-54-02 W5M, Tax Roll #5402033001, operated by Sureway Contracting Ltd. be re-designated from Agriculture B to Aggregate Resource Extraction;

Carried unanimously.

L. Giebelhaus Deputy Reeve Giebelhaus declared a possible pecuniary interest and left the meeting at 3:29 p.m.

R. Osmond Assistant County Manager Robert Osmond arrived for the meeting at 3:31 p.m.

803-15 Mr. Kohn – that Council amend the 2015 Capital Budget for the East Firehall, Administration and Public  
Capital Funding Works Building from \$2,500,000.00 funded by long term borrowing to \$714,000.00 funded from reserves  
Change (Capital Purchase, Fire Protection Building and Fire Protection Fund reserves).

Carried unanimously.

L. Giebelhaus Deputy Reeve Giebelhaus returned to the meeting at 3:34 p.m.

804-15 Mr. Bohnet – that the meeting be adjourned at 3:35 p.m.  
Adjournment

Carried unanimously.

\_\_\_\_\_  
(Reeve)

\_\_\_\_\_  
(County Manager)

\_\_\_\_\_  
October 7<sup>th</sup>, 2015  
Date Approved