

**1.0 CALL TO ORDER**

**2.0 APPROVAL OF AGENDA**

**3.0 MINUTES**

**3.1 REGULAR MEETING HELD FEBRUARY 15, 2022**

[Schedule A](#)

**4.0 ACTION ITEMS:**

**4.1 COUNTY APPRECIATION DINNER**

Administration recommends that Council direct Administration to proceed with planning the County of Barrhead Appreciation Dinner for Thursday April 28, 2022 with a focus on recognition, promotion and celebration with the understanding that if Public Health Restrictions Change a re-assessment may be required.

[Schedule B](#)

**4.2 APPOINTMENT OF FIRE GUARDIANS – APRIL 1, 2022 TO MARCH 31, 2023**

Administration recommends that Council appoint the following individuals as Fire Guardians to serve the County of Barrhead under the *Forest and Prairie Protection Act* effective April 1, 2022 to March 31, 2023:

- Gary Hove, Fire Chief
- Ted Amos, Deputy Fire Chief
- Ken Hove, Director of Infrastructure
- Travis Wierenga, Public Works Manager
- Roy Batdorf, public member
- Norman Semler, public member
- Bert Denning, public member

[Schedule C](#)

**4.3 BARRHEAD GOLF & RECREATION AREA SOCIETY - COMMUNITY GRANT REQUEST**

Administration recommends that Council approves the application from Barrhead Golf & Recreation Area Society for a donation of \$2,500 under the Community Grants Policy to assist with the renovation of community washrooms.

[Schedule D](#)

**4.4 PROCLAMATION – ECONOMIC DEVELOPMENT WEEK MAY 9-13, 2022**

Administration recommends that Council proclaims May 9-13, 2022 as Economic Development Week in the County of Barrhead.

[Schedule E](#)

## 5.0 REPORTS

### 5.1 COUNTY MANAGER REPORT

Administration recommends that Council accept the County Manager's report for information.

[Schedule F](#)

### 5.2 PUBLIC WORKS REPORT

(11:00 a.m.)

Administration recommends that Council accept the Director of Infrastructure's report for information.

[Schedule G](#)

### 5.3 COUNCILLOR REPORTS

## 6.0 INFORMATION ITEMS:

### 6.1 Letter from Minister of Municipal Affairs Re: Budget 2022 – dated February 24, 2022

[Schedule H](#)

### 6.2 Letter from Minister of Culture Re: Hosting of 2024 Alberta Games – dated February 1, 2022

[Schedule I](#)

### 6.3 Minutes

#### 6.3.1 Ag Society AGM Minutes – February 1, 2022

[Schedule J](#)

#### 6.3.2 Misty Ridge Meeting Minutes – January 19, 2022

[Schedule K](#)

#### 6.3.3 FCSS Meeting Minutes – January 20, 2022

[Schedule L](#)

## 7.0 PUBLIC HEARING

### 7.1 1:15 p.m. Public Hearing for Lakeview Estates Area Structure Plan (ASP) – Lot 1 Block 1 Plan 1022082 (NW 18-57-2-W5)

Located at the Barrhead Arena – Charles Godberson Rotary Room

[Schedule PH1](#) – Planners Report

[Schedule PH2](#) – Lakeview Estates ASP

## 8.0 DELEGATIONS

### 8.1 11:30 a.m. Fire Chief Gary Hove - Barrhead Regional Fire Services - Quarterly Report

[Schedule M](#)

## 9.0 ADJOURNMENT

REGULAR MEETING OF COUNCIL - HELD FEBRUARY 15, 2022

The Regular Meeting of the Council of the County of Barrhead No. 11 held February 15, 2022 was called to order by Reeve Drozd at 9:00 a.m.

PRESENT

Reeve Doug Drozd  
Deputy Reeve Marvin Schatz  
Councillor Ron Kleinfeldt  
Councillor Bill Lane  
Councillor Paul Properzi  
Councillor Walter Preugschas  
Councillor Jared Stoik

**THESE MINUTES ARE  
UNOFFICIAL AS THEY  
HAVE NOT BEEN  
APPROVED BY THE  
COUNCIL.**

STAFF

Debbie Oyarzun, County Manager  
Pam Dodds, Executive Assistant  
Erika Head, Municipal Intern  
Jenny Bruns, Development Officer  
Kyle Meunier, Ag Fieldman  
Lisa Card, ALUS Coordinator

Ken Hove, Director of Infrastructure  
Travis Wierenga, Public Works Manager  
Tamara Molzahn, Director of Finance &  
Administration  
Adam Vanderwekken, Development &  
Communications Coordinator

DELEGATION

Marvin Polis, WILD Alberta (via video conference)

Barry Kerton - Town and Country Newspaper

APPROVAL OF AGENDA

- 2022-045 Moved by Councillor Kleinfeldt that the agenda be approved with the following in-camera deletion as nothing new to report:
- 4.12.2 Offer to Purchase – *FOIPP Sec. 24 Advice from Officials and FOIPP Sec. 27 Privileged information*

Carried Unanimously.

MINUTES OF REGULAR MEETING HELD FEBRUARY 1, 2022

- 2022-046 Moved by Councillor Preugschas that the minutes of the Regular Meeting of Council held February 1, 2022, be approved as circulated.

Carried Unanimously.

RECESS

Reeve Drozd recessed the meeting at this time being 9:01 a.m.

Reeve Drozd reconvened the meeting at this time being 9:16 a.m.

Lisa Card joined the meeting at this time being 9:17 a.m.

ALUS – PAC MEMBERSHIP APPOINTMENTS

- 2022-047 Moved by Councillor Properzi that the meeting move in-camera at this time being 9:21 a.m. for discussion on the PAC membership appointments.

Carried Unanimously.

Barry Kerton, Jenny Bruns, and Adam Vanderwekken departed the meeting at the time being 9:21 a.m.

- 2022-048 Moved by Deputy Reeve Schatz that the meeting move out of in-camera at this time being 9:28 a.m.

Carried Unanimously.

Barry Kerton, Jenny Bruns, and Adam Vanderwekken rejoined the meeting at this time being 9:28 a.m.

**REGULAR MEETING OF COUNCIL - HELD FEBRUARY 15, 2022**

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2022-049 Moved by Councillor Preugschas that Council appoints Lorrie Jespersen as the ASB member on the PAC as recommended by the ASB.

Carried Unanimously.

2022-050 Moved by Councillor Lane that Council appoints Nadine Quedenbaum as the public member on the PAC.

Carried Unanimously.

2022-051 Moved by Deputy Reeve Schatz that Council accepts the nominations from Westlock and Athabasca Counties for their representatives to the PAC.

Carried Unanimously.

Lisa Card departed the meeting at this time being 9:30 a.m.

**SUBDIVISION APPLICATION – MUNICIPAL PLANNING FILE 21-R-460  
NW & PT. SW 35-58-5-W5 (PARSONS – DUSZA)**

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2022-052 Moved by Deputy Reeve Schatz that Council approve the subdivision application proposing to create a 32.4 ha (80 ac) parcel, a 19.0 ha (47 ac) parcel and the remainder of a 74.8 ha (184.88 ac) parcel out of the NW & Pt. SW 35-58-5-W5 with the conditions as presented.

Carried 6-1.

Jenny Bruns and Adam Vanderwekken departed the meeting and Kyle Meunier joined the meeting at this time being 9:53 a.m.

**RESCIND POLICY 62.06 – PARTNERS IN CONSERVATION PROGRAM**

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2022-053 Moved by Councillor Properzi that Council rescind Policy 62.06 Partners in Conservation as recommended by the ASB.

Carried Unanimously.

Kyle Meunier departed the meeting at this time being 9:59 a.m.

**ASSESSMENT REVIEW BOARD (ARB) OFFICIALS APPOINTMENT – CAPITAL  
REGION ASSESSMENT SERVICES COMMISSION (CRASC)**

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2022-054 Moved by Councillor Preugschas that Council appoint Raymond Ralph as ARB Chairman of the County of Barrhead Local Assessment Review Board and Composite Assessment Review Board for a 1-year term to expire December 31, 2022 with remuneration to be paid as specified by CRASC.

Carried Unanimously.

2022-055 Moved by Councillor Kleinfeldt that Council appoint Gerryl Amorin as ARB Clerk of the County of Barrhead Local Assessment Review Board and Composite Assessment Review Board for a 1-year term to expire December 31, 2022 with remuneration to be paid as specified by CRASC.

Carried Unanimously.

2022-056 Moved by Councillor Lane that Council appoint the following Certified Panelists as Members of the County of Barrhead Local Assessment Review Board and Composite Assessment Review Board for a 1-year term to expire December 31, 2022 with remuneration to be paid as specified by CRASC:

- Darlene Chartrand
- Tina Groszko
- Stewart Hennig
- Richard Knowles
- Raymond Ralph

Carried Unanimously.

**REGULAR MEETING OF COUNCIL - HELD FEBRUARY 15, 2022**

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**PROPERTY TAXES – REQUEST TO CANCEL TOWN REC TAXES**

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2022-057 Moved by Councillor Properzi that Council denies the request for cancellation of Town Rec portion of resident's taxes.

Carried Unanimously.

**LEASE AGREEMENT RENEWAL - 4.0 ACRE PARCEL WITHIN SE 16-59-2-W5**

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2022-058 Moved by Councillor Kleinfeldt that Council authorize the new lease agreement with Robert Abernathy for 4.0 acres within SE 16-59-2-W5 for the term January 1, 2022 to December 31, 2024 at an annual rate of \$25.00 per acre.

Carried 5-2.

**RECESS**

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Reeve Drozd recessed the meeting at this time being 10:29 a.m.

Reeve Drozd reconvened the meeting at this time being 10:36 a.m.

Ken Hove and Travis Wierenga joined the meeting at this time being 10:36 a.m.

**PUBLIC WORKS REPORT**

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Ken Hove, Director of Infrastructure, and Travis Wierenga, Public Works Manager, met with Council and reviewed the written report for Public Works and Utilities and answered questions from Council.

2022-059 Moved by Councillor Lane that the report from the Director of Infrastructure and Public Works Manager be received for information.

Carried Unanimously.

**TENDER FOR 2022 PUBLIC WORKS 3/4-TON TRUCK PURCHASE  
2022 CAPITAL PURCHASE**

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2022-060 Moved by Councillor Preugschas that Council award the tender for supplying a 3/4-ton crew cab 4x4 Truck (as per specifications) to Barrhead Ford Sales at a purchase price of \$57,384.25 plus GST and to reflect the changes in the 2022 Capital budget.

Carried 5-2.

Tamara Molzahn joined the meeting at this time being 10:53 a.m.

**PUBLIC WORKS DIESEL FUEL CONTRACT**

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2022-061 Moved by Councillor Properzi that the meeting move in-camera at this time being 10:58 a.m. for discussion.

Carried Unanimously.

Barry Kerton departed the meeting at the time being 10:58 a.m.

Councillor Preugschas declares a conflict of interest and departs the meeting at this time being 10:58 a.m.

2022-062 Moved by Councillor Lane that the meeting move out of in-camera at this time being 11:10 a.m.

Carried 6-0.

Councillor Preugschas and Barry Kerton rejoined the meeting at this time being 11:10 a.m.

2022-063 Moved by Councillor Properzi that Council table the discussion until later in the meeting.

Carried Unanimously.

**REGULAR MEETING OF COUNCIL - HELD FEBRUARY 15, 2022**

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**DELEGATION – WILD ALBERTA**

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Marvin Polis of WILD Alberta met with Council via video conference at this time being 10:57 a.m. to give a presentation on the new developments of the organization.

2022-064 Moved by Councillor Kleinfeldt that Council accepts the report from WILD Alberta as information.

Carried Unanimously.

Council thanked Marvin Polis for his presentation, and he left the meeting at this time being 11:41 a.m.

**PUBLIC WORKS DIESEL FUEL CONTRACT**

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2022-065 Moved by Councillor Lane that Council lift the Public Works Diesel Fuel Contract from the table

Carried Unanimously.

2022-066 Moved by Deputy Reeve Schatz that Council direct Administration to enter into a contract with Pembina West Co-op to supply the County's diesel fuel needs for a three (3) year term.

Carried 6-0.

Tamara Molzahn rejoined the meeting at this time being 11:44 a.m.

**DIRECTOR OF FINANCE & ADMINISTRATION REPORT**

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2022-067 Moved by Councillor Properzi that Council accept the following Director of Finance & Administration's reports for information:

- Cash, Investments, & Taxes Receivable as of January 31, 2022
- Payments Issued for the month of January 2022
- YTD Budget Report for the 1 month ending January 31, 2022

Carried Unanimously.

**AGENDA INFORMATION ITEMS**

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2022-068 Moved by Councillor Lane that the following agenda items be received as information:

- News Release from Minister of Health Re: Rural Communities will Attract New Doctors – dated January 31, 2022
- Letter from Town of Gibbons to Minister of Justice Re: Bill 21 – Provincial administrative Penalties Act – dated January 25, 2022
- Letter from National Police Federation Re: GOA APPS Presentations – dated February 9, 2022
- Pembina River District 3 Organization Meeting Minutes – January 24, 2022
- Pembina River District 3 Regular Meeting Minutes – January 24, 2022

Carried Unanimously.

**2021 RESERVE TRANSACTIONS**

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2022-069 Moved by Councillor Preugschas that Council approves the 2021 reserve transactions as presented in 2021 Reserve Report.

Carried Unanimously.

2022-070 Moved by Deputy Reeve Schatz that Council approves the creation of a new reserve "Ag – H2C Conservation Landowner Compensation".

Carried Unanimously.

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**REGULAR MEETING OF COUNCIL - HELD FEBRUARY 15, 2022**

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Barry Kerton and Tamara Molzahn depart the meeting at this time being 12:07 p.m.

**LUNCH RECESS**

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Reeve Drozd recessed the meeting at this time being 12:07 p.m.

Reeve Drozd reconvened the meeting at this time being 12:35 p.m.

Ken Hove and Travis Wierenga joined the meeting at this time being 12:35 p.m.

**IN-CAMERA**

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2022-071 Moved by Councillor Kleinfeldt that the meeting move in-camera at this time being 12:35 p.m. for discussion on:

4.12.1 Project 340 Negotiations – *FOIPP Sec. 24 Advice from Officials*

Carried Unanimously.

2022-072 Moved by Councillor Properzi that the meeting move out of in-camera at this time being 1:24 p.m.

Carried Unanimously.

Barry Kerton rejoined the meeting at this time being 1:24 p.m.

**PROJECT 340 NEGOTIATIONS**

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2022-073 Moved by Councillor Stoik that Council directs Administration to negotiate agreements with landowners for acquisition of road right-of-way for Project 340 as discussed in camera.

Carried

2022-074 Unanimously. Moved by Councillor Lane that Administration bring back a report on the costs and process for expropriation of land.

Carried Unanimously.

Ken Hove and Travis Wierenga departed the meeting at this time being 1:26 p.m.

Tamara Molzahn rejoins the meeting at this time being 1:28 p.m.

**2021 YEAR END OPERATING SURPLUS**

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2022-075 Moved by Councillor Preugschas that Council accepts the year-end financial reports as presented and subject to audit adjustments and year end finalizations.

Carried Unanimously.

Councillor Lane left the meeting at 1:51 p.m. and rejoined at 1:58 p.m.

**ELECTRONIC DOCUMENT & RECORDS MANAGEMENT SYSTEM CONTRACT AWARD**

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2022-076 Moved by Councillor Properzi that Council approve Indixio Inc. as the EDRMS provider with a fixed cost implementation fee of \$43,000 and annual licensing and support fees of \$8,580 for a 5-year term.

Carried Unanimously.

Councillor Properzi and Tamara Molzahn left the meeting at 2:02 p.m.

Councillor Properzi rejoined the meeting at 2:04 p.m.



**REGULAR MEETING OF COUNCIL - HELD FEBRUARY 15, 2022**

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**REPORT – COUNTY MANAGER**

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Debbie Oyarzun, County Manager, reviewed the 2022 Council Resolution Tracking List and provided updates to Council;

- Budget survey closed on February 14, 2022 with 142 responses
- MSI program extended to 2024 and requires signing of amending MOA

2022-077 Moved by Councillor Preugschas that Council authorize the signing of an amending agreement for MSI funding with the Minister of Municipal Affairs.

Carried Unanimously.

- Oil & Gas Municipal taxes RMA survey
- Opportunity to meet with the Minister of Transportation at the RMA Convention

2022-078 Moved by Councillor Stoik to direct Administration to request a meeting with the Minister of Transportation at the RMA convention regarding condition of County of Barrhead Hwy 769.

Carried Unanimously.

2022-079 Moved by Councillor Lane to direct Administration to bring back more information on WILD Alberta's requests.

Carried Unanimously.

2022-080 Moved by Councillor Properzi to accept the County Manager's report as information.

Carried Unanimously.

**COUNCILLOR REPORTS**

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Councillor Preugschas reported on his attendance at the ASB meeting, GROWTH meeting, Attraction & Retention Committee meeting, and Barrhead Wellness meeting.

Councillor Properzi reported on the upcoming FCSS meeting.

Councillor Lane reported on his attendance at an Ag Society meeting, the Provincial Ag Society conference, Landfill meeting, and attended the Brownlee LLP Emerging Trends in Municipal Law workshop.

Councillor Kleinfeldt reported on his attendance at the BARCC meeting and a Library finance meeting.

Councillor Stoik reported on his attendance at the ASB meeting.

Deputy Reeve Schatz reported on his attendance at the ASB meeting and the Brownlee LLP Emerging Trends in Municipal Law workshop.

Reeve Drozd reported on his attendance at the BARCC meeting, ASB meeting, meeting with Pembina Hills School Division, and County office duties.

**ADJOURNMENT**

2022-081 Moved by Councillor Stoik that the meeting adjourn at this time being 2:48 p.m.

Carried Unanimously.





# REQUEST FOR DECISION

MARCH 1, 2022

B

**TO: COUNCIL**

**RE: COUNTY APPRECIATION DINNER**

**ISSUE:**

Council requested Administration to bring back a report with details on hosting the ASB/County appreciation dinner in 2022.

**BACKGROUND:**

- Annual ASB Appreciation Supper has been an annual event for approximately 18 years.
- Last event was held in January 2020; no event was held in 2021 due to public health restrictions.
- Historically the event was intended for recognizing the following award winners:
  - Rural Beautification Award
  - Conservation Award
  - Century Farm Award
  - Farm Family Award
  - GROWTH Business Award of Excellence
- Invitations were issued to award winners and members of the following Agriculture committees
  - Agricultural Service Board
  - Agricultural Pests Appeal Committee
  - Weed Control Appeal Panel
- Historically tickets were distributed as follows:

Category	# of tickets
Award winners	2 per recipient
Committee members & County Elected Official	1 per member (with option to pay for additional guest)
Guest speakers/dignitaries	2 per invited guest
Event Staff	1 per individual (with option to pay for additional guest)
County Staff & General Public	Pay for all tickets

**ANALYSIS:**

- Council has informally been discussing broadening the focus of this event to be all inclusive and be organized as a County of Barrhead Appreciation Dinner.
- In addition to award recipients, invitations would be issued to all County appointed public members on County committees to recognize them for their contributions.
- In 2022, the County also has the opportunity to recognize Mr. George Visser for his acceptance into the Alberta Agriculture Hall of Fame with the award to be presented by Honourable Nate Horner, Minister of Agriculture, Forestry and Rural Economic Development.
- MLA Glenn van Dijken is also tentatively scheduled to attend.
- Staff have tentatively booked Summerdale Hall for Thursday April 28, 2022.
  - Capacity of the hall for non-fixed tables and chairs is 286
  - Attendees in previous years were:
    - 2020 – 99
    - 2019 – 92
    - 2018 - 90
- Funding of \$15,600 is currently budgeted under AG for this event, the County tour, and other County workshops in 2022.
  - 2019 event had a cost of \$2,620 with a 72% cost recovery
  - 2020 event had a cost of approximately \$2,500 with a 40% cost recovery
- Cost for hosting such an event is significantly influenced by the event program. Historically this event has focused on recognition, promotion and creating an opportunity to celebrate individuals, groups or local businesses.
  - Costs in 2022 are anticipated to be slightly higher due to increased cost of inflation
  - Changing the event program to include entertainment will increase the budget by approximately \$5,000 (varies depending on the entertainer)
  - Council could choose to use their PR budget to invite ICF (neighboring) elected officials

- Impact of Public Health Restrictions on County event held at a Community Event Facility

Type of Restriction	Current Provincial Status	Impact on April 28, 2022 Event
Restriction Exemption Program (REP)	Withdrawn February 9, 2022	No impact
Capacity Limitation	Withdrawn February 9, 2022 for venues <500	No capacity limit other than firecode
Food & Beverage	Effective February 9, 2022 <ul style="list-style-type: none"> <li>• Seated serving of food &amp; beverages permitted</li> <li>• Limit of 10/table</li> </ul>	Expected to change March 1/22 <ul style="list-style-type: none"> <li>• No impact</li> <li>• Can be managed if still in place</li> </ul>
Masking	Masks required	Expected to be withdrawn March 1, 2022 (no masks required) <ul style="list-style-type: none"> <li>• If masking not withdrawn, masks will be required when not sitting at table (enforcement will be difficult)</li> </ul>
Social Distancing	<ul style="list-style-type: none"> <li>• 2 m physical distancing between households is encouraged; operators are expected to facilitate</li> <li>• No mixing between tables</li> </ul>	Expected to change March 1, 2022; if no change <ul style="list-style-type: none"> <li>• Difficult to manage, but possible to meet expectation</li> <li>• Difficult to meet expectation</li> </ul>
Symptoms & Isolation	<ul style="list-style-type: none"> <li>• Mandatory requirement to isolate if core symptoms</li> </ul>	Expected to remain in place until Stage 3 <ul style="list-style-type: none"> <li>• Good practice to retain, if feeling unwell do not attend social events</li> <li>• Difficult to enforce (personal responsibility)</li> </ul>

**ADMINISTRATION RECOMMENDS THAT:**

- Council direct Administration to proceed with planning the County of Barrhead Appreciation Dinner for Thursday April 28, 2022 with a focus on recognition, promotion and celebration with the understanding that if Public Health Restrictions Change a re-assessment may be required.



# REQUEST FOR DECISION

MARCH 1, 2022



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**TO: COUNCIL**

**RE: APPOINTMENT OF FIRE GUARDIANS – APRIL 1, 2022 TO MARCH 31, 2023**

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**ISSUE:**

The *Forest and Prairie Protection Act* requires that each year before April 1 the Council of a municipal district appoint, for a term not exceeding one year with effect from the beginning of April, a sufficient number of Fire Guardians to enforce the *Act* within the boundaries of the County.

**BACKGROUND:**

- Fire permits issued
  - 2021 – 587 permits issued (3% decrease from previous year)
  - 2020 – approximately 600 permits issued (20% increase)
    - Many phone-in permits due to Covid-19
  - 2019 – approximately 500 permits issued (13% increase)
  - 2018 - 442 permits (13% decrease)
  - 2017 - 510 permits
- County usually appoints four (4) public members as Fire Guardians in addition to appointing the Fire Chief, Deputy Fire Chief, Director of Infrastructure, and Public Works Manager
- Council appointed Roy Batdorf, Norman Semler, Aren Vreugdenhil, & Bert Denning last year as fire guardians.
- 3 of the current Fire Guardians have indicated their willingness to continue in their positions for another fire season.
- Aren Vreugdenhil will resign as of March 31, 2022.

**ANALYSIS:**

- Although Administration is exploring options for online permitting and streamlining and modernizing the permitting process the County is not in a position to implement changes at this time.
- Due to the number of permits and the size of the County an appropriate service level may be achieved with four (4) public members as Fire Guardians.
- Administration recommends appointing the current Fire Guardians including the 3 public members at this time so that appointments are active for April 1.
- Advertising is underway for an additional Fire Guardian to fill the vacancy however they will not be able to be appointed until after April 1.
- Fire Guardian appointments are made by resolution of Council.

- Once appointments are approved an updated Fire Guardian listing for the April 1, 2022 to March 31, 2023 will be made available to the public.

**ADMINISTRATION RECOMMENDS THAT:**

Council appoint the following individuals as Fire Guardians to serve the County of Barrhead under the *Forest and Prairie Protection Act* effective April 1, 2022 to March 31, 2023:

- Gary Hove, Fire Chief
- Ted Amos, Deputy Fire Chief
- Ken Hove, Director of Infrastructure
- Travis Wierenga, Public Works Manager
- Roy Batdorf, public member
- Norman Semler, public member
- Bert Denning, public member



# REQUEST FOR DECISION

MARCH 1, 2022

D

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**TO: COUNCIL**

**RE: BARRHEAD GOLF & RECREATION AREA SOCIETY  
COMMUNITY GRANT REQUEST**

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**ISSUE:**

Barrhead Golf & Recreation Area Society is applying for a Community Grant to assist with repairs to the clubhouse washrooms (see attached application).

**BACKGROUND:**

- February 2, 2021 – Council approved the Community Grants Policy setting a maximum of \$2,500 per applicant pending availability of funds.
- Barrhead Golf & Recreation Area Society have had a recreation lease agreement with the County and Town of Barrhead on S ½ 18-59-03-W5 since 1981.
- Current lease is for the term October 1, 2021 until September 30, 2041.
- Society is requesting a \$2,500 donation to assist with a total project cost of \$18,920.
- All property taxes are current.

**ANALYSIS:**

- Application was considered under Policy AD-002 Community Grants (attached).
- Applicant is eligible as they meet the criteria under section 4.1 as follows:
  - ✓ A registered non-profit society or charitable organization that provides services within the County or provides services readily available to the general public of the County
  - ✓ Is in good standing with the County
  - ✓ Needs financial support to complete the project
  - ✓ Demonstrates value or benefit to the community as a community structure available for use by the public and promotes tourism within the County.
- Application was considered under section 5.1 as a project (vs event or sponsorship)
- Application was assessed based on the criteria outlines in section 5.2 as follows:
  - Benefit to community – provides general access and usage to a local facility with tourism value
  - Other sources of funding, financial viability and community involvement – applicant is providing 77% of the total project cost and is financially viable.
- Project is eligible under section 5.3 and 5.4 as follows:

- Matching requirement has been exceeded with the applicant committing \$16,400 of their own funds to use towards this project
- Project is to be completed in spring of 2022
- It is a public venue with no restricted membership
- Washroom upgrades improve the public appeal of the clubhouse and continued use of the facility.
- Alignment with County of Barrhead Strategic Plan – this request would fall under the Economic & Community Development Pillar.
  - Goal 4.2 – County maintains its rural character and is recognized as a desirable location to invest, work, live and play.
- This is the 2<sup>nd</sup> application for the 2022 budget year
- Financial implications:

2022 Community Grant Budget	<b>\$15,000</b>
Dispersed in 2022	(\$2,500)
Current Balance	\$12,500
Application (March 1, 2022)	(\$2,500)
Balance Remaining for 2022	<b>\$10,000</b>

**ADMINISTRATION RECOMMENDS THAT:**

- Council approves the application from Barrhead Golf & Recreation Area Society for a donation of \$2,500 under the Community Grants Policy to assist with the renovation of community washrooms.





## Community Grant Application Form

### Application Information

Please submit completed applications to:

County of Barrhead No. 11

5306-49 Street

Barrhead, AB T7N 1N5

or

email: [info@countybarrhead.ab.ca](mailto:info@countybarrhead.ab.ca)

For assistance completing your application, contact 780-674-3331 or [info@countybarrhead.ab.ca](mailto:info@countybarrhead.ab.ca)

Incomplete applications will not be accepted.

### Applicant Information

Name of Organization: BARRHEAD GOLF & RECREATION AREA

Mailing Address: Box 4090

Street Address

Barrhead

AB

T7N 1A1

City

Province

Postal Code

Phone Number: (780) 674-3053

Email: barrheadadmin@explorant.com

Contact Name:

Wendy Moes / Sandy White

Position or Title:

Board Director / Bookkeeper

Phone Number:

Email:

Is your organization a registered charity or non-profit?

☒ Yes ☐ No

If yes:

Alberta Registry Number:

500048665

Date of Incorporation:

Sept 1, 1966

### Project Information

Name of Project or Event:

BATHROOM RENOVATION

Start Date:

FEB 11, 2022

Completion Date:

APRIL 15/22

of Project or Event:

Barrhead Golf Course



## Community Grant Application Form

### Describe Your Project or Event:

Goals:

To improve the state of the bathrooms for patron use.

Anticipated number of County participants, or number directly affected by event, program, or services offered:

unknown - dependent on golfing participants, restaurant users and anyone working in facility

Target population (Children, youth, adults, seniors, families):

ANYONE WHO GOLFS / EATS the general public

Describe how this project will benefit the community:

this enhances our facility for use by the general public and members of our community

### Financial Information

#### Project Funding:

Funds Requested from the County of Barrhead:

Cash: \$ 2500.00  
In-Kind: \$  
Total Requested: \$ 2500.00  
(Maximum \$2,500)

Funds from Other Sources:

(List other funds including any of the organizations own funds to be used in the project)

Own Funds: \$ 16,400.00  
Fundraising: \$  
Volunteer Hours \$ 20/ Hr x \_\_\_\_\_ Hours = \$  
Other: \$  
Please Specify  
Other: \$  
Please Specify  
Total From Other Sources: \$

Note: Funding from other sources must be at least equal to funding requested from the County of Barrhead

Total Project Funding:

(Total Requested Funding + Total from Other Sources)

\$ 18,900.00



## Community Grant Application Form

### Project Costs:

List a summary of the project costs here. If available, attach price quotes or other supporting documents.

electrical	\$ 450.00
paint / supplies / tile	\$ 12,020.00
sinks / taps / toilets / urinals	\$ 370.72
glass for mirrors	\$ 500.00
light fixtures	\$ 200.00
vanity	\$ 600.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Refer to Policy for full listing of ineligible costs (e.g. day-to-day operating costs, staff wages or honorariums, flow through funding to re-distribute to others, or donations to charitable causes).

Total Project Costs: \$ 18,920.72

The personal and business information provided will be used to process the Community Grant Application and is collected under the authority of Section 33 (c) of the *Freedom of Information and Protection of Privacy Act* (FOIPP). If you have questions about the collection and use of this information, please contact the County of Barrhead at 5306-49 Street, Barrhead, Alberta T7N 1N5 or 780-674-3331.

### Signature of Applicant or Authorized Representative

I (We) the undersigned, certify that this application is complete and accurate and that I (we) have the authority to sign on behalf of the organization.

Signature: [Signature] Date: Feb 8/22

Print Name and Title: Wendy Moes - Board Director

Signature: Sandy White Date: Feb 8 2022

Print Name and Title: Sandy White



Grant Application #: \_\_\_\_\_

Resolution #: \_\_\_\_\_

## Community Grant Declaration

Name of Organization: BARRHEAD GOLF & RECREATION AREA (the Organization)**The Organization declares that:**

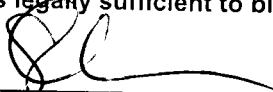
The information contained in its application is complete and accurate.

The Organization understands and agrees that any funding awarded is subject to the Organization complying with the terms and conditions of this agreement and as outlined in the Community Grant Policy ('the Policy').

**The Organization agrees to the following terms and conditions:**

1. The Organization agrees to be bound by the requirements set out in the Policy and Application form.
2. The Organization will use all grant funding awarded for the purposes stated within its Application. If the Organization wished to vary the purpose, it agrees to be bound by the requirements set out in the Policy.
3. Following receipt of the Grant, the Organization agrees to be bound by the reporting requirements set out in the Policy.
4. Any part of the Grant not spent as set out in the Policy or upon termination of this Agreement must be repaid to the County of Barrhead as stipulated in the Policy. The Grant may be terminated upon:
  - a. mutual consent;
  - b. 90 days written notice by either party;
  - c. demand by the County for immediate repayment in the event of a breach of any term or condition; or
  - d. if the Organization becomes insolvent
5. The Organization acknowledges that it will be liable for the full amount of the Grant and will be bound to the terms of this Agreement, even if the Organization has paid all or part of the Grant to a third party who has spent the money.
6. If requested, the Organization agrees to give the County of Barrhead access to examine the Organization's operation and/or premises to verify the Grant has been used for the purpose laid out in the Application. The Organization will provide access to all financial statements and records having any connection with the Grant or its purpose during the term of this Agreement or until all requirements have been met.
7. The Organization acknowledges that the *Freedom of Information and Protection of Privacy Act (FOIPP)* applies to records submitted by the Organization to the County in relation to the grant application, including the Application and this Agreement. These records may be disclosed in response to an access to information request under the *FOIPP Act*, subject to any applicable exceptions to disclosure under the Act.
8. The Organization agrees to indemnify and hold harmless the County of Barrhead, including all councillors, employees, and agents from any and all claims demands, actions and costs (including legal costs) for which the Organization is legally responsible, including those arising out of negligence or willful acts by the Organization or its employees or agents. Such indemnification shall survive the termination of this agreement.

**The Organization represents and warrants that the person signing is duly authorized to make the Application and is legally sufficient to bind the Organization to the Agreement.**

  
Signature

WENDY MOES  
Print Name

FEB 8/22  
Date

Sandy White.  
Signature

Sandy White.  
Print Name

FEB 8/22.  
Date



## REQUEST FOR DECISION

MARCH 1, 2022

E

**TO: COUNCIL**

**RE: PROCLAMATION – ECONOMIC DEVELOPMENT WEEK MAY 9-13, 2022**

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**ISSUE:**

Economic Developers Alberta (EDA) requests Council to declare May 9-13, 2022 as Economic Development Week.

**BACKGROUND:**

- January 24, 2022 – County received a request from the EDA in conjunction with Rural Municipalities of Alberta (RMA) and Alberta Municipalities (AB Munis) to proclaim May 9-13, 2022 as *Economic Development Week* (see attached)
- EDA is Alberta's only professional organization for economic developers and is challenging all Alberta communities to officially proclaim "May 9-13 as Economic Development Week".
- EDA was established officially on February 15, 1974.
- The organization is dedicated to advancing the economic development profession in the province by providing an active network of professional development, information and networking opportunities.
- EDA is a not-for-profit organization governed by a volunteer board of directors, who represent the interests of its membership (County pays an annual membership fee of \$210).

**ANALYSIS:**

- This is the 2<sup>nd</sup> year in a row that AB Munis and RMA are joining EDA in promoting economic development through a Community Challenge.
- Last year, 34 Alberta Communities made the official proclamation (County of Barrhead did not).
- If proclaimed the following will take place:
  - Proclamation (see attached) will be posted in the County office and on the County website to heighten awareness and increase attention on Economic Development.
  - For further promotion, RMA and EDA will be notified of Council's resolution affirming the proclamation.

**ADMINISTRATION RECOMMENDS THAT:**

Council proclaims May 9-13, 2022 as Economic Development Week in the County of Barrhead.

DO/pd

**Subject:** 2022 Economic Development Week - Community Challenge in Alberta

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**From:** Economic Developers Alberta (EDA) <[admin@edaalberta.ca](mailto:admin@edaalberta.ca)>

**Sent:** January 24, 2022 10:09 AM

## 2022 Economic Development Week

May 9 -13, 2022

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### 2022 Community Challenge in Alberta

**Dear Jenny Bruns,**

For the second year in a row; Alberta Municipalities and Rural Municipalities of Alberta are joining EDA to amplify the importance of economic development by inviting you to take part in the 2022 Community Challenge.

**You can participate by having your community officially proclaim May 9 - 13 as "Economic Development Week."**

Last year, 34 Alberta Communities made the official proclamation, exceeding our goal of 25 communities.

This year, we're upping the ante: **our goal is to have 50 Alberta Communities make the official proclamation!** Let's get it on your community's calendar now.

The pandemic has made economic recovery a top priority. Support this priority by encouraging municipalities, large and small, to formally recognize and celebrate Economic Development Week.

It's easy; here's how:

---

1. Customize a sample resolution
2. Have your Council/Mayor officially



**2022 Economic Development Week  
Information**

proclaim the week in your community and sign the resolution.

3. Share the proclamation with local media, and on your social media pages.

4. Don't forget to tag us: Twitter: @edaalberta; LinkedIn: @Economic Developers Alberta (EDA) and Facebook: @EconomicDevelopersofAlberta

4. Email us at [admin@edaalberta.ca](mailto:admin@edaalberta.ca) and it will be added to the EDA website.

Click the button to download the sample resolution, and see the list of 2021 Community Challenge participants.

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We recognize how economic developers are bolstering municipalities and helping Alberta's communities to recover.

Your involvement in the 2022 Community Challenge gives you a voice.

It lets your community know you value the contribution of economic development, and helps you strengthen support for the work your economic development staff does throughout the year.

---

*You have been sent this email because you either: are a member of Economic Developers Alberta (EDA); enquired about our services; or publicly disclosed your email address without stating you do not wish to receive commercial electronic messages. If you wish to stop receiving commercial electronic messages from EDA, please click unsubscribe below to withdraw consent.*

[www.edaalberta.ca](http://www.edaalberta.ca)

Suite 127

#406, 917-85 Street SW

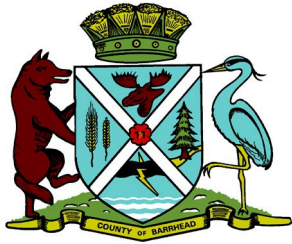
Calgary, Alberta

Canada T3H 5Z9

1-866-671-8182

[Unsubscribe](#)





# COUNTY OF BARRHEAD NO. 11 PROVINCE OF ALBERTA

## PROCLAMATION ECONOMIC DEVELOPMENT WEEK MAY 9-13, 2022

**WHEREAS**, the International Economic Development Council is the largest professional economic development organization dedicated to serving economic developers; and

**WHEREAS**, for almost 50 years, Economic Developers Alberta has been Alberta's leading economic development network, committed to advancing the economic development profession by providing resources, professional development and networking opportunities; and

**WHEREAS**, economic development activities promote economic well-being and quality of life for communities by creating, retaining, and expanding opportunities that facilitate growth, enhance wealth, and provide a stable, diverse tax base; and

**WHEREAS**, economic development activities stimulate and incubate entrepreneurship in order to help establish the next generation of new businesses - the hallmark of Alberta's economy; and

**WHEREAS**, economic development activities occur in a wide variety of settings including rural and urban, and through diverse partnerships; and

**WHEREAS**, economic development activities attract and retain high-quality jobs, develop vibrant communities, and improve the quality of life; and

**WHEREAS**, the County of Barrhead strives to promote and encourage economic development;

**THEREFORE, BE IT RESOLVED THAT**, the Council of the County of Barrhead No. 11, do hereby proclaim May 9-13, 2022 as **ECONOMIC DEVELOPMENT WEEK** in the County of Barrhead.

Dated this

---

Douglas Drozd, Reeve



presented to Council on March 1, 2022  
(items shaded have changed since last meeting)

## 2022 COUNCIL RESOLUTION TRACKING LIST

(Items beyond the normal course of business)

Resol. #	Resolution Topic	Responsible	Comments	Status
2022-079	Bring back info on WILD Alberta requests re: establishing DMO	CAO/PD	Tentatively scheduled to Council April 5/22	Not started
2022-078	Request meeting w/Min of Transportation at RMA re: condition/safety of Hwy 769	CAO	Request made (waiting for response)	Complete Feb 15/22
2022-077	Authorized signing of MSI amending MOA	CAO/EA	Signed and returned to GOA	Complete Feb 22/22
2022-076	Approved Indixio as the EDRMS provider	DF	Awaiting contract	Underway
2022-074	Bring back a report on the costs and process for expropriation of land related to Project 340	CAO/DF		Not started
2022-073	Approved landowner compensation for Project 340 road ROW acquisition	PW	Negotiations have commenced	Underway
2022-070	Creation of new reserve Ag-H2C Conservation Landowner Conservation	DF	Created	Complete Feb 15/22
2022-069	Approved 2021 reserve transactions	DF	Transactions complete	Complete Feb 15/22
2022-066	Awarded contract to Pembina West Co-op to supply diesel fuel for 3 years	DF/PW	Contract signed and sent to Co-op for execution.	Underway
2022-060	Awarded Tender for 3/4 Ton Truck to Barrhead Ford	PW	Letter sent to Barrhead Ford confirming purchase	Complete Feb 22/22
2022-058	Award Ag Lease by Manola truck fill	CAO	Lease sent to landowner	Underway
2022-057	Denied request to cancel Town Rec portions of taxes	CAO		Underway
2022-054,55,56	ARB Officials Appointments	DF/EA	CRSAC notified of appointments	Complete Feb 17/22
2022-053	Rescind Policy 62.06 - Partners in Conservation	AG/EA	Policy rescinded	Complete Feb 18/22
2022-049,50,51	Appointed members to PAC (ALUS)	AG	Applicants have been notified	Complete Feb 16/22
2022-038	Approved Rural Broadband Policy	CAO/PD	Policy sent to consultant to continue work on project	Complete Feb 7/22

F

2022-035	Approved funding sources for overbudget 2021 operational projects	DF	Transactions done	Complete Feb 3/22
2022-034	Approved funding sources for overbudget 2021 capital projects	DF	Transactions done	Complete Feb 3/22
2022-033	Approved purchase of 2022 Excavator with implements	PW	Letter sent to Finning approving excavator purchase; letters sent to unsuccessful bids	Complete Feb 8/22
2022-032	Approved purchase of 2 - 2022 Motor Scrapers as per Capital Budget/Plan	PW	Letter sent to Finning approving purchase	Complete Feb 8/22
2022-031	Approved purchase of 2 - 2022 UTVs as per Capital Budget/Plan	PW/AG	CC Cycle contacted to confirm purchase	Complete Feb 2/22
2022-028	Approved Bylaw 2-2022 Emerg Management	CAO	Included in Municipal Emerg Plan (MEP)	Complete Feb 4/22
2022-022	Public Hearing for Lakeview Estates ASP (LUB amendment) - March 1, 2022 at 1:15 pm, Multipurpose Rm	PD/EA	Advertising requirements underway, facility booked	Underway
2022-021	1st reading Lakeview Estates ASP (LUB amendment)	PD	Schedule to return to Council for further consideration following Public Hearing	Underway
2022-006	BF73046-21 Awarded to Griffin Contracting	PW	Notification sent to MPA to award contract to Griffin	Complete Jan 19/22
2022-005	Approved ALUS PAC TOR	AG	PAC TOR posted and advertising underway	Complete Jan 20/22
2022-004	Community Grant of \$2,500 - Misty Ridge Ski Club	CAO/EA	Letter sent awarding grant	Complete Jan 20/22
2021-536	Approved purchase 2022 Motor Grader Replacement as per Capital Budget	PW/DF	Letters sent to dealerships informing them of decision.	Complete Jan 7/22
2021-534	Approved 10 YR Capital Plan	CAO/DF	Posted to Website	Complete Jan 12/22
2021-533	Approved 3 YR Financial Plan	CAO/DF	Posted to Website	Complete Jan 12/22
2021-532	Approved 2022 Capital Budget of \$8,087,326	CAO/DF	Posted to Website	Complete Jan 12/22
2021-531	Approved 2022 Interim Operating Budget of \$17,518,554	CAO/DF	Posted to Website	Complete Jan 12/22
2021-530	Approved application for PERC/DIRC (\$29,878.80 & \$728.86)	DF	Sent to GOA.	Complete Jan 11/22
2021-529	Approved Water & Sewer Utility Rates Bylaw 11-2021	CAO/DF	New rates inputted to system and first utility bills to be sent out Jan 31, 2022	Complete Jan 7/22

2021-523	Approved MOA with CRASC Jan 1, 2022 to Dec 31, 2024	CAO	Received finalized agreement; Sent to CRASC for signing Jan 13	Complete Feb 9/22
2022-024; 2021-496	Request report with options & recommendations to consider compensation for Newton Creek flooding	CAO/DF	Council accepted insurance adjusters conclusion and denied claim; To Council Feb 1/22; RMA Genesis Reciprocal Insurance has been contacted; appt with legal counsel	Complete Feb 1/22
2021-488	Cancel 50% 2021 taxes for GOA re: GIPOT	DF	Journal entry done and expect payment March 31, 2022	Underway
2021-481	Draft proposal for holding annual Agriculture/County dinner in 2022 in alignment with public health restrictions	CAO/AG	RFD to Council Mar 1/22; Minister confirmed; Checking availability of site, MLA, Minister etc.; Preliminary discussions re potential dates	Underway
2021-474	Authorized Admin to enter into Ag Plastics Recycling Agreement with CleanFarms	CAO/AG	On hold until April 2022; Awaiting agreement from CleanFarms	Underway
2021-471	Approved streetlight in Neerlandia	EA/CAO/PW	Permits complete, estimate Mar 7 completion; Fortis has been notified, indicated new year	Underway
2021-452	Contract for Neerlandia Lagoon Construction awarded to PME Inc.	PW	Fully executed Contract sent to AE for distribution; Contract signed by PME and being returned to County to fully execute. Associated Eng to be in contact with PME to determine work schedule.	Complete Jan 19/22
2021-353	Develop policy for volume allotment program for Dunstable Lagoon (Q1-2022)	CAO/PW		Underway
2022-040; 2021-291	Use of Barrhead Johnson Airport Terminal for Aviation Ground School Training	EA/CAO	Council rescinded on Feb 1/22 as session was not held; Postponed until Oct 2021	Rescinded Feb 1/22
2021-190	Scada Project - Additional Work approved with \$25K FGT funding	CAO/PW	Working on Communications 80% complete; Completed - instrument and piping at Manola pump house and Booster station and Neerlandia Scada upgrade. Contractors working on updating programming and communications. Application for FGT to be updated when project fully complete.	Underway
2021-174	VSU - letter to MLA re support and current service delivery model	CAO/EA	Rough draft prepared	Underway
2020-468	Approved disposal of Fire Dept equipment with funds used to reduce capital contribution	DF	Sold in 2021 and proceeds were deducted from amount due for new fire engine; Not sold in 2020; Waiting for 2021 final capital budget reconciliation in late January 2022.	Complete Jan 10/22

2020-358	Land exchange - begin process re securing road ROW	PD/CAO	Preliminary survey work done and waiting for landowner to review sketch plan; Landowner is reviewing; Working on agreement	Underway
2020-165	Letter - AB Transportation re prov. Hwy concerns for consideration for GOA 2020 Capital Maintenance Projects	EA/CAO	Hwy 33; Obtained input from Council, PW.	Underway
2019-427	Release County share of deposit for fire engine; approved cost share of \$317,748.50 for purchase of 2020 engine incl 10% deposit of \$31,775 to be pd in 2019	DF	Received final inv Jan 10 to be paid next cheque run; Town indicates waiting for final payment date and will invoice us full cost share in 2022; waiting for docs from Town at year-end to transfer funds (\$31,775)	Complete Jan 17/22
2019-352	Follow-up letter to Minister Municipal Affairs	EA/CAO	Notes distributed	Underway
2019-009	RMA Charitable Gaming Committee - support and inform	EA/CAO	GOA postponed this initiative indefinitely, tone of letter will change; Letter drafted to MLA etc.; Shared with Town & orgs; Report posted to website, compiling email distribution list	Underway
2018-029	Service Contract Review	EA/CAO	Initial list has been compiled.	Underway
2017-325	Develop a bylaw to provide necessary tools to deal with enforcement issues as an interim step	CAO/Dev	Work with LSA Bylaw enforcement to draft bylaw to use in the interim while developing a more substantive bylaw through public consultation	Underway
2017-245	Policy for Special Events	CAO/Dev	Reviewing policies from neighbouring municipalities	Underway

In Force or Date Effective	MGA Change	Responsible	Comments	Status
Oct 26/17	<b>Public Notification Methods:</b> To use alternative advertising requires an Advertisement Bylaw	CAO/EA	Only required if Council wants to use alternative advertising methods	Not started
Oct 26/17	<b>Conservation Reserve:</b> Council may designate land for a new type of reserve to protect enviro significant features.	CAO/PD/Ag	Requires policies to be incl in MDP and ASPs.	Not started
Oct 26/17	<b>Off-Site Levies:</b> Scope expanded AND opportunity to create joint intermunicipal off-site levy bylaws for projects	CAO/DF/PD/PW	Permitted to revise bylaw to expand scope; Describe infrastructure, benefitting area, technical data, estimated costs, keep calculations current, agreement as needed	Not started

	More to be added - as time permits	
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## Public Works Director of Infrastructure Report March 1, 2022



### ***Graders***

- Area graders continue to sandvik road tops to help prevent icy conditions

### ***Snowplow Trucks***

- Sanding and plowing paved roads and icy areas

### ***Hamlet Snow Removal***

- Utilizing the backhoe and two tandem gravel trucks, staff are removing snow from ditches and culvert ends; started February 22, 2022. This allows a proactive approach to spring drainage issues.

### ***Airport***

- Beacon light is out of service and light has been sent out for repairs. A NOTAM (Notice to Airmen) has been put on the airport notifying pilots of the light not being in operation.

### ***Burning Brush Piles***

- Burning is underway west of Moosewallow gravel pit on Township Road 610A

### ***Shop***

- CVIP inspections on commercial trucks and trailers including fire department truck
- Welding hard surfacing on 815F packer drum pads

### ***Utilities***

- SCADA computer is now connecting to all locations. Vector is still working with our IT department to finish up loose ends and to get Northplex fire pump online.
- Manola truck fill has been working well
- All other testing and monitoring have been carried out as per normal operations.





*Office of the Minister*

RECEIVED

FEB 08 2022

COUNTY OF  
BARRHEAD NO. 11

FEB 01 2022

Reeve Douglas Drozd  
County of Barrhead  
5306 - 49 Street  
Barrhead AB T7N 1N5

Dear Reeve Drozd:

As Minister of Culture responsible for sport in Alberta, I am pleased to invite your community to submit a bid to host either the 2024 Alberta Winter Games or the 2024 Alberta Summer Games.

I encourage your community to consider this invitation and the many benefits that can result from hosting this event. The Alberta Games are key in Alberta's Recovery Plan and provide an economic impact of approximately \$3 million to a host community. A successful host community is offered the opportunity to showcase its community and talents to approximately 3,000 participants from all regions of the province, along with numerous spectators and special guests.

Communities with populations of less than 10,000 are encouraged to collaborate with neighbouring communities to submit a joint bid or consider the smaller, modified games format. The community awarded a 2024 Alberta Games will receive a \$420,000 operating grant.

A letter of interest to host either the 2024 Alberta Winter or Summer Games, together with a letter of support from municipal or band council must be received by March 25, 2022. Completed bids must be received by April 29, 2022.

Bid guidelines and staff consultation are available by contacting Ms. Suzanne Becker at 403-297-2909, toll-free by first dialing 310-0000 or email [suzanne.becker@gov.ab.ca](mailto:suzanne.becker@gov.ab.ca).

Sincerely,

Ron Orr  
Minister



ALBERTA

MUNICIPAL AFFAIRS

*Office of the Minister*

*MLA, Calgary-Hays*

H

February 24, 2022

Dear Chief Elected Officials:

I am writing to share information with you about *Budget 2022*, which my colleague, the Honourable Travis Toews, has tabled in the Alberta legislature. You will find below some details about Budget 2022 that are most closely related to Alberta Municipal Affairs and the Alberta municipalities that we all continue to serve.

Alberta's government is investing approximately \$980 million overall to build stronger communities across our province. These funds will continue to deliver important programs and services, support effective governance, and protect public safety. Alberta is moving forward to a time of economic recovery and prosperity, where Albertans have opportunities to build their skills, pursue their passions, and support themselves and their families. That's why we are continuing to provide significant infrastructure funding in the near term to support our economic recovery, even as we help municipalities adjust to new funding levels.

As we discussed last year, Municipal Sustainability Initiative (MSI) capital funding is averaging \$722 million a year for three years, from 2021-2024. We front-loaded MSI funding for 2021-22 to a total of approximately \$1.2 billion, to help municipalities recover from the pandemic and provide flexibility to ensure priority capital projects could continue. As a result, MSI funding for 2022 and 2023 has been reduced proportionately to \$485 million each year. Additionally, municipalities and Metis Settlements will continue to receive \$30 million under the operating component of the MSI program.

The goal of this strategic, multi-year funding approach is to prepare for implementation of the Local Government Fiscal Framework in 2024-25. Our government passed the *Local Government Fiscal Framework (LGFF) Act*, paving the way for Municipal Affairs to establish a predictable, reliable, long-lasting funding arrangement with Alberta municipalities that is tied to provincial revenues. Baseline funding for the first year of the LGFF in 2024-25 will remain at \$722 million, equivalent to the current three-year average funding level of MSI. The estimated 2022 MSI allocations are available on the program website [here](#).

As you are also aware, the federal Gas Tax Fund changed its name and is now called the Canada Community-Building Fund (CCBF). Fortunately, the level of funding for Alberta has not changed, and we anticipate receiving approximately \$255 million from this federal fund again this year. The estimated 2022 CCBF allocations are available on the program website [here](#).

.../2

MSI and CCBF program funding is subject to the Legislative Assembly's approval of Budget 2022. Individual allocations and 2022 funding are subject to ministerial authorization under the respective program guidelines. Federal CCBF funding is also subject to confirmation by the Government of Canada. You should anticipate receiving letters confirming MSI and CCBF funding commitments in April.

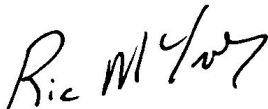
I am pleased to inform you that funding in support of local public library boards will continue to remain stable, helping to deliver important literacy resources to Albertans. We are also maintaining equivalent levels of operational funding for other services, such as the Land and Property Rights Tribunal.

As we all look to the time ahead, I can tell you that Alberta's government understands the challenges and the opportunities that are facing Alberta communities. As we continue to recover from the pandemic and prepare for economic growth, Municipal Affairs remains committed to providing sustainable levels of capital funding, to promoting economic development, and to supporting local governments as they deliver programs and services that Albertans need.

Alberta is moving forward to a prosperous financial future, and Albertans are doing their part to get us there. Alberta's government will do its part by sticking to our fiscal plan. We will continue our disciplined spending to maintain balance, and we will continue to respect Albertans' tax dollars by keeping our spending in line with other provinces.

With our eyes on these goals, we will move forward to a bright, thriving, and prosperous future where Alberta firmly secures our place as the economic engine of our nation.

Sincerely,

A handwritten signature in black ink, appearing to read "Ric McIver". The signature is stylized with a large "R" and a cursive "McIver".

Ric McIver  
Minister

BARRHEAD EXHIBITION ASSOCIATION AND AGRICULTURAL SOCIETY  
MINUTES  
FEBRUARY 1, 2022  
ANNUAL GENERAL MEETING

---

The Annual General Zoom Meeting was called to order by President Jackie Miller at 7:30pm.

Attendance: 23 (list attached)

DETERMINATION OF QUORUM

Quorum confirmed by Brenda Visser

MOTION OF VALIDATION

Moved by Randy Schmidt to accept the meeting as valid. Secunder Steve Zunti. Carried.

ADOPTION OF AGENDA

Moved by Wayne Branden to adopt the agenda. Secunder Nadine Quedenbaum. Carried.

ADOPTION OF MINUTES

Moved by Ken Anderson to adopt the minutes of January 28, 2021. Secunder Colleen Branden. Carried.

REPORTS

President's Report

Moved by Jackie Miller to accept his report as presented. Secunder Dawn-Marie Branden. Carried

Treasurer's Report and Financial Statement

Moved by Brenda Visser to accept auditor's financial statement as presented. Secunder Randy Schmidt Carried.

Facilities/Grounds Report

Moved by Ken Anderson to accept report as presented. Secunder Lori Krawec. Carried.

Rodeo Report

Moved by Wayne Branden to accept report as presented. Secunder Neil Branden. Carried.

Fair Report

Moved by Brenda Visser to accept report as presented. Secunder Colleen Branden. Carried.

Fundraising Report

Moved by Collen Branden to accept report as presented. Secunder Anthony Oswald. Carried.

Scholarship Report

Moved by Evelyn Anderson to accept report as presented. Secunder Colleen Branden. Carried.

NEW BUSINESS

APPOINTMENT OF AUDITOR

Moved by Brenda Visser to appoint Joseph S. Greilach Professional Corporation. Seconded Colleen Branden. Carried.

ELECTION OF BOARD DIRECTORS – Chaired by Brenda Visser.

Three directors required. Calls for nominations from the floor 3 times. Five nominations received.

Colleen Branden nominated Ashley Mast. Accepted

Keri Messmer nominated Evelyn Anderson. Accepted

Steve Zunti nominated Ken Anderson. Accepted

Neil Branden nominated Wayne Branden. Declined

Wayne Branden nominated Neil Branden. Accepted

Moved by Steve Zunti to cease nominations. Seconded Colleen Branden

Voting by secret ballot.


Board of Directors elected: Ashley Mast, Ken Anderson, and Neil Branden

DESTRUCTION OF BALLOTS

Moved by Colleen Branden to destroy ballots. Seconded Evelyn Anderson. Carried

ADJOURNMENT

Moved by Colleen Branden to adjourn meeting at 9:12pm. Seconded Neil Branden. Carried

	<h1>Misty Ridge Ski Hill</h1>	
<h2>Meeting Minutes</h2>		<p>Date (mm/dd/yyyy) <b>01-19-2022</b></p>

**Attendance:** Matthew, Daniella, Greg, Curtis, Mike, Erna, Shelley

**Call to Order:** Matthew called meeting to order at 7:40 pm.

**Approval of Agenda:** Mike approved agenda, all in favor.

**Approval of Minutes:** Erna approved the minutes, all in favor.

#### Secretary Report:

-Daniella received the new moose mascot in the mail. Looks good, Daniella had to make some adjustments to the nose to see better. Diane Wierenga will help her make the shorts and suspenders.  
 -Fire chief, Gary Hove, came out on Saturday to do the occupancy load. We can have 135 in the chalet with non-fixed seats, 110 for dining and beverage spaces. So, for COVID regulations, 1/3 capacity is 45 people in the chalet total. Certificate is posted on the bulletin board.

#### Treasurer Report:

- Regular account: \$61087.72 (includes ELKS Money),  
 -Casino: \$3296,  
 - A few bills left to pay (Dopplemeyer- rubber liner for bull wheel-Greg still hasn't got it, Credit card bill \$2350, Snow gun bill, bill for the inspections).  
 - More cheques in the mail for signs. About \$7200 made so far from signs. Ortho place still needs to pay.

#### Operator's report:

-The hill had an Insection last week. Greg said it went well. Tow rope performing well.  
 -Snow cat needs a little work-replaced a tire, needs an aluminum bar replaced- will do this in summer as it needs the tracks removed.  
 -Needs size 11 and 12 snowboard boots. If anyone sees any for sale for \$80 or less, please purchase for the hill.  
 -Everything has been running well.


#### Old Business:

Louise was unable to attend meeting, she emailed Matthew some updates:

- Louise says thank you and good job to Greg for the video that was made in partner with the town/county.
- covid grant- no decisions yet
- Elks gave us \$15000 towards snow gun
- County gave us \$2500 for the 50<sup>th</sup> anniversary celebration
- Louise called the snow gun company. Running on schedule. Snow gun should be ready to ship soon

-50<sup>th</sup> anniversary party:

- suggestions for food- beef on a bun, salads, chili, buns etc., Louise and Gary have a few volunteers to help serve and cook. Will save money to have volunteers cook instead of the co-op or a caterer. Attending board members agree with food choice. We discussed free Dinner with a lift pass and a \$5 charge for supper only was suggested. Serve food from 6-7:30. Concession open after that until 10 pm.

	<h1>Misty Ridge Ski Hill</h1>	
<div>Date (mm/dd/yyyy) <b>01-19-2022</b></div>		
<h2>Meeting Minutes</h2>		

- COVID rules: we can serve food inside, buffet style with people serving, have to eat outside.
- Tents: Gary's auntie Lolly has a couple tents that we can borrow. Mike thinks Lonny Braucht has some heaters we could use, he will ask.
- Need 5 light towers for the night ski. Lonny may have same, as might Morrow brothers. Curtis will also ask around. Skiing will be from 6 pm-11pm. We will be open regular hours on March 6.
- Fireworks- Matt's brother in law can't do it, but his uncle can. We need to get them a budget so they can order from their suppliers. A \$500 budget was discussed. Matthew said they will donate extra fireworks from other shows if we need. Permit needed from county. Matt will take care of this. Fireworks at 9 pm.
- We will pay the regular staff, instead of trying to find volunteers
- Liquor license needed
- Prizes/raffles: Aspen leaf may donate something. Mike suggested a 50/50, or a raffle. Will also need a license for this.
- Prize for naming moose: Greg suggested ski goggles. Daniella will find a prize. Shelley and Erna will display the new mascot in the chalet as soon as Daniella gets the shorts and suspenders done. People can enter their suggestions in a box. Daniella will make a box with ballots. We will put this on the website and social media as incentive to come to the hill. The moose will go unnamed for family day.

Commented [DW1]:

#### **New Business:**

- Card marker- Shelley found a new one, called a Scrocket, Costs \$270-includes: printer, stickers & cards. Shelley is waiting on the sleeves. Board decided to wait until next year, but Greg suggested staff get them to make it easier for them to go to Jasper with it. Shelley will use this as practice to get the hang of it for next year.
- Greg will tell the staff t start checking lift passes more often.
- next casino: July/aug/sept 2022. Shelley will find out if it has changed or not, due to COVID delays. Volunteers may be hard to find due to vaccination requirements. Shelley said if we are really stuck there is a pool of volunteers the casino has that we can pull from, but it is better to find our own, likely need around 30.
- Family Day- Shelley suggested free donuts again. Shelley will get toques made for prizes. Daniella mentioned that Dr DeWaal said the Barrhead Clinic would donate something. She will ask the clinic if they would like to donate donuts and hot chocolate. Erna and Shelley suggested BBQ Hot dogs and hamburgers for that day. Cardboard box races at 1 pm.
- Ski hill Open teachers convention- Feb 10, 11- Carla not available for lessons.

**Next Meeting Date:** Feb 16, 2022

**Adjournment:** Mike motions to adjourn @ 8:40 pm, all in favor.





## Misty Ridge Ski Hill

Date  
(mm/dd/yyyy)  
**01-19-2022**

### Meeting Minutes

APPROVED

Feb 17, 2022



**Barrhead & District Family and Community  
Support Services Society  
Thursday, JANUARY 20, 2022  
Regular Board Meeting  
MINUTES**

**Present:**

Jane Wakeford – Chair  
Dan Garvey – Vice Chair  
Mark Oberg – Secretary/Treasurer  
Karen Gariepy – Executive Director  
Kay Roberts – Bookkeeper  
Carol Lee – Recording Secretary  
Judy Bradley Vicki Kremp Anthony Oswald Dausen Kluin Sally Littke  
Bill Lane Paul Properzi Leslie Penny

**1) Call to Order:**

The regular meeting of the Barrhead & District Family and Community Support Services Society was called to order at 9:32 am., by Chair, Jane Wakeford.

**2) Acceptance of Agenda – Additions/Deletions**

01-22 Moved by Bill Lane to accept the agenda with the addition of 5 b) Covid and 5 c) Presentation to the Barrhead Elks, motion seconded by Paul Properzi.

Carried

**3) Staff Presentation: Rae Whiting – Community Development & Volunteer Coordinator**

Rae gave a rundown of her programs from 2021, as follows:

- Volunteer Ap. preciation – 2021 was an online appreciation, presenting the winners of the Rosemary Empey Volunteer of the Year Award, Youth Award, Making a Difference in our Community Award and Herman's Hero's Award. Started planning for 2022 and hoping to be in person.
- Welcome Baskets – Gave out 15 baskets
- Compass for Caregivers – held in person with 3 participants and 2 volunteers September to November 2021, 5 sessions at 2 hours each to help guide participants in caregiving to others.
- In School Mentors – volunteers go to BES, 1 hour weekly to support students that need extra help. Unfortunately, we could not meet in person this past year. Hoping that we can meet in person in 2022.
- Coats for Kids – November 2- December 2, by appointment. Partners are Barrhead Cleaners and Servus Credit Union
- Snow Angels – volunteers (snow angels) shovel sidewalks and driveways for people who sign up. We have 2 snow angels and 3 clients
- STB/Adopt a Family/Christmas Hampers – November 9 – December 8, pick up December 15 from 8:00 a.m. to 7:00 p.m. 9 Volunteers/208 hours, 164 registered in 2021, up from 120 in 2020. Adopt a Family served 17 families
- In 2021, 52 volunteers gave their time to FCSS programs
- Rae prepared a power point but was unable to show during Board meeting. A copy will be sent out to Board members

The Board thanked for a job well done.

**4) Items for Approval**

**a) Minutes for the regular Board meeting of the Barrhead & District FCSS October 14, 2021**

02-22 Moved by Dan Garvey moved to accept the minutes of the regular Board meeting, December 16, 2021, with corrections. Motion seconded by Paul Properzi.

Carried

**b) Financial Statements**

05-22 Moved by Bill Lane and seconded by Dausen Kluin to accept the 80/20 General Account, Community Account and Casino Account Financial Statements for the period ending, December 31, 2021, as presented.

Carried

03-22 Mark Oberg moved to create a vacation liability line under Income and Expense in the 80/20 accounts. The motion was seconded by Dan Garvey.

Carried

04-22 Mark Oberg moved to take \$6,104 from Net Income and put in new vacation liability line. Motion seconded by Dan Garvey.

Carried

Note: All grant money belongs in the General side, 80/20 accounts

**5) New Business**

**a) WCB Employer Rates – Increase of \$1.20**

**b) Covid**

06-22 Sally Little moved to support current covid protocols at FCSS that are currently in place, motion seconded by Judy Bradley.

Carried

**c) Presentation to Barrhead Elks – Cheri Jantz and Karen Garipey gave a presentation January 18 to the Barrhead Elks. Bill Lane confirmed that the Barrhead Elks will support the Thrive Program for 3 months, which should be till June. Hopefully by then FCSS will hear back about the grant that was applied for. Thank you, Barrhead Elks!**

07-22 Leslie Penny moved that the Executive Director write a letter to our MLA, Glen Van Dijken, and invite him to the March Board Meeting. Motion seconded by Dausen Kluin.

Carried

**Old Business**

**a) Auditor**

08-22 Mark Oberg moved to appoint our current auditor, Joseph S. Greilach Professional Corporation – Chartered Accountant, to carry out our audit. Motion seconded by Bill Lane.

Carried

**b) Casino – March 18 & 19, 2022**

The application has been submitted. Please advise the front desk which day, time and position you can work.

**6) Items for Information**

**a. Director's Report**

The current janitorial contract will terminate January 31, 2022. We have a Home Support worker who will take over the janitorial duties. We also have Bonnie Rode with Blue Heron who will come in to clean twice a week for 1 hour. We are hopeful this can reduce costs.

**b. Staff Reports**

09-22 Anthony Oswald moved to accept the reports for information, seconded by Leslie Penny.

Carried

**7) Board Development**

Nothing at this time

**8) In Camera**

10-22 Bill Lane moved to go 'in camera' at 10:25 a.m., seconded by Dausen Kluin.

Carried

11-22 Moved by Judy Bradley to come out of 'in camera' at 10:55 a.m., seconded by Paul Properzi.

Carried

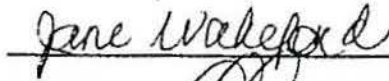
**9) Next Meeting: Thursday, February 17, 2022**

**10) Adjournment**

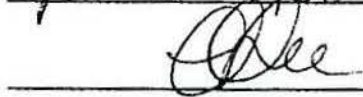
12-22 Bill Lane moved to adjourn the meeting at 10:58 a.m., motion seconded by Leslie Penny.

Carried

**Barrhead & District Family and Community Support Services Society  
Regular Board Meeting of January 20, 2022**



Chairperson



Recording Secretary



# Barrhead Fire Services

## Fire Chief's Quarterly Report

### 2021 - 4th Quarter



#### 2021 - 4th Quarter Fire Services Incidents

		COUNTY			COUNTY 2020	TOWN			TOWN Total	TOTALS
Incident Type	Data	October	November	December	Total	October	November	December		
ALARMS RINGING	Number of Incidents			3	3	2	4	8	14	17
	Time Total			2hr 27min	2hr 27min	8min	1hr 14min	2hr 41min	4hr 3min	
AMBULANCE ASSIST	Number of Incidents	12	5	8	25	11	5	8	24	49
	Time Total	11hr 52min	6hr 52min	6hr 26min	25hr 10min	5hr 1min	1hr 54min	3hr 41min	10hr 36min	
FIRE RESPONSE	Number of Incidents	3	4	1	8	1			1	9
	Time Total	7hr 40min	10hr 37min	2hr 51min	21hr 8min	3hr 42min			3hr 42min	
GRASS/ WILDLAND	Number of Incidents	4	2	2	8					8
	Time Total	12hr 30min	1hr 31min	1hr 9min	15hr 10min					
OTHER (MVC's not on Hwy, billed to driver)	Number of Incidents		3	1	4					4
	Time Total		3hr 11min	1hr 7min	4hr 18min					
RESCUE	Number of Incidents					3				
	Time Total									
HAZARDOUS MATERIALS	Number of Incidents					1				
	Time Total									
Total Count	Number of Incidents	19	14	15	48	14	9	16	39	87
	Time Total	32hr 2min	22hr 11min	14hr 0min	68hr 13min	8hr 51min	3hr 8min	6hr 22min	18hr 21min	
					TOTALS					
MOTOR VEH COLLISION (Alberta Transportation)	Number of Incidents		2	2	4					
	Time Total		5hr 19min	3hr 13min	8hr 32min					
MUTUAL AID	Number of Incidents									
	Time Total									

Q#4 Incident GRAND TOTAL	91
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# Planners Report

## Report for Public Hearing

### Proposed Lakeview Estates at Lac La Nonne Area Structure Plan

County of Barrhead No. 11  
Regular Meeting of Council  
1 March 2022



Held via Zoom

#### BYLAW NO.:

Bylaw #01-2022

#### LEGAL DESCRIPTION:

Lot 1, Block 1, Plan 102-2082 & Plan 142-0619  
*In:* NE 18-57-2-W5

#### PROPOSED BYLAW:

Proposed Bylaw 01-2022 would adopt an Area Structure Plan, the Lakeview Estates at Lac La Nonne Area Structure Plan (the ASP). The ASP affects the following lands:

- Lot 1, Block 1, Plan 102-2082;
- Lots 1-6, Block 13, Plan 142-0619;
- Lot 7 MR, Block 13, Plan 142-0619;
- Lot 8ER, Block 13, Plan 142-0619; and
- Lot 9PUL, Block 13, Plan 142-0619.

The subject site is along the east shore of Lac La Nonne, along the boundary between the County of Barrhead No. 11 and Lac Ste. Anne County.

#### BACKGROUND:

The ASP Plan Area is within the boundaries of the Lac La Nonne Intermunicipal Development Plan ('the IDP') for the County of Barrhead No. 11, Lac Ste. Anne County, and the Summer Village of Birch Cove. (Bylaw No. 12-2002).

The ASP provides for a staged residential recreation development within the subject lands. The ASP includes a: future land use concept, identifies open space as Municipal and Environmental Reserve lands, and outlines future servicing requirements.

The proposed ASP was prepared by Scheffer Andrew Ltd. and initially submitted to the County in July 2018. Following the initial review, the application was put on hold while the applicant finalized the supporting studies. The application was resubmitted on June 19, 2021, with a Biophysical Assessment, Geotechnical Report, Preliminary Groundwater Potential Study, Phase 1 Environmental Site Assessment and Historical Resource Impact Assessment clearance.

The application was referred to agencies and adjacent landowners on September 21, 2021. A summary of the referral feedback was prepared by MPS and provided to the applicant in December of 2021. An additional online engagement session was conducted by the applicant's consultant which ran between December 7 and December 21, 2021, to solicit feedback directly from affected community members.

Following the referral and engagement process, the ASP was revised to address feedback received from:

- the online community engagement session (conducted December 7 to December 21, 2021);
- the second referral agency circulation (September 21, 2021); and
- feedback from Municipal Planning Services and County of Barrhead planning and development staff (meeting held December 17, 2021).



A further revised ASP was submitted by Scheffer Andrew which reflected some of the feedback from the community engagement sessions, agency circulations, feedback from County Administration, the County's planning and engineering consultants.

First reading of the ASP was approved by motion of Council on February 1, 2022. At the meeting, Council requested that the consultant revise the ASP to indicate that wastewater will be trucked to a nearby wastewater facility (rather than to the "closest" wastewater facility. Additionally, Council requested clarification about whether architectural controls would be applied by the developer. An amending motion (attached hereto as Schedule A) has been prepared to address these items (Section 4.1 and 5.3) and to correct a typographical error (missing unit of measurement in Section 4.1) identified by MPS.

#### **SITE SUITABILITY:**

The subject lands are heavily treed, and the majority of the site is vegetated with a mixed wood deciduous forest. The east shore of Lac La Nonne defines the western boundary of the plan area. There is a transition of vegetation types from the bank of the lake edge with bulrushes on muddy shores to reed grass transitioning to upland grasses and to the deciduous forest. The County's assessor has assessed the site as containing approximately 36.7 ac. at 9%. The lands directly north of the subject parcel are undeveloped and treed like the subject lands. There are existing country residential developments surrounding the subject lands.

The parcel is bounded by Lac La Nonne to the west. The scale and design of the proposed development is similar to the surrounding adjacent land uses. In the option of the County's planner, the proposed residential use is compatible with the existing residential uses on the adjacent lands.

Access to the site shall be through the local road network and the provincial highway network. Public Works indicated that the proposed development will not trigger improvements to the local road (Duncan Road).

#### **MPS Comments:**

MPS notes the following concerns relating to site suitability for Council's consideration based on the information provided in the supporting studies:

1. There is insufficient water to support onsite wells for any additional lots. All water will have to be trucked in and held on site in cisterns. This will marginally increase traffic on the road.
2. There is currently only one access road in and out of the area (Duncan Road). An additional road for, at minimum, emergency access/egress would be beneficial to serve this development and the surrounding area.
3. MPS recommends that the staging plan be revised to provide the ER lot adjacent to the back lots in Stage 2 rather than Stage 3.

#### **STATUTORY COMPLIANCE:**

The proposed amendment was reviewed to ensure consistency with the Lac La Nonne *Intermunicipal Development Plan Bylaw 12-2002* (IDP) and the County of Barrhead *Municipal Development Plan Bylaw 15-2013* (MDP), both as amended.

In relation to the following matters:

#### **Lac La Nonne IDP**

The site is within the "Residential Recreation" Area on the Future Land Use Map in the IDP.

The proposed ASP is consistent with this land use and the applicable policies with Section V(A)(1) and (2) of the IDP. The proposed ASP also complies with the policies in the IDP pertaining to Waste Management and Reserves.

***MPS Recommendation:*** *The proposed ASP is consistent with the requirements in the Lac La Nonne IDP. To further “maintain and where possible improve the quality of the natural environment,” the County’s planner recommends that the County discourage private docks and supports AEPs recommendation in their referral response for a community dock. We recommend that the community dock be located adjacent to the MR and PUL lots. This will ensure access to the lake within the site for future backlot owners while minimizing disturbance to riparian lands adjacent to the lake.*

#### **County of Barrhead MDP**

The proposed ASP was reviewed in relation to the County’s MDP. Applicable policies are identified in Schedule A to this report. The proposed ASP is consistent with applicable policies in the County’s MDP.

***MPS Recommendation:*** *The proposed ASP appears to be generally consistent with the applicable requirements in the County’s MDP.*

#### **LAND USE BYLAW:**

The subject site is within **RR – Residential Recreational District** in the County of Barrhead *Land Use Bylaw 5-2010*. The general purpose of the RR District is to provide opportunities for multi-lot recreational residential development in the Lac La Nonne and Thunder Lake areas in locations without severe development or environmental limitations. Land within this area exhibits a high recreational and scenic value and are generally suitable for future residential or recreational development. Lands unsuitable for development have been identified as ER lots or MR lots. The proposal has been designed to minimize environmental impacts and impacts on adjacent developed lands through the dedication of Environmental and Municipal Reserves. The ASP will facilitate development of multi-lot recreational residential development adjacent to Lac La Nonne. The RR District requires a minimum area of 0.2 ha (0.5 acres).

***MPS Recommendation:*** *The proposed ASP appears to be generally consistent with the applicable requirements in the County’s LUB.*

#### **PUBLIC NOTIFICATION AND ADVERTISING:**

The notification and advertising requirements for the preparation of a statutory plan identified in section 636 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, (the Act) have been satisfied.

#### **RECOMMENDATION:**

That Council defer consideration of further readings to a later meeting to provide Council with the opportunity to consider any evidence submitted during the hearing.

#### **SCHEDULES:**

1. Schedule - A “Proposed Changes”
2. Schedule – B “Statutory Compliance”

#### **SUBMITTED BY:**

Jane Dauphinee | RPP, MCIP  
Senior Planner, Municipal Planning Services

Kyle Miller | BA  
Planner, Municipal Planning Services



## SCHEDULE A – PROPOSED CHANGES

RE: BYLAW NO. 1-2022 (Lakeview Estates Area Structure Plan Bylaw)

---

A. That proposed Bylaw No. 1-2022 is amended as follows:

- i. That the legal land description on the cover page and **Section 1.3 Plan Area and Location** be corrected to NW 18-57-2-5. **(Completed)**
- ii. That **Section 4.1 - Overall Concept** is revised to include the following paragraph (inserted after paragraph two) “In order to ensure a high standard of development within the Plan area, the Developer has prepared a Restrictive Covenant with Architectural Controls that will be registered on the title of each residential lot. The Architectural Controls include such items as requiring the constructed dwelling to be a minimum square footage of 1,400 sq. feet for a single storey house or 1,100 sq. feet for a two-storey house on one floor and this excludes the area of an attached garage, separate garages to have a similar exterior style as the house and to be between 2 car and 4 car size, allowable fence material, and so on.”
- iii. That the last paragraph in **Section 4.1 - Overall Concept** is deleted and replaced with the following paragraph: “The dedication of an Environmental Reserve lots at the time of plan registration for Stage 1 and 2 will maintain the riparian area adjacent to Lac La Nonne. The width of the Environmental Reserve will be a minimum of 30.0 m from the legally defined bed and shore. An additional 6.0 m setback from the legal surveyed top of bank will also be protected within the Environmental Reserve. It is anticipated that approximately 40% of the total area structure plan parcel will be left in its natural state.”
- iv. That the second paragraph in **Section 5.3 - Wastewater** is deleted and replaced with the following paragraph: “The installation of the holding tank or alternative non-‘soil-based’ treatment will be at the time of the development of the lot by the future owner. Removal of the wastewater will be via a vacuum pump truck and transported to an offsite treatment facility. All tanks will comply with *Alberta Environment and Sustainable Resource Development*, Safety Codes and Barrhead County standards. Permits for wastewater holding tanks will be granted by the County assigned approving authorities’ part of the development permit application and be in compliance with the requirements of the *Alberta Private Sewage System Standard of Practice* 2015 or as amended.”
- v. The Table of Contents and page numbering is updated accordingly to reflect the insertions and deletions described herein.
- vi. The entire Area Structure Plan is revised to correct minor formatting, spelling and grammatical errors, where the correction will not impact the interpretation or intent of the policies therein.

## SCHEDULE B - STATUTORY COMPLIANCE

### IDP

The following IDP Goals apply to the ASP area:

- To maintain and where possible improve the quality of the natural environment;
- To ensure that Lac La Nonne remains a public resource that is accessible to the public;
- To recognize and promote the important interrelationships between lake users, local residents, the County of Barrhead, Lac Ste. Anne County, the Summer Village of Birch Cove, and other government bodies;
- To monitor the cumulative effects of the development and use upon the environmental fabric of the Lac La Nonne Area.

The subject site is adjacent to Lac La Nonne and has a high recreational and scenic value. To minimize negative impacts on the natural environment, the bed and shore of the lake, bank and an additional 6.0 m buffer will be excluded from the development footprint and at time of subdivision become an Environmental Reserve lot. Additionally, a combination of Environmental Reserve (ER) and Municipal Reserves (MR) will be dedicated within the Plan Area to:

- protect areas of, historical (archaeological) significance,
- provide buffering to existing development to the east and south and
- to provide public open space and green space in close proximity to as many lots as possible.

The site is within the “Residential Recreation” Area on the Future Land Use Map in the IDP. The proposed ASP is consistent with this land use and the applicable policies with Section V(A)(1) and (2) of the IDP. The proposed ASP also complies with the policies in the IDP pertaining to Waste Management and Reserves.

### MDP

The following MDP policies apply to the ASP area:

3.4.1(2)(a) The ecology of the subject site must be considered. Environmentally sensitive lands should be left undisturbed wherever possible but incorporated into the overall development. Wildlife corridors or connections between habitat areas should be maintained wherever possible.	<b><i>Satisfies requirements</i></b> <i>The proposed Lakeview Estates at Lac La Nonne ASP satisfies this requirement through the provision of ER and MR parcels and linking corridors.</i>
The MDP identifies Lac La Nonne as one of various lakes that are utilized for residential and recreational purposes.	<b><i>Satisfies requirements</i></b> <i>The proposed uses (residential) are consistent with the proscribed uses identified for Lac La Nonne in the MDP.</i>
3.4.1(2)(b) & (c) Development will be directed to lands that are deemed by the County to be of lesser environmental significance.  The natural landscape and topography should be considered and incorporated into the overall design of the development.	<b><i>Satisfies requirements</i></b> <i>Significant environmental features including riparian areas adjacent to the shoreline of the lake, wetlands and historical resource areas have been identified and excluded from the development footprint. These areas shall be protected from future development through the registration of environmental and municipal reserves to protect and maintain the integrity of significant environmental areas within the site.</i>
3.4.1(3) Development which will have an adverse	<b><i>Satisfies requirements</i></b> <i>To minimize negative impacts on lake water quality the ASP includes</i>

impact on lake water quality shall be discouraged.	<p><i>the requirement for a stormwater management plan that utilizes sedimentation bays to remove sediment thereby reducing the impact of stormwater discharge on lake water quality. The County's Public Works department and engineer will review this design in greater detail at time of subdivision.</i></p> <p><b><i>Note: Additional information and review will be required prior to approval of the design by the County.</i></b></p>
<p>3.4.1(4)</p> <p>On-site sewage disposal systems other than holding tanks are not recommended on building sites where other forms of sewage disposal may impact lake water quality.</p>	<p><b><i>Satisfies requirements</i></b></p> <p><i>The ASP includes the requirement that all sewage disposal system shall meet the requirements of the current Alberta Private Sewage System Standard of Practice and identify that a caveat on all new lot titles prohibiting soil-based treatment will registered be on title.</i></p>
<p>3.4.1(5)</p> <p>The MDP states that "development that may result in an impact on lake water levels through excessive use of surface and lake fed groundwater aquifers shall be prohibited."</p>	<p><b><i>Satisfies requirements</i></b></p> <p><i>The ASP includes the requirement that only cisterns for hauled water should be utilized and that a caveat will be required for development of Stages 2 – 5 for each residential title with notifying future landowners that the owner would be in contravention of Provincial Regulations if a well were to be dug.</i></p>
<p>3.4.1(6)</p> <p>The County shall consider the preparation of Area Structure Plans or other Statutory Plans for lake areas which have been identified for future intensive development.</p>	<p><b><i>Satisfies requirements</i></b></p> <p><i>If this ASP is approved by Council, this requirement will be satisfied.</i></p>



## Lakeview Estates at Lac La Nonne Area Structure Plan

Lot 1 Block 1 Plan 102-2082

& Plan 142-0619

Within

NW 18-57-2-W5

County of Barrhead No. 11

**January 14, 2022**

**File #8050300**

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## 1 Background information

### 1.1 Introduction

In response to the demand for recreational development that is readily accessible to Edmonton and other urban municipalities, the proponent of the *Lakeview Estates at Lac La Nonne Area Structure Plan* is proposing to develop a staged subdivision to meet this need. The subdivision will provide to its residents a lake front recreational development for four season use on Lac La Nonne. The subject parcel is approximately 60 minutes north west of Edmonton on Moonlight Bay on the east side of Lac La Nonne in *Barrhead County No. 11*. The proposed development will consist of individually owned lots. The total plan area is approximately 18.1 ha (45 acres) and is districted for the proposed use (Residential Recreation-RR).

### 1.2 Purpose

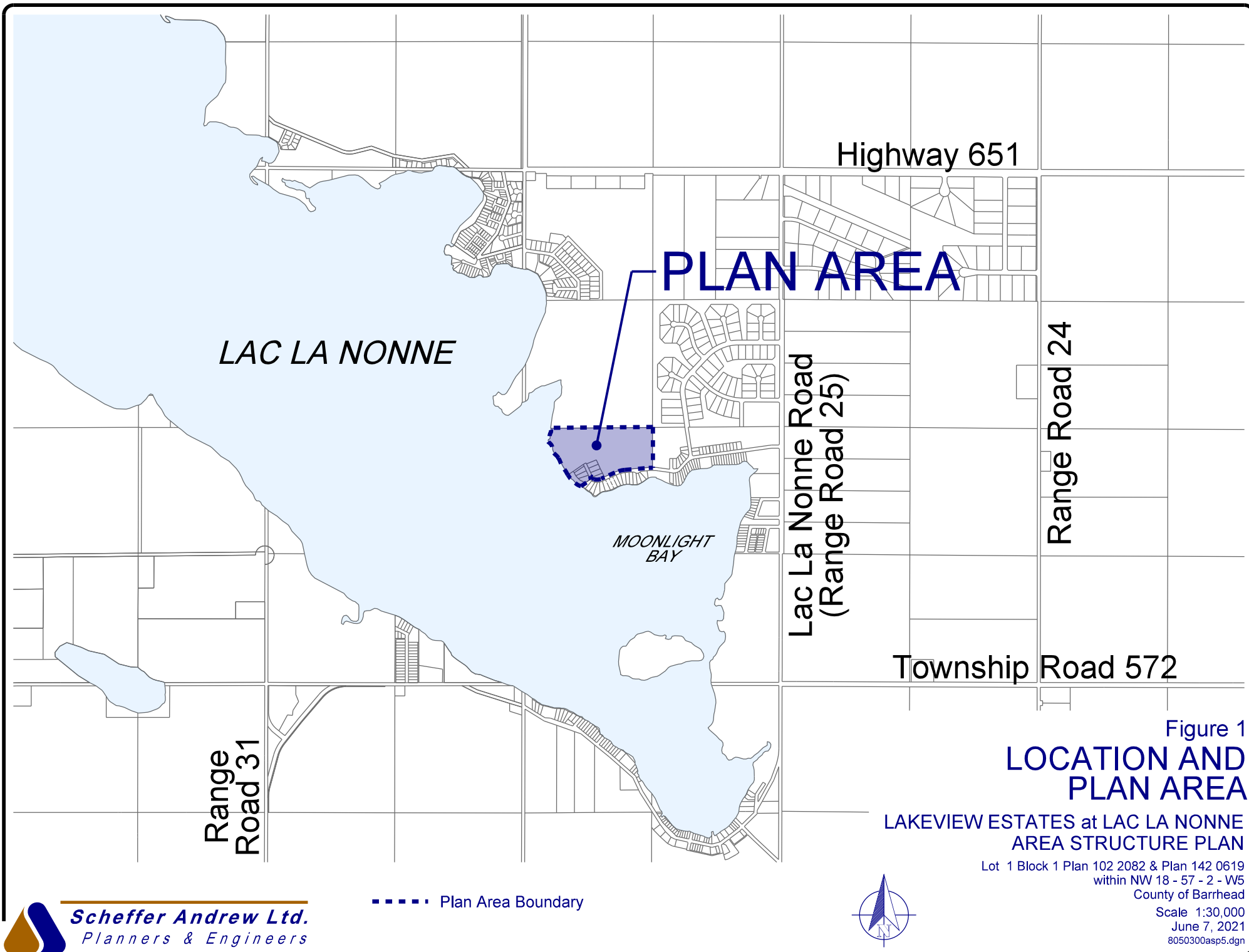
The *Lakeview Estates at Lac La Nonne Area Structure Plan (ASP)* provides an overview of the land use concept including open space, describes the subject area, servicing requirements needed to support the proposed development including environmental protection for the lake. This ASP will support future subdivision applications.

### 1.3 Plan Area and Location

The plan area, within the NW 18-57-2-W5, is located along the eastern shore of Lac La Nonne in Moonlight Bay in Barrhead County No. 11 (Barrhead County) southwest of the intersection of Highway 651 and Range Road 25 (Lac La Nonne Road). The plan area can be accessed via Duncan Road, which intersects Range Road 25 to the east of the plan area. Figure 1 **Location and Plan Area** depicts the location of the parcel.

### 1.4 Ownership

This Area Structure Plan has been prepared on behalf of *RTD Property Development Inc.*, the registered owner of the original plan area of 18.1 ha. The first stage of development of six lots was registered in 2014 and two of these lots have been transferred to new ownership. There are no registrations on the parent title that would encumber future development. There is a temporary turnaround registered on the parcel which can be discharged by the Municipality when a new turnaround is constructed to support future stages.





## 2 Policy Context

### 2.1 Upper Athabasca Regional Plan (UARP)

The development plan for Lakeview Estates at Lac La Nonne falls within the boundary of the Upper Athabasca Regional Plan yet to be developed by the Alberta Government (UARP). The UARP will be prepared under the *Land Use Framework* which is guided by the *Alberta Land Stewardship Act*. The proposed ASP will incorporate the intent of the Land Use Framework including efficient use of land to reduce the human footprint and conservation and stewardship on private and public land.

### 2.2 Municipal Development Plan

The proposed *Lakeview Estates at Lac La Nonne Area Structure Plan* is consistent with the *Barrhead County Municipal Development Plan Bylaw No. 4-2010 (MDP)*.

#### Under Section 3.4 Lakeshore Country Residential Development

The proponent is proposing a fee simple residential development adjacent to Lac La Nonne with a subdivision design incorporating environmental protection and municipal reserves that is compliance with this section. Lake quality will be maintained and environmental degradation minimized with a storm water management system designed to Provincial standards to cleanse all water entering the lake from the site and no wells or on-site sewage disposal systems allowed. As part of the development process, the applicant will prepare a formal Stormwater Management Report (SWMR) that will be submitted for review and approval to the County and provincial approval agencies to fulfil what is anticipated to be a requirement of the conditional subdivision approval.

#### Under Section 4.1 Reserves and Conservation Easements

The bed and shore of Lac La Nonne, as environmentally sensitive land, will be protected by a 30.0m environmental reserve. All other environmentally significant areas identified in the biophysical assessment will be recognized within the Plan area and will also be protected by an environmental reserve.

All open space owing under the *Municipal Government Act* within the Plan area will be dedicated as land and sited so as to provide open spaces to benefit all County residents and provide connectivity for wildlife.

## 2.3 Lac La Nonne Intermunicipal Development Plan

The proposed ASP is consistent with the development guidelines within the *Lac La Nonne Intermunicipal Development Plan (IDP)* between the Summer Village of Birch Cove and Lac Ste. Anne and Barrhead County. The proponent is proposing residential recreation development in an area designated for that use in the IDP. The subject parcel consists of marginally productive farmland and, due to lake proximity, has a high recreational and scenic value. Consistent with the IDP, the bed and shore of the lake will be protected by an Environmental Reserve and water released from the site will not be detrimental to the environmental quality of the lake or lake shore.

## 2.4 Area Structure Plan

The subject parcels are not included in an approved area structure plan. This ASP is being prepared for Council's consideration and approval to support future subdivision applications.

## 2.5 Land Use Bylaw

The subject parcels are currently districted RR – Residential Recreational, in *Barrhead County Land Use Bylaw No. 5-2010*, which provides opportunities for multi-lot recreational residential development for developable parcels adjacent to *Lac La Nonne* and *Thunder Lake*. The proposed future lots for the fee simple development will have a minimum area of 0.2 ha (0.5 acres). A subdivision approval is required prior to implementation of the proposed use.

# 3 Site Analysis

## 3.1 Site Description

The topography at the site is undulating with a maximum elevation difference of 6 to 7 metres. The land on the property and surrounding land slopes from the east and northeast, downward toward the southwest and the shore of the lake. A rise extends inland through the west boundary of the site with two knobs of land, one near the northwest and other near the southwest part of the property. There are low marshy areas in the north central area, southwest corner east of the bend of Duncan Road into the parcel and along the east boundary.

The subject lands are heavily treed with trees cleared during the first stage of development in order to accommodate the extension of Duncan Road to the north parcel boundary and the building sites for the first stage of development. The majority of the site is vegetated with a mixed wood deciduous forest with well drained soils.

The east shore of *Lac La Nonne* defines the western boundary of the plan area. There is a transition of vegetation types from the water's edge with bulrushes on muddy shores to reed grass transitioning to upland grasses and to the deciduous forest.

Along the west side and centre of the site the deciduous forest is dominated by mature trembling aspen. Balsam poplar is found particularly in lower wetter locations and all of the forest has an understory of shrubs and trees. The north central and east low area contains a thicket vegetated by willows around the periphery. The center of this thicket is vegetated with sedges and marsh reed grass. The lower area in the southwest part of the property also contains a small thicket again with willows on the periphery and marsh reed grass in the center.

There is approximately 1250 m (4100 feet) of shore line of *Lac La Nonne* adjacent to the subject lands. The original township survey established the bed and shore of the lake in 1903. The bed and shore of *Lac La Nonne* within the titled area was subsequently surveyed by L. Chad Finner, A.L.S. on August 26, 2008, along with the top of bank. The determination of the change in the bed and shore was accepted by the Provincial Government and was registered in 2010 as Plan 102-2082.

An **Air Photograph** for the plan area is depicted in Figure 2 and was flown in the summer of 2014. Figure 3 indicates the **Topography** of the plan area.

### 3.2 Land Use Context

The lands directly north of the subject parcel are undeveloped and is a treed site similar to the subject lands. To the northeast and east are existing country residential development. Southeast and south of the site are existing recreational residential lots with both full time and seasonal use. The parcel is bounded by *Lac La Nonne* to the west. The proposed residential use is compatible with the existing residential uses surrounding the parcel.





**Figure 2**  
**AIR PHOTOGRAPH**  
**LAKEVIEW ESTATES at LAC LA NONNE**  
**AREA STRUCTURE PLAN**

Lot 1 Block 1 Plan 102 2082 & Plan 142 0619  
 within NW 18 - 57 - 2 - W5  
 County of Barhead

Scale 1:3000  
 June 7, 2021  
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Lac La Nonne

----- Plan Boundary

BLOCK R4

Plan 142 0619

Lot 1 Block 1  
Plan 102 2082

Lot 14, Block 10  
Plan 172 3327

Lot R1, Block 4  
Plan 772 1956

SW 1/4 Sec 19 - 57 - 2 - W5

Duncan Road

SUBDIVISION PLAN 3161 TR  
BLOCK 12

# Figure 3 TOPOGRAPHY

LAKEVIEW ESTATES at LAC LA NONNE  
AREA STRUCTURE PLAN

Lot 1 Block 1 Plan 102 2082 & Plan 142 0619  
within NW 18 - 57 - 2 - W5  
County of Barrhead

Scale 1:3000  
June 7, 2021  
8050300asp5.dgn



### 3.3 Biophysical Assessment

A **Biophysical Impact Assessment** was prepared by *Green Plan Ltd.* dated May 2021 for the Area Structure Plan area. This report identifies significant and sensitive environmental natural features in the Plan area and makes recommendations what mitigation and monitoring measures are necessary to achieve sustainability of the site. It also provides details on the diversity of upland vegetation in terms of the range of tree cover and general structure (vertical and spatial complexity) and the wetland features. The range of biological diversity on the subject lands provides a viable habitat for many forms of wildlife including ungulates, amphibians and migratory birds. A copy of this report will be submitted under separate cover.

Specifically, this report identified environmental effects that may occur from lake shore development and provided recommendations for mitigation from these potential effects on both the aquatic and terrestrial ecosystem. Examples of recommendations from Section 6.2 Wetland Impact Avoidance and Minimization of the BIA include:

- Protection of significant Wetlands, which will be achieved by dedicating wetlands as Environmental Reserve .
- Managing surface runoff and water quality to the Lake will be achieved by a Storm Water Management Plan via proposed sedimentation bays.
- General Best Management Practices during construction will be complied with during the construction of the proposed stages by the Contractor, including petroleum products will not be stored within 100 m of the lakeshore, silt fences will be installed around soil stockpiles, and environmentally sensitive areas will be delineated by staking.

Furthermore, the ASP will protect the riparian areas, lake shore and wetlands, and in turn the wildlife and natural features, by:

- Dedicating a minimum 30.0 m Environmental Reserve adjacent to the Lake plus a minimum 6.0 m setback from the Top of Bank to the property line of the lots. Development will not be allowed in this area.
- Provision of channeling public access to the lake via a linear Municipal Reserve to the Environmental Reserve thus reducing the potential of individual lot owners cutting their own access illegally across the Environmental Reserve lot
- Utilizing natural drainage and topography, thus minimizing the direct and indirect impacts to the wetlands.

### 3.4 Geotechnical Assessment

A **Geotechnical Site Investigation Report** for the site was prepared by *Hagstrom Geotechnical Services Ltd.* dated October 20, 2008 and provides an assessment on the parcel subsurface conditions and provides recommendations for the development of municipal infrastructure and homes. The subsurface conditions of the titled area are favourable in most areas for the proposed development.

The geotechnical report provides an assessment of groundwater conditions. **Figure 4** indicates areas of high water table at the time of the drilling. The report does not preclude construction of homes in areas of high ground water table and recommends additional testing by the home owner to support home construction. Specifically, it is recommended that at least two test holes be drilled by a qualified geotechnical professional at each home location to confirm the soil and groundwater conditions. This qualified professional may make additional home site specific recommendations. The County of Barrhead may require a Geotechnical Site Investigation Report to support future subdivision applications.

The geotechnical report will be submitted under separate cover to the municipality.

### 3.5 Resource Extraction

A land development package dated June 2008 was received from the Energy Resources Conversation Board (ERCB). A review of the package indicates that there are no constraints to development on the quarter section or on adjacent lands from resource development that would affect residential development. A review of the Abadata website on January 14, 2022 confirms the same conclusions as the ERCB package. There are no abandoned well sites on the subject lands or in close proximity. **Appendix A** contains a map generated from the *Alberta Energy Regulator* website on “Alberta Abandoned Well Locations” dated February 16, 2021 indicating the location of abandoned wells in the map area.

### 3.6 Phase I Environmental Site Assessment

*Wood Environment & Infrastructure Solutions* were engaged to prepare a *Phase I Environmental Site Assessment* to identify actual or potential environmental contamination of the subject lands that may have resulted from previous land use, construction, management or operation of the property. This document, dated May 2018, identified no concerns on the site that would require additional investigation. A copy of the report will be submitted under separate cover.

### 3.7 Historical Resources

The **Historic Resources Act Clearance** letter with conditions from *Alberta Culture Heritage Division* was received December 2, 2009 for the first stage of subdivision within the plan area. To support this clearance request, *Alberta Western Heritage, Inc.* was engaged by the developer to prepare a *Historical Resource Impact Assessment* of the parcel. Two archaeological sites were discovered during the heritage assessment and additional testing was completed to ascertain the extent of the sites. The report is dated April 2009 and will be submitted under separate cover. The first stage of development did not encroach into the archaeological sites thus partial clearance for the parcel was given.

In order to obtain clearance for the balance of the parcel, *AMEC Environment & Infrastructure* was contracted by the client to conduct a detailed field study on the site immediately adjacent to the lake. The report, *Historic Resource Impact Assessment* dated January 2015 will be submitted under separate cover to the municipality.

The **Historic Resources Act Clearance** letter with conditions from *Alberta Culture Heritage Division* was received September 1, 2015. Development on the balance of the site is allowed under this Provincial Act, except for the area in the southeast portion of the parcel which is to be excluded from development. This site was not examined further in a field study similar to the site on the west portion of the parcel which was examined in detail. When subdivided, this excluded area will be protected by a non-credit Municipal Reserve lot. A Caveat will be registered on the title of the MR parcel in Stage 4 (identified with a \*) to protect the archeological site and prevent it from being developed until such time a HRIA clearance has been obtained for the subject parcel. Figure 4 **Constraints to Development** delineates the identified archaeological sites. Copies of the Clearance Letters are included in **Appendix B**.



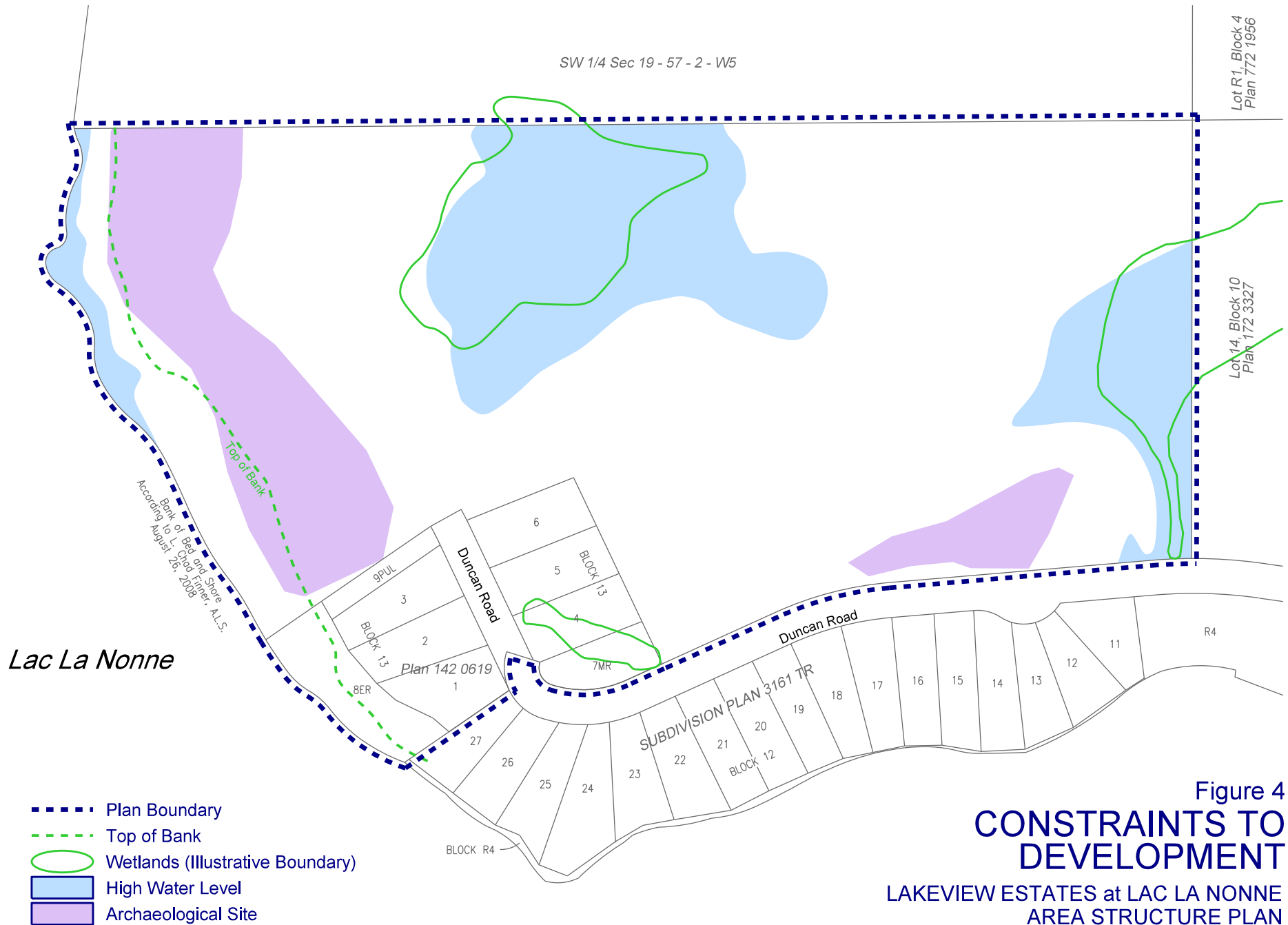


Figure 4  
**CONSTRAINTS TO  
DEVELOPMENT**

**LAKEVIEW ESTATES at LAC LA NONNE  
AREA STRUCTURE PLAN**

Lot 1 Block 1 Plan 102 2082 & Plan 142 0619  
within NW 18 - 57 - 2 - W5  
County of Barrhead

Scale 1:3000  
June 7, 2021  
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## 4 Development Concept

### 4.1 Overall Concept

Figure 5 depicts the **Development Concept** for *Lakeview Estates at Lac La Nonne*. The logical extension of Duncan Road in conjunction with avoidance of the central and east wetland is the guiding factor of the development concept along with provision of green space adjacent to as many lots as possible and to provide buffering to existing development to the south.

There are two roads proposed with residential recreational development on both sides. The westerly road is an extension of Duncan Road and will currently dead-end until such time the lands to the north are developed. This road is in the Stage 1 and 2 development. The future development (unknown timeline) to the north will provide the connection between Duncan Road and the Idle Hours Road. The Stage 5 lot will be held off the market on the east side of Duncan Road to provide room for the development of a temporary turnaround until such time the landowners to the north chose to develop and extend Duncan Road. The second proposed road is a cul-de-sac heading east north of Stage 1, basically in parallel to Duncan Road to the south. Stages 3 and 4 are located within the cul-de-sac with a central park area.

All lots are to be developed will be as per the current Land Use Bylaw for the district which maintains a minimum lot area of 0.2 ha (0.5 acres). It is anticipated that there will in the range of 37 lots developed in the five stages. The majority of lots are backing onto green space which is a combination of Environmental (ER) and Municipal Reserve (MR).

Stage 1 and 2 development design is guided by the provision of lake front lots on the west side of Duncan Road and lots fronting Duncan Road on the east side. Three MR parcels are being dedicated in Stage 2 which will provide access to the lake shore and provide a green buffer adjacent to existing development to the south side of Duncan Road. To the east of Stage 2, the central wetland area is being preserved in Stage 3. Stage 4 will provide the balance of the green buffer to the east and to the south development. A central green area (MR) has also been provided in the cul-de-sac to provide additional privacy for lots fronting each other. The majority of the perimeter of the Stage 3 and 4 development will be surrounded by land left in its natural stage (combination of MR and ER).

The Stage 5 lot will be marketed at such time as when the temporary turnaround can be removed from Duncan Road. This will occur when the parcel to the north develops and

extends Duncan Road accordingly into their development area and provides either a connection to the Idle Hours Road or constructs another temporary turnaround within its plan area.

A combination of Environmental Reserve (ER) and Municipal Reserve (MR) will be dedicated within the plan area to protect areas of environmental (central and east wetland), historical (archaeological) concern, provide buffering to existing development to the east and south and to provide public open space and green space in close proximity to as many lots as possible. It is anticipated that there will no formal park space development except for the possibility of a trail developed from the public road to the lakeshore to provide easy access for residents in the development to access the lakeshore via the linear MR lot. If topography and the County allows, a trail could be developed thru this MR lot, across the ER lot to the lake shore. This could provide access to a future seasonal community dock.

Municipal Reserve owing under the current Municipal Government Act (MGA) will be dedicated as land and there will also be non-credit Municipal Reserve dedication for the Stage 1 Municipal Reserve parcel and the proposed MR parcel to protect the archaeological site in the Stage 4 development. This parcel on the development concept has been identified with an asterik (\*). As noted above in Section 3.7 Historical Resources, a Caveat will be registered on the title of this non-credit MR parcel in Stage 4 to protect the archeological site and prevent it from being developed until such time as a HRIA clearance has been granted. It is noted that the Area Structure Plan proposes dedication of Municipal Reserve in excess of the required amount as per the MGA.

The dedication of an Environmental Reserve lots at the time of plan registration for Stage 1 and 2 will maintain the riparian area adjacent to Lac La Nonne. The width of the Environmental Reserve will be a minimum of 30.0m from the legally defined bed and shore. An additional 6.0 setback from the legal surveyed top of bank will also be protected within the Environmental Reserve. It is anticipated that approximately 40% of the total area structure plan parcel will be left in its natural state.

## 4.2 Site Usage

The statistics for capacity projections and proposed projections for the land use concept are as follows. Density of development is assuming 2.8 persons per unit. This is a conceptual density subject to the review and approval of future subdivision applications by Barrhead County. It is anticipated that the majority of the residents will be not be utilizing these homes for full time use thus student generation for schools was not calculated.

Designated Site Usage	Stage 1 Area (ha)	Stage 2 Area (ha)	Stage 3 Area (ha)	Stage 4 Area (ha)	Stage 5 Area (ha)	Total Area 18.05	% of Total Area
Municipal Reserve	0.00	0.63 *	0.63	0.64	0.00	1.91	10.6%
Municipal Reserve (non-credit)	0.16	0.68	0.00	0.00	0.00	0.84	4.7%
Environmental Reserve	0.35	1.32	2.11	0.81	0.00	4.59	25.4%
Road	0.18	0.53	0.68	0.46	0.00	1.85	10.2%
Public Utility Lots	0.09	0.06	0.09	0.00	0.00	0.24	1.3%
Residential Lots	1.19	2.44	2.46	2.28	0.26	8.63	47.8%
<b>Total Area</b>	<b>1.97</b>	<b>5.66</b>	<b>5.97</b>	<b>4.20</b>	<b>0.26</b>	<b>18.05</b>	<b>100.0%</b>
MR obligation (ha) by stage	0.16	0.43	0.39	0.34	0.03	1.35	
Proposed number of residential lots	6	11	11	9	1	37	

\*stage 2 dedicating additional 0.16 ha for stage 1 and 0.03 ha for stage 5 obligation

Table 1: Designated Site Usage by Stage

Stage	Number of Units	Population
1	6	17
2	11	31
3	10	28
4	9	26
5	1	3
<b>Total</b>	<b>37</b>	<b>105</b>

Table 2: Population by Stage

Designated site usage	Percentage of total site	Area
Municipal Reserve	15.2%	2.75 ha
Environmental Reserve	25.4%	4.59 ha
Road	10.2%	1.85 ha
Public Utility Lots	1.3%	0.24 ha
Residential Lots	47.8%	8.63 ha
Total	100.0%	18.05 ha

*Table 3: Designated site usage*

SW 1/4 Sec 19 - 57 - 2 - W5

Lot R1, Block 4  
Plan 772 1956

Lot 14, Block 10  
Plan 172 3327

Lac La Nonne

- Plan Boundary
- Residential Lots
- Municipal Reserve (MR)
- Environmental Reserve (ER)
- Public Utility Lot (PUL)

BLOCK R4

Duncan Road

Duncan Road

SUBDIVISION PLAN 3161 TR  
BLOCK 12

Plan 142 0619

BLOCK 13

BLOCK 13

R4

## Figure 5 DEVELOPMENT CONCEPT LAKEVIEW ESTATES at LAC LA NONNE AREA STRUCTURE PLAN

Lot 1 Block 1 Plan 102 2082 & Plan 142 0619  
within NW 18 - 57 - 2 - W5  
County of Barrhead

Scale 1:3000  
June 7, 2021  
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#### 4.3 Environmental Protection

Environmental stewardship of land tends to be enhanced when there is ownership of the land. Future owners of the lots within this ASP are investing into a lifestyle based upon the surrounding physical environment. Thus, maintaining or improving the ecosystems both onsite and offsite will be of paramount concern including the quality of water entering *Lac La Nonne*.

##### a) Septic handling

As per the *Alberta Private Sewage Systems Standard of Practice 2015*, a soil based wastewater treatment is not permitted within 90 metres of a lake shore. Beyond 90 metres a soil based treatment system is permitted. However, on the subject parcel, the geotechnical investigation has indicated that the subject soils are not suitable for on-site soil based treatment system. Therefore, a caveat will be registered on all new residential lot titles notifying that soil-based treatment is prohibited. Each residential development will then require either a holding tank with pump out by vacuum truck or other alternative wastewater treatment system that is non-soil based for treatment. This will ensure that there is no possibility of leaching of sanitary effluent into the water table and lake.

All sewage disposal systems will be required to meet the requirements of the *Alberta Private Sewage System Standard of Practice 2015* or as amended. At the time of the development permit application for the lot development by the lot owner, the applicable permit for the selected method of wastewater treatment will be required.

##### b) Control of surface runoff

Release of oils or hydrocarbons is very unlikely within the ASP area, given that it features no commercial or industrial land uses, and contains very low density recreational uses. Therefore, no specific measures are proposed for isolation and removal of oils and/or hydrocarbons. Design of the sediment bays might consider oils and other floatables, which will be part of the SWM Report process to review and determine.

On-site stripping and grading of the individual lots is not anticipated at the time of road construction. The intent is to maintain existing drainage patterns where possible with channelling of drainage from lots that enters the ditches thru the proposed sedimentation bays prior to release to Lac La Nonne.

c) Tree Removal

Minimizing the removal of trees in the development is crucial as the intent of the development is to provide ownership of lots in a natural environment. Removal of natural vegetation will be mitigated and reduced to only what is required to provide a suitable building pocket. It is noted that adherence to FireSmart principles may require additional tree removal in order to protect the built form based on recommended setbacks and health of the existing vegetation and amount of understory.

d) Mitigation Measure During Construction and the Warranty Period

As a condition of the conditional subdivision approval, the developer will be required to enter into a Development Agreement with the County of Barrhead. As part of the Development Agreement, the developer will be responsible for ensuring the mitigation measures identified in 6.3 of the Biophysical Impact Assessment will be implemented and maintained during and after construction of the development, until the Final Acceptance Certificate (FAC) is issued. Once the FAC is issued which is the end of the warranty period of the constructed infrastructure, the Developer's responsibility ends.



## 5 Infrastructure

### 5.1 Access and Circulation

The overall transportation and circulation patterns for the ASP area are shown on Figure 6 **Transportation Network**. Initial legal and physical access to the site will be via Duncan Road, accessed off of Lac La Nonne Road (Range Road 25) which is to the east. The Range Road provides a connection either north to Highway 651 or south on the County rural road network.

Stage 1 and 2 will be developed on both sides of the extension of Duncan Road to the north boundary of the plan area. The existing temporary turnaround for Stage 1 will be removed after the construction of the Stage 2 temporary turnaround at the north boundary of the plan area. Stages 3 and 4 are accessed by an internal cul-de-sac to the eastern portion of the plan area north of Stage 1.

A temporary turnaround is proposed to remain on the north end of Duncan Road until such time the road is continued to the north and tied into the road in Idle Hours Resort. Stage 5 contains the lot that will be registered with the removal of the temporary turnaround. This road connection will only occur if the landowners to the north chose to develop. It is noted that east of the subject site, there is an undeveloped legal road right of way connecting Duncan Road to the Moonlight Bay Estates development which would provide an alternative road connection to Duncan Road. The timing of the development of this alternative road connection is at the discretion of the municipality. The alignment of Duncan Road and the future connection to the north and tie into the road in Idle Hours Resort was chosen to avoid impacting the Environmental (including wetlands) and Municipal Reserve lots abutting Duncan Road.

A *Traffic Impact Assessment Report* was not required by the municipality to support the ASP and the second stage of development (estimated 11 lots) as the projected timeline for the full development of the plan area is unknown. At the time of each subdivision application, Barrhead County may require a *Traffic Impact Assessment* to support the proposed subdivision application. The internal roads will be hard surfaced as per *Barrhead County* requirements. The cross section will meet all regulations of the County for rural developments. A trail connection may be provided from the county road west thru the linear Municipal Reserve and Environmental Reserve to the lake shore if topography and municipality allows.

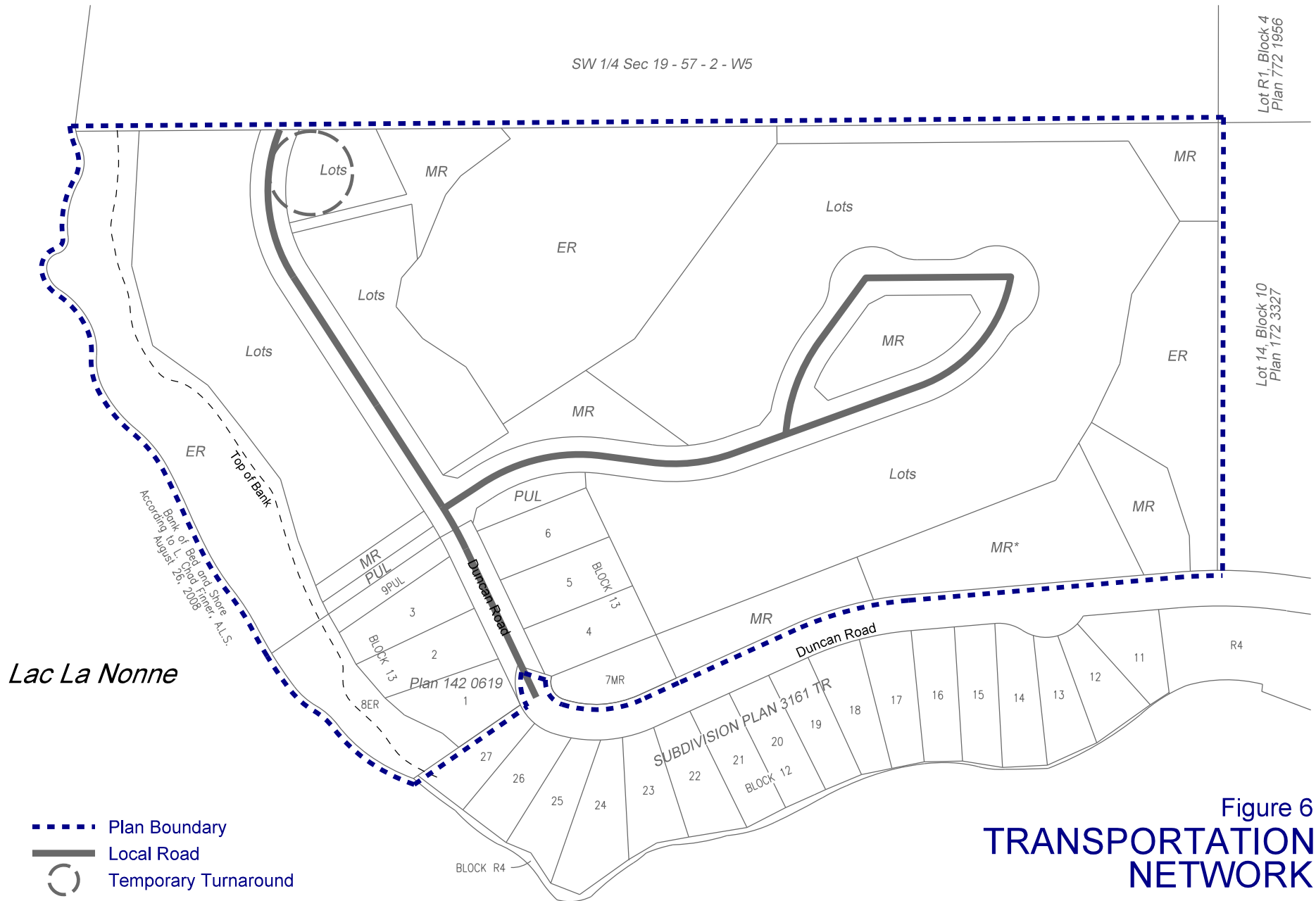


Figure 6  
**TRANSPORTATION  
NETWORK**

**LAKEVIEW ESTATES at LAC LA NONNE  
AREA STRUCTURE PLAN**

Lot 1 Block 1 Plan 102 2082 & Plan 142 0619  
within NW 18 - 57 - 2 - W5  
County of Barrhead

Scale 1:3000  
June 7, 2021  
8050300asp5.dgn



## 5.2 Stormwater Management System

Sedimentation bays (sediment traps) are proposed within the development area to manage runoff from residential lots. A series of ditches and culverts will convey runoff to the sedimentation bays and ultimately to the lake. Some upgrades to existing ditches may be necessary. The bays will provide sediment removal from stormwater runoff during a 1:5 year storm before discharge to the lake. Water quality improvements are planned to be provided by the stormwater management system prior to discharge into the lake, which includes removal of sediment via sedimentation bays, infiltration by soils, and filtration through vegetation. Water quality improvements will be designed to meet Alberta Environment (AEP) guidelines.

The first stage sedimentation bay will require upgrades to properly manage sedimentation removal from future stages of development. These upgrades include increased capacity/size and adjusted shape to serve a larger area and will be constructed with the Stage 2 development. A second sedimentation bay may be added when needed as development progresses in the plan area. The Public Utility Lot for the future sedimentation bay will be registered with the Stage 3 development. Existing low areas A and B are expected to remain undeveloped and drainage patterns feeding the areas not anticipated to change with development. Figure 7 **Proposed Stormwater Management Plan** shows how overland surface drainage will be routed to manage the minor and major storm runoff for the proposed development.

Further details, including calculations will be provided to the County and to AEP with the SWM Report prior to or concurrently with the detailed engineering designs of the development stage(s) within the ASP. Discharge to Lac La Nonne will not be formally controlled to a specific release rate given that the development given the size of the receiving water body. Some water detention will also be provided by roadside ditch culverts by virtue of their normal function. During 1:100 storm events, ditch culverts normally provide some water detention by limiting the hydraulic capacity of the ditch to convey water. This strategy has been previously approved by Alberta Environment and Parks for the existing development and we anticipate this will continue to be the case for future stages of development within the proposed ASP. Design of the sediment bays might consider oils and other floatables, which will be part of the SWM Report process to review and determine. However, release of oils or hydrocarbons is very unlikely within this ASP plan area given that it has no commercial or industrial land uses, and contains very low density recreational uses. The existing stormwater discharge channel to Lac La Nonne is protected by existing erosion control measures. Existing erosion control measures will be evaluated prior and/or during detailed engineering design and upgraded, if necessary.



### 5.3 Wastewater

Wastewater will not be allowed to be treated by soil-based treatment methods due to the proximity to the lakeshore and that the soil type is not suitable for soil based treatment as determined by the geotechnical engineer.

The installation of the holding tank or alternative non soil based treatment will be at the time of the development of the lot by the future owner. Removal of the waste water will be via a vacuum pump truck and transported to the nearest offsite treatment facility. All tanks will comply with *Alberta Environment and Sustainable Resource Development*, Safety Codes and Barrhead County standards. Permits for wastewater holding tanks will be granted by the County assigned approving authorities part of the development permit application and be in compliance with the requirements of the *Alberta Private Sewage System Standard of Practice* 2015 or as amended.

### 5.4 Water Servicing

A ***Preliminary Groundwater Potential Study*** prepared by *Hagstrom Geotechnical Services Ltd.*, dated December 19, 2008 reviewed the potential availability of groundwater for residential development on the parcel. The report concluded that the bedrock aquifer could support about six additional lots and that cisterns for hauled water should be utilized for additional lots. Stage 2 and onwards development will require a caveat registered on each residential title with respect to notifying future landowners that the owner would be in contravention of Provincial Regulations if a well was to be dug.

### 5.5 Shallow Utilities

A power service will be provided to each unit via a buried power line and street lights will illuminate the public road. Telephone service and gas will be provided to the property line of each lot at the time of the construction of each stage.

### 5.6 Onsite Fire Protection

The proposed development will follow the *FireSmart Guidebook for Community Protection* issued by the Province of Alberta in February 2013, or as amended. The Guidebook outlines best practices and proactive measures that can be taken to reduce the risk of fire damage to settlement areas, where there is an interface between forested natural areas, and areas that have been developed for human occupation. This will include onsite vegetation



management for fuel removal and fuel reduction. The Guidebook recommends that landscaping provides a 10m space immediately surrounding homes that is fuel free and that thinning and pruning trees to reduce wild fire risk in the area that is between 10-30m from the buildings.

## 5.7 Community Services

The closest municipality to the plan area with services is the *Town of Barrhead*. Emergency services including fire, disaster and emergency medical services (EMS) are based in the Town. Police services will also be from the Barrhead Detachment of the R.C.M.P

As this is anticipated to be a recreational development with no continuous occupancy, there was no analysis of local school population generation for County schools.

## 6 Public Input

Two public engagement sessions were held to provide the community with the opportunity to learn about the proposed ASP and provide feedback. The first public engagement session was held in the afternoon of Saturday, March 24, 2018. A public open house was held at Dunstable School approximately 8 km from the site to inform residents of the preparation of the proposed Area Structure Plan. Notification of the open house with contact information and purpose was advertised for two consecutive weeks in the *Barrhead Leader* and mailed out to landowners by Scheffer Andrew Ltd. within a radius as provided by Barrhead County staff on March 2, 2018. Based on the sign-in sheet, 37 people were in attendance. There were 11 questionnaires received of which one included 20 signatures requesting the relocation of the stage 3 and 4 road intersection with Duncan Road from the south to the west and 8 inquiries via phone and email.

Feedback was requested on the Proposed Development Concept, Servicing and Storm Water Management, Transportation, Environmental Comments and general comments. The feedback was reviewed and in response to concerns the following changes were made to the proposed layout. The road network was revised so that the connection of stages 3 and 4 to Duncan Road occurred on the west leg of Duncan Road between proposed Stages 1 and 2 instead of connecting directly south adjacent to pre-existing development, and the buffer between Stage 3 and 4 and existing residences to the south was increased.

A second public engagement session was held December 7 to December 21, 2021 on the revised Lakeview Estates at Lac La Nonne ASP. The ASP was revised based on community feedback from the Open Houses held March 24, 2018. To comply with Provincial Public Health Orders regarding COVID-19, the community was provided with online options to provide feedback, including:

- 1) Project information was posted on our website ([www.schefferandrew.com](http://www.schefferandrew.com) notices section) with a survey.
- 2) Contact information was provided for the Project Planner at Scheffer Andrew Ltd. to learn more about the proposed development and provide feedback.

Notification of the public engagement session with contact information and purpose was advertised for two consecutive weeks in the *Barrhead Leader* and mailed out to landowners by Scheffer Andrew Ltd. within a radius as provided by Barrhead County staff on December 2, 2021.

Feedback was requested on the revised Proposed Development Concept, as well as the Transportation Concept, Servicing and Stormwater Management Concept, and Environment. Most of the public feedback was received by Municipal Planning Services (MPS), with seven separate landowners providing their feedback to MPS. One landowner provided comments on two separate occasions (September 27, 2021, and December 13, 2021). Scheffer Andrew Ltd. received 2 responses (1 phone call and 1 follow up email) and 1 email. A summary of the comments from both of the developer public engagement sessions are in **Appendix C: Summary of Public Engagement Comments**.

## 7 Implementation

### 7.1 Development Sequence

Staging is indicated in Figure 8 **Development Sequence**. All stages may be developed concurrently, in singular or plural depending on market conditions and logical extension of the road infrastructure.

At the time of this document preparation, it is unknown on what the uptake for new residential lots adjacent to Lac La Nonne will be. Therefore, it is anticipated that given the residential nature on the proposed development and adjoining lands, that this document will not be rescinded by Council in totality in any given time frame. At the discretion of the developer, amendments to the approved ASP may be brought forward to Barrhead County Council for their consideration.

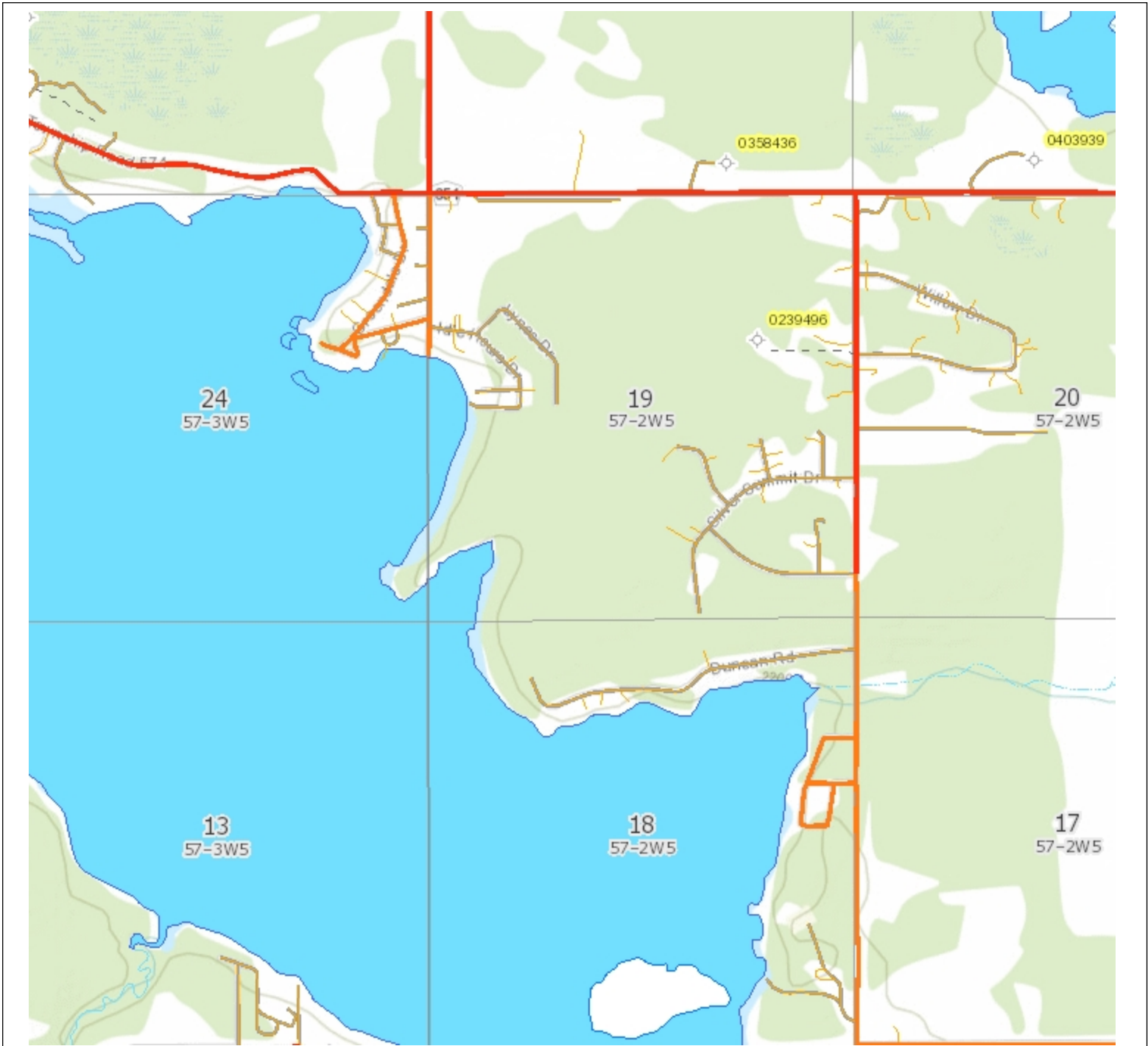
### 7.1 Approval Process


Approval of the *Lakeview Estates at Lac La Nonne Area Structure Plan* is required to support future subdivision applications within the plan area. All applications shall meet requirements as set out in the *Barrhead County Land Use Bylaw* and other statutory documents.





## Appendix A: Abandoned Well Map



Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author Scheffer Andrew Ltd.	Printing Date: 2/16/2021
<b>Legend</b>  ✧ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer  Road Paved Road Gravel Road Other Driveway Winter Road or Truck Trail Unimproved or Unclassified Road  Rail Line Rail Line	Date Date (if applicable)	
	<p>The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright &amp; Disclaimer webpage: <a href="http://www.aer.ca/copyright-disclaimer">http://www.aer.ca/copyright-disclaimer</a>.</p>	Scale: 36,111.91  0.55 Kilometers 0 <div></div>
		Projection and Datum:  WGS84 Web Mercator Auxiliary Sphere
		

## Appendix B: HRIA Clearance Letters

December 2, 2009

Project File: 4835-08-149

Ms. Aime Stewart  
Scheffer Andrew Ltd.  
12204 – 145 Street NW  
Edmonton, Alberta  
T5L 4V7

Dear Ms. Stewart:

SUBJECT: RTD PROPERTY DEVELOPMENT INC.  
PROPOSED SUBDIVISION  
PART OF NW 18-57-2-W5M & ROAD PLAN 3161 TR  
HISTORICAL RESOURCES ACT REQUIREMENTS

Staff of the Historic Resources Management Branch (HRMB) of Alberta Culture and Community Spirit have received a copy of the captioned subdivision application from Municipal Planning Services (Alberta) Ltd. This application is for a portion of a larger Area Structure Plan/subdivision development proposal that was the subject of an Historic Resources Impact Assessment (HRIA) conducted under Permit 2009-093 on behalf of RTD Property Development Inc.

Two new archaeological sites (FIPn-4 & 5) were recorded in the course of that HRIA. Both of these sites are considered to have archaeological significance (HRV 4) and RTD Property Development Inc. was advised that the sites had to be either avoided or additional studies at the sites would be required prior to development occurring.

Staff of the HRMB have reviewed the potential for the currently proposed development to impact historic resources and have concluded that neither of these sites will be affected by this proposal. Therefore *Historical Resources Act* clearance is granted for this project as outlined in the subdivision application on the understanding that archaeological sites FIPn-4 and 5 will not be impacted by development. Should either of these sites be threatened by future development, additional studies will be required prior to development proceeding.

#### ***HISTORICAL RESOURCES ACT REQUIREMENTS***

**Reporting the discovery of historic resources:** Pursuant to Section 31 of the *Historical Resources Act*, should any additional archaeological resources, palaeontological resources, Aboriginal traditional use sites and/or historic period sites be encountered during any activities associated with land surface disturbance operations, the Historic Resources Management Branch must be contacted immediately. It may then be necessary to issue further instructions regarding the documentation of these resources.

...cont.



Ms. Aime Stewart  
December 2, 2009  
Page 2

Should you require additional information or have any questions concerning the above, please contact me at (780) 431-2330, (8820 - 112 Street, Edmonton, Alberta, T6G 2P8), fax (780) 422-3106 or by e-mail at [barry.newton@gov.ab.ca](mailto:barry.newton@gov.ab.ca).

On behalf of the Historic Resources Management Branch, I would like to thank you and officials of RTD Property Development Inc. for your cooperation in our endeavour to conserve Alberta's past.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Barry Newton', written in a cursive style.

Barry Newton  
Land Use Planner

cc: Shelly Cole, Municipal Planning Services (Alberta) Ltd.



Via e-mail: [DenisS@EdmontonTrailer.com](mailto:DenisS@EdmontonTrailer.com)

September 01, 2015

Project File: 4835-08-0149-002  
OPaC HR Appl #: 006527939  
Permit File: 2014-109

Mr. Denis St. Andre  
RTD Property Development Inc.  
2700, 10155-102 St  
Edmonton AB  
T5J 4GB

Dear Mr. St. Andre:

**SUBJECT: HISTORICAL RESOURCES ACT (HRA) APPROVAL  
RTD PROPERTY DEVELOPMENT INC.  
HISTORIC RESOURCE IMPACT ASSESSMENT OF RTD PROPERTY  
DEVELOPMENT INC. LAC LA NONNE SUBDIVISION  
RESIDENTIAL SUBDIVISION**

Acting on behalf of RTD Property Development Inc. (Proponent) and in accordance with Section 37(2)(a)(b) of the *Historical Resources Act*, AMEC Environment and Infrastructure:

- carried out the required Stage 1 studies at archaeological site FIPn-5 for the Historic Resource Impact Assessment of RTD Property Development Inc. Lac La Nonne Subdivision (Project); and,
- provided Alberta Culture and Tourism with copies of the final report summarizing the HRIA, *Historic Resource Impact Assessment of RTD Property Development Inc. Subdivision Lac La Nonne Mitigation of Archaeological Site FIPn-5 Final Report for Permit 14-190 Township 57, Range 2, W5M Lac La Nonne, Alberta* (Archaeology Permit: 2014-190).

## **HISTORIC RESOURCES IMPACT ASSESSMENT**

### **Terms of Reference**

The terms of reference for the HRIA were outlined in Schedule "B" of my letter dated September 17, 2009. These requirements included avoidance or additional studies at archaeological sites FIPn-4 and FIPn-5.

## ARCHAEOLOGICAL RESEARCH PERMIT NO. 2014-190

Under Archaeological Research Permit No. 2014-190, AMEC Environment and Infrastructure conducted the required Stage 1 studies at archaeological site FIPn-5. Additionally, the consultant has indicated in the report that archaeological site FIPn-4 will be placed in an Environmental Reserve Easement to ensure avoidance as outlined in the attached Schedule "C".

### ***HISTORICAL RESOURCES ACT (HRA) APPROVAL***

Based upon the results of the HRIA studies, *Historical Resources Act* approval is granted to the Proponent for the Project, as illustrated on the attached plan, on the understanding that site FIPn-4 will be avoided.

### **Terms and Conditions of Approval**

The Proponent must comply with standard conditions applicable to all land surface disturbance activities in the Province. The Proponent must also confirm that site FIPn-4 has been placed in an Environmental Reserve Easement. Should this site be threatened by future development, additional studies will be required prior to development proceeding.

Section 31 of the *Historical Resources Act* requires the Proponent and their agent to report the discovery of any archaeological resources, palaeontological resources, historic period sites and/or Aboriginal traditional use site(s) of a type considered to be historic resources under the *Historical Resources Act*, the Proponent may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister responsible for the *Historical Resources Act* considers necessary.

Should you require additional information or have any questions concerning this approval, contact Barry Newton, Land Use Planner, at 780-431-2330 (toll-free 310-0000) or [barry.newton@gov.ab.ca](mailto:barry.newton@gov.ab.ca).

I would like to thank representatives of RTD Property Development Inc. for their cooperation in our endeavour to document the Province's historic resources.

Sincerely,



David Link, PhD  
Assistant Deputy Minister

Attachments



## Historic Resources Application

### Activity Administration

Date Received: April 24, 2015

HRA Number: 4835-08-0149-002

**Project Category:** Subdivisions (4835)

**Application Purpose:** ☒ Requesting HRA Approval / Requirements

**Lands Affected** ☒ All New Lands

**Project Type:** ☒ Residential Subdivision ESRI Shapefiles are attached (yes/no) yes

**Project Name:** HISTORIC RESOURCE IMPACT ASSESSMENT OF RTD PROPERTY DEVELOPMENT INC.

**Additional Name(s):**

<b>Key Contact:</b> Mr Aidan Burford	<b>Affiliation:</b> AMEC Environment and Infrastructure
<b>Address:</b> 5681 70 Street	<b>City / Province:</b> Edmonton, AB
<b>Postal Code:</b> T6B 3P6	<b>Phone:</b> (780) 989-4546
<b>E-mail:</b> aidan.burford@amec.com	<b>Fax:</b> () -
	<b>Your File Number:</b>

<b>Proponent:</b> RTD Property Development Inc.	<b>Contact Name:</b> Denis St Andre
<b>Address:</b> 2700, 10155-102 St	<b>City / Province:</b> Edmonton, AB
<b>Postal Code:</b> T5J 4GB	<b>Phone:</b> (780) 962-8195
<b>E-mail:</b> DenisS@EdmontonTrailer.com	<b>Fax:</b> (780) 962-8604

Proposed Development Area					Land Ownership			
MER	RGE	TWP	SEC	LSD List	FRH	SA	CU	CT
5	2	57	18	13,14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Historical Resources Impact Assessment:**For archaeological resources:

Has a HRIA been conducted?



Yes



No

Permit Number (if applicable): 14-190

For palaeontological resource:

Has a HRIA been conducted?



Yes



No

Permit Number (if applicable):

*Historical Resources Act* approval is granted for the activities described on this application and its attached plan(s)/sketch(es) subject to the conditions specified in the attached document(s).



Chris Robinson

Acting Assistant Deputy Minister

September 03, 2015

Date

**HISTORICAL RESOURCES ACT APPROVAL**

**RTD PROPERTY DEVELOPMENT INC.  
HISTORIC RESOURCE IMPACT ASSESSMENT OF RTD PROPERTY  
DEVELOPMENT INC. LAC LA NONNE SUBDIVISION  
RESIDENTIAL SUBDIVISION**

**HRA REQUIREMENTS PROJECT FILE: 4835-08-0149-002**

**(Schedule "C")**

For the purposes of this Schedule RTD Property Development Inc. shall be referred to as the "Proponent" and Historic Resource Impact Assessment of RTD Property Development Inc. Lac La Nonne Subdivision shall be referred to as the "Project".

Avoidance or further studies are required for any potentially impacted historic resources during the conduct of the Project. Part I provides the Proponent with *Historical Resources Act* approval for components of the Project while Part II outlines the conditions attached to this approval.

**I. HISTORICAL RESOURCES ACT APPROVAL**

*Historical Resources Act* approval is granted to the Proponent for the Project, as illustrated on the attached plan.

**II. TERMS AND CONDITIONS OF APPROVAL**

The Proponent is granted *Historical Resources Act* approval to proceed with this Project on the understanding that avoidance of archaeological site FIPn-4 will occur, as outlined below.

**1.0 ARCHAEOLOGICAL RESOURCES**

The potential for the Project to affect archaeological resources is high.

**1.1 Contacting the Archaeological Survey**

For further information regarding the acquisition of a Permit to Excavate Archaeological Resources and/or archaeological consultants obligations under Alberta Regulation 254/2002, please contact Martina Purdon, Head, Regulatory Approvals & Information Management at 780-431-2331 (toll-free 310-0000) or [martina.purdon@gov.ab.ca](mailto:martina.purdon@gov.ab.ca)

September 3, 2015

## 1.2 Avoidance

The consultant has indicated that archaeological site FIPn-4 is to be placed in an Environmental Reserve Easement to ensure avoidance. The Proponent is required to confirm that the site will be placed in an Environmental Reserve Easement. HRA approval of the project is granted subject to this confirmation as outlined in Table 1.0 below.

## 2.0 STANDARD CONDITIONS UNDER THE *HISTORICAL RESOURCES ACT*

The Proponent must comply with standard conditions under the *Historical Resources Act*, which are applicable to all land surface disturbance activities in the Province. Standard conditions require applicants to report the discovery of historic resources. These requirements are stated in Attachment 1, *Standard Requirements under the Historical Resources Act, Reporting the Discovery of Historic Resources*.

## 3.0 FURTHER SALVAGE, PRESERVATIVE OR PROTECTIVE MEASURES

Upon reporting the discovery of archaeological resources, palaeontological resources, historic period sites and/or Aboriginal Traditional Use Site(s) of a type described in Attachment 2, the Proponent may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister responsible for the *Historical Resources Act* considers necessary.

## 4.0 COMPLIANCE IS MANDATORY

These conditions shall be considered directions of the Minister of Alberta Culture and Tourism under the *Act*. The Proponent and agents acting on behalf of the Proponent are required to become knowledgeable of the conditions. Failure to abide by the conditions will result in *Historical Resources Act* approval not being granted, or delayed.

## ATTACHMENT 1

### STANDARD REQUIREMENTS UNDER THE *HISTORICAL RESOURCES ACT* REPORTING THE DISCOVERY OF HISTORIC RESOURCES

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Pursuant to Section 31 of the *Historical Resources Act*, Proponents are required to report the discovery of historic resources. These requirements are applicable to all activities in the Province. This bulletin provides Proponents and their agents with instructions for contacting the Heritage Division of Alberta Culture.

#### 1.0 ARCHAEOLOGICAL RESOURCES

##### 1.1 Reporting the discovery of archaeological resources

During the conduct of developments, Proponents and/or their agents may become aware of and/or encounter archaeological resources. The discovery of archaeological resources is to be reported to Martina Purdon, Head, Archaeological Information and Regulatory Approvals at 780-431-2331 (toll-free 310-0000), or e-mail [martina.purdon@gov.ab.ca](mailto:martina.purdon@gov.ab.ca).

#### 2.0 PALAEOONTOLOGICAL RESOURCES

##### 2.1 Reporting the discovery of palaeontological resources

During the conduct of developments, Proponents and/or their agents may encounter palaeontological resources. The discovery of palaeontological resources is to be reported to Dan Spivak, Head, Resource Management, Royal Tyrrell Museum of Palaeontology at 403-820-6210 (toll-free 310-0000), or e-mail [dan.spivak@gov.ab.ca](mailto:dan.spivak@gov.ab.ca).

#### 3.0 HISTORIC PERIOD SITES

##### 3.1 Reporting the discovery of historic period sites

During the conduct of developments, Proponents and/or their agents may become aware of and/or encounter historic period sites. The discovery of historic period sites is to be reported to Martina Purdon, Head, Archaeological Information and Regulatory Approvals at 780-431-2331 (toll-free 310-0000), or e-mail [martina.purdon@gov.ab.ca](mailto:martina.purdon@gov.ab.ca). Please note that some historic period sites may also be considered Aboriginal Traditional Use Sites.

...continued

## ATTACHMENT 1

### REPORTING THE DISCOVERY OF HISTORIC RESOURCES

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#### 4.0 ABORIGINAL TRADITIONAL USE SITES

##### 4.1 Reporting the discovery of Aboriginal traditional use sites

During the conduct of consultation processes and/or activities associated with developments, Proponents and/or their agents may become aware of and/or encounter Aboriginal Traditional Use Sites which Alberta Culture may consider as historic resources under the *Historical Resources Act*. A listing of Aboriginal Traditional Use Sites considered as historic resources under the *Historical Resources Act* is provided in Attachment 2. The discovery of any Aboriginal Traditional Use Site that is of a type described in Attachment 2 is to be reported to Valerie Knaga, Director, Aboriginal Heritage Section at 780-431-2371 (toll-free 310-0000), or e-mail [valerie.k.knaga@gov.ab.ca](mailto:valerie.k.knaga@gov.ab.ca).

##### 4.2 Aboriginal traditional use sites and Alberta Culture's Consultation Guidelines

Under the circumstance described in Condition 4.1 *Reporting the discovery of Aboriginal traditional use sites*, Proponents must comply with Part V *Tourism, Parks, Recreation and Culture Guidelines for First Nations Consultation on Resource Development and Land Management* (Alberta Culture's Consultation Guidelines) of *Alberta's First Nations Consultation Guidelines on Land Management and Resource Development*.

#### 5.0 FURTHER SALVAGE, PRESERVATIVE OR PROTECTIVE MEASURES

Based upon the results of reporting of the discovery of archaeological resources, palaeontological resources, historic period sites and/or Aboriginal Traditional Use Site(s), Proponents may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister responsible for the *Historical Resources Act* considers necessary.

This bulletin may be cited as:

***Standard Requirements under the Historical Resources Act, Reporting the discovery of historic resources.*** Land Use Planning, Archaeological Survey, Historic Resources Management Branch, Heritage Division, Alberta Culture, Edmonton, Alberta.

Dated: July 2013

## ATTACHMENT 2

### ABORIGINAL TRADITIONAL USE SITES

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Aboriginal Traditional Use Sites considered by Alberta Culture and Tourism as historic resources under the *Historical Resources Act* may include:

Historic cabin remains;  
Historic cabin (unoccupied);  
Cultural or historical community camp site;  
Ceremonial site/Spiritual site;  
Gravesite(s);  
Historic settlement/Homestead;  
Historic site;  
Oral history site;  
Ceremonial plant or mineral gathering site;  
Historical Trail Features; and,  
Sweat/Thirst/Fasting Lodge Sites

RTD PROPERTY DEVELOPMENT INC.  
HISTORIC RESOURCE IMPACT ASSESSMENT OF RTD PROPERTY DEVELOPMENT INC.  
HISTORICAL RESOURCES ACT REQUIREMENTS/APPROVAL  
(PROJECT FILE: 4835-08-0149-002; PERMIT FILE: 14-190)

TABLE 1.0

SITE	HRV	LEGAL DESCRIPTION	SITE DESCRIPTION	REQUIREMENTS/APPROVAL
FIPn-4	4	LSD 14-18-57-2-W5M	Prehistoric subsurface campsite/scatter >10	<p>The consultant has indicated that the site will be placed in an Environmental Reserve Easement to ensure long term avoidance. The Proponent is required to provide confirmation that the site has been placed in an Environmental Reserve Easement. HRA approval for the project is granted on the understanding that this requirement will be met.</p> <p>Any future development in the vicinity of this site will require further studies.</p>
FIPn-5	0	LSD 13-18-57-2-W5M LDS 4-19-57-2-W5M	Prehistoric subsurface campsite/scatter >10	<p><b>HRA APPROVAL GRANTED</b> for the assessed Project footprint. There are no further HRA requirements for this site and development may proceed in the site area.</p>





## **Appendix C: Summary of Public Engagement Comments**



## Lakeview Estates at Lac La Nonne Proposed Area Structure Plan Open House

March 24, 2018 Open House

Summary of Comments and Responses

Number of Persons in Attendance (according to the sign-in sheet): 37

Number of Survey Responses: 11

### 1. PROPOSED DEVELOPMENT CONCEPT

- *"I am completely opposed to Stage 3 & 4. I believe this development is too large for this area."*
- *"We want to make sure that the developers and future owners of the sites are well informed about the **current** condition of Lac la Nonne relative to the health of the water. This development has been in the works since at least 2009 and conditions have dramatically altered in that period. We highly recommend that they spend time there in mid to late July and August so they understand the smell and the presence of blue green algae especially during those prime recreation months. Any development, no matter how carefully done, will increase existing problems and will NOT improve the quality of the already challenged ecosystem of Lac La Nonne. It would be a shame for the developer and future owners to purchase property only to see decreasing values for property and ever increasing environmental issues. Consultation with realtors and residents will increase awareness of the declining property values, increasing taxes, and markedly reduced services (e.g., fire; the once a year garbage pickup no longer exists, and hours for the landfills are very limited). One feels that the county is most interested in potential revenues as opposed to provision of services to landowners in this area or improving the ecosystem of this lovely area."*
- *"I would suggest @ 1/2 acre your lot sizes are on the small size. I would like to see the lots be at least 1 acre. I did not see anything in the information you sent to me regarding the deforestation of the top of the hill. If the trees are removed from the bank and the top of the hill, then there could be significant erosion issues down the road."*
- *"We feel you should be fencing the perimeter of your development where it borders our land. As we own right to the water line, we would like to see a chain link fence at least 8 ft high that runs along the property line between our properties right to the water's edge."*
- *"We have historically had serious problems with trespassers on our land and by increasing the population bordering our property that raises our concerns with increased trespassing incidents."*
- *"We have some environmentally sensitive areas and nesting habitats for native species and the increased activity in the area may adversely affect them."*



## 2. SERVICING & STORM WATER MANAGEMENT

- *"No wells, cisterns only. Better drainage"*
- *"How will positioning of roadways affect storm water runoff, will it accelerate or decelerate water flow speeds towards the lake? What criteria is used to determine use of cistern or drilled wells?"*
- *"County of Barrhead lagoon cannot handle what is being disposed of now. What plan is in place to increase the size of the existing lagoon to accommodate the additional residences?"*
- *"Allowing 6 lots to have wells needs to be carefully considered. I assume that these will likely be the first 6 lots. Perhaps there could be a communal well or have wells only available to year round residents of the development who actually need a well. As a recreational user of our property, we (and a neighbour) have intentionally decided NOT to drill a well. We care about the environment."*
- *"More details are needed relative to how the sediment basins will work and how contaminants such as fertilizers/ weed control products will not run into the environmental reserves or into the lake. Perhaps this development could ban fertilizers and other contaminants."*
- *"I am concerned with the increased pollutants in the water runoff. The amount of runoff should not change but the environment which it runs off does change. Soil and fertilizers will be carried by the water to the lake impacting the water quality even more. Catch basins may collect some sediment but not fertilizer. How is this going to be controlled and monitored in this new development?"*
- *"Your proposal mentions the use of cisterns for both drinking and waste water management. I tried to view these units on line and could find information on cisterns used for fresh water but nothing for waste water. My concern with waste water is that it will drain down into our bay and will contaminate it. There is no drainage from the bottom of the bay and the prevailing winds blow into the bay which would mean very high concentrations of effluent. We would like be assured that any systems put into the development would not allow for drainage of waste water that would filter into the bay. Again my concern with water runoff is if the lots on the water side clear cut the trees & scrub to the edge leaving nothing to catch the rain. Ultimately this will lead to more sediment to filter into the water."*

### 3. TRANSPORTATION

- *"The increased heavy traffic on the current road (Duncan) will further impact the poor quality of the road. What is the County doing to improve or prevent further deterioration? The future roads indicated on development plans may never happen leaving only one escape route."*
- *"Width of road & traffic volumes. Also access & exit routes in case of emergencies/fire etc."*
- *"We are strongly opposed to any connections between Duncan Road and other developments. That option needs to be removed from plans even though it is likely there in an effort to demonstrate that not all traffic (including septic and water trucks and a marked increase in traffic) will have to use a poorly constructed road. Duncan Road is used by so many residents for walking their dogs and children and walking/cycling for exercise. It also serves a crime prevention function as there is only one exit (unless you swipe a boat) and residents become familiar with each other's vehicles and who is a stranger. We are concerned with damage to the existing road during the construction phase and then ultimately due to the increased vehicle traffic going to the development."*
- *"The present road will not be able to sustain all of the traffic - width only allows for basically 1 vehicle (many pedestrians are active along the road). We feel it will not be able to sustain the heavy vehicles (pump out trucks, water trucks) that will be utilized more frequently with the new development. The road will definitely not sustain with the construction that will take place."*
- *"Roads need to be fixed & new road created at end of road (phase 2) for emergency egress. Roads must be paved properly to handle extra traffic, heavy trucks, sewer & septic trucks, water trucks. Needs to be done prior to any new construction. Proposed road near the entrance (RR25) is/would be useless!! Developer needs to be responsible for road construction not existing owners tax dollars!!"*
- *"The roadway approach to phase 3 / 4 does not need to impact existing development if it is moved past the phase 1 development. Also much safer during construction for kids and residents – keep all construction equipment away from existing development. (see note on front page map). Also increased traffic concerns with water trucks, sewage trucks etc. Excess municipal bylaw enforcement/road bans. Roadway (existing asphalt) will be destroyed. Not built for this size/usage." (Residents in agreement to the notes shown -signed by 20 residents)*
- *We are aware that there is a petition to redirect the planned road for Phase 3 & 4. We are opposed to the change as it would result in all of the traffic for all phases rather than only phase 1 & 2 funneling down to the end of the road. If necessary, we can petition to keep the planned road as it was presented. Will that be necessary?*
- *"Duncan Road needs to be completely remade. We need proper drainage and the road needs to have weight & speed limits placed on it."*

- *“Concerned with increased traffic flow on narrow roads creating potential safety hazards for existing lot owners in peak summer season. The proposed roads add a colorful splash to the pictures but realistically what are the chances of them actually being built?”*
- *“Your information showing a proposed road connecting your development to Idlehours Drive is of concern, as that road would appear to be crossing our land and we have not given permission to anyone for such a development. Nor do we intend to have our property used as a short cut for the 2 developments.”*
- *“Your Transportation plan has a purple line to the water’s edge titled Trail Connection, as there is no trail there I don’t understand what that is supposed to represent. We have no intention of granting unauthorized access to our property.”*
- *“You also make no mention of docks or boat mooring / docking off of the property. What are your plans for those activities?”*

#### 4. Environmental Comments

- *“The “clear cut” that they have done on stage 1 is sickening – they have removed trees & shrubs that have been used for years for wildlife.”*
- *“There is currently a large problem with blue-green algae, weeds and pollution in Lac La Nonne. Appropriate measures must be implemented and maintained to ensure that the water quality does not deteriorate further.”*
- *“Will there be checks & balances put in place after this development takes place & construction on homes completed to ensure the wetlands remain intact along with the sedimentation basins?”*
- *“The lake is spring fed. It is unclear if the environmental studies will include determination if the lake and watershed can support the size of this additional development.”*
- *“We were pleased that there is now some token recognition of environmentally sensitive lands bordering the development and within the development area. We are very concerned about areas near/within the development which are the breeding grounds for frogs and other amphibians. Based on our experience observing wildlife, some of these areas are missing from the identified reserves and it is strongly encouraged that these areas to be identified based on existing patterns of breeding and access to the lake. We do not mow a portion of the ditch near our cabin entrance in order to provide habitat for frogs/toads and one would like to see consideration of the natural habitat included in guidelines for owners within the development.”*
- *“Statements regarding 30.0m minimum environmental reserve need to be more clearly defined in regards to fluctuation of water levels. What stipulations are in place to prevent lot owners from changing lot elevation and therefore affecting runoff patterns and flow to the lake.”*



- *"Drainage – lack thereof! Concerns that phase 2 lakeside owners will try develop lake front land so they have boat/lake access. Need to have strict laws on developing front lots. Concerned the lake can sustain any more lots / lake traffic."*
- *"Drainage to the lake. We have concerns with the present water way (public utility area) and how Phase 1 has proven to drain toward the front lake properties. This needs to be fixed. All sites must have a collection tank for their wastewater, including any outhouses."*
- *"This development will disturb the fragile eco system that is present on our land and for that reason all precautions need to be taken by the developer to ensure that no future harm comes the area."*

## 5. GENERAL COMMENTS

- *"I am not opposed to the development in general terms however I am concerned about its effect on the lake in terms of water quality as well as recreational quality for existing landowners."*
- *"I would appreciate a reply regarding the concerns listed above" (signed by 2 existing land owners)*
- *"These plans appear to be based on the future development of the north quarter. There is nothing in the plan to address the potential possibility that this land may not be developed."*
- *"There must be some steps included within the plan to prevent trespass on neighboring private property."*
- *"I don't oppose the phases, however I have concerns over the volume of traffic, quads, ATV's & heavy trucks / equipment on the road. Council needs to look at what our tax dollars are being spent on as fixing the existing road with gravel/tar is not sufficient. Also concerns over traffic that comes down the road looking for lake access. Unfortunately, I think council will approve the project regardless of what existing owners request due to tax dollars!"*
- *"Property Value to be maintained. We would like some insurance that the present caveats set for the subdivision are upheld. No camp ground area, no mobile homes, no motorhomes, no garage development without home but a development to be maintained as per specs of 1400 square foot homes & more. We do not want this to end up being a Bolduc Subdivision and nothing but a party in our backyard."*
- *"We are pleased that access to the lake will be maintained through a trail though this may need to be widened to allow wildlife access as well. Naturally we would prefer that this development be much smaller and that it demonstrate cutting edge knowledge for minimizing impact on the environment both natural and social. However, our property has been in the family for enough years (since the 1980s) that we have seen how leadership on this front does not come from the County of Barrhead or the Subdivision Authority and that seeking input is really a matter of ticking off a box. Our input will likely have no impact on the future direction of the development but we thank you for making it possible to at least document our concerns."*

- *"If possible an expansion for more green area, we hate to lose the beauty of nature surrounding us."*
- *"We own right to the water's edge. We would need to have your development fully fenced to prevent trespassers from accessing our land either along the shore or along the property line. There seems to be an assumption by land users that they have the right to trespass on our land without permission and this is not the case. We are happy to work with anyone who would like to come onto our property for a specific reason ie: berry picking or perhaps taking photos. We do NOT permit hunting, the use of ATVs, Side By Sides, Motorcycles or Snowmobiles on our land as they are destroying the natural habitat."*
- *We understand why the property owners adjacent to phase 3 & 4 are concerned. We are in lot 27 and believe nobody has been impacted by this development more than we have. Perhaps a solution would be to have more green space along Duncan Road so that development of the back lots won't be as intrusive to the long-time lake front property owners. The developer electing to 'clear cut' lots 4-6 rather than taking out only those trees necessary to build in lot 5 really has everyone on the road concerned and upset. Lot 4 was a natural marsh area that hosted numerous frogs and toads where water fowl nested in the spring. If the developer does the same thing for the rest of the lots as the development progresses rather than allow the buyers to clear as the lots are sold there will continue to be animosity and hostility. Gradual change typically meets with less resistance. For 50 years the owners along Duncan Road have enjoyed a more natural setting and a quiet road with a dead end that did not promote a lot of traffic.*
- *Most residents understand and believe the developer has the right to move forward and 'make money' on his investment but naturally no one wants their 'backyard' impacted by the change. We believe the planned development and road for all 4 phases as presented on March 24, 2018 is a good compromise for all if a wider green space is added along Duncan Road.*



**Public Engagement Summary #2, Summary of Feedback received by Scheffer Andrew Ltd.  
Lakeview Estates at Lac La Nonne Proposed/Revised Area Structure Plan Public  
Engagement**

December 7 to December 21, 2021

Number of Respondents: 2 respondents (1 phone call and 1 follow up email) and 1 email

Number of Survey Responses: 0

**1. PROPOSED DEVELOPMENT CONCEPT**

- Email #2: As we look at the aerial view of our area we notice that the proposed 37 lots are crammed in an area about one quarter the size of Moonlight Bay Estates which hold about 90 large lots.
- Email #2: The statement "The subdivision will provide to its residents a lake front recreational development for four season use on Lac La Nonne. It is not true and is false advertising. A proper access to the lake from the back lots has not been proposed."

**2. SERVICING & STORM WATER MANAGEMENT**

- Phone Call: Barrhead County septic lagoon is full and septic waste has to be sent to Lac Ste. Anne. Want developer to pay for a new septic lagoon.
- Email #1: *Lack of supporting infrastructure:*  
*Lack of septic facilities.* Currently there is no septic lagoon available as the County of Barrhead lagoon at Dunstable is closed. This has resulted in additional costs as septic needs to be disposed of in another county. Is the developer going to provide funding to support the building or rebuilding of the septic lagoon to sustain all of the additional housing? Again, future expansion should halted until this issue has been addressed.
- Email #2: Also, the Barrhead County needs to be aware that their county lagoon can no longer sustain their liquid waste and it needs to be transported and dumped in Lac St. Anne County lagoon, for added cost to us.

**3. TRANSPORTATION**

- Phone Call: Not supportive of Duncan Road being re-aligned. Currently own Lot 1 (Stage 1) and Lot 27 (development to the south). Want to start a petition to relocate the road entrance to the other end of the development (to the north) or to connect with the cul de sac (Stage 4). Current alignment of

Duncan Road interferes with numerous lakefront properties. Concerned Duncan Road is one way in and one way out, potential issue for emergency vehicles. Do not want Stage 4 allowed unless a second access is built. The developer paved over lot 4 so why care about Environmental Reserve at the other end.

- Email #1: *Only one way in and one way out with no exit to Duncan Road.* Future expansion of lots on Duncan Road (stage 3 & 4) should be halted until or unless there is a way to have traffic exit Duncan Road without back tracking. A turnaround is not the solution. For example, how would emergency vehicles access if the road became blocked?

*The entrance to the stage 3 & 4 cul de sac.* The original plan had the entrance adjacent to lot 17 resulting in cul de sac traffic passing by 7 lots (lots 11 -17). The way the entrance is drawn now results in traffic disrupting 16 additional lots (lots 18 – 27 plus the 6 lots in stage 1). It is apparent that all original lot owners 11-27 are concerned about additional road traffic that would result from the cul de sac. It is not logical to have cul de sac traffic driving the entire length of the road only to travel all the way back into the cul de sac. It was explained that the entrance could not be by lot 11 due to environmental reserve. We question that logic when clearly there was zero concern placed on the environmental wetlands that existed on lot 4. These were destroyed and will now be home to the developer's personal garage.

- Email #2: Duncan Road was never constructed or maintained to handle the heavy commercial traffic that is using it now. The road has been abused by heavy construction vehicles ever since the first stages of this construction has begun. We believe a secondary road should have been made mandatory by the County of Barrhead. This road would run from Lac La Nonne Road, along the south side of Moonlight Bay Estates, and enter the Lakeview Estates along the north side of that proposed development. This second road would take pressure off Duncan Road and would create a circle road which would address safety features that were raised in the comments. (Ambulance, construction vehicles, the vacuum pump truck, the water trucks to fill water cisterns).

#### 4. Environmental Comments

- Phone Call: Developer doesn't care about the impact on the lake.

#### 5. GENERAL COMMENTS

- Email #2 - We are totally opposed to the proposed construction of the Lakeview Estates. We feel the County of Barrhead, RTD Property Dev. Inc. and Scheffer Andrew Ltd. has had very little concern about most of the issues that were raised in the comments that were made by residents of Duncan Road and neighbouring subdivisions. We feel it is very unfair that the companies and County are attempting to push this through at this time of year when most cottage dwellers are away from the area and not able to talk amongst each other. There really needs to be another meeting before this is accepted.