

**AGENDA FOR A REGULAR MEETING OF THE TRI-VILLAGE REGIONAL SEWAGE  
SERVICES COMMISSION  
TO BE HELD WEDNESDAY, July 10<sup>th</sup>, 2024, at 7 P.M.,  
AT ALBERTA BEACH COUNCIL CHAMBERS**

1) Call to Order:

Pg 1-2  
2) Acceptance of Agenda:

a) July 10, 2024 regular meeting agenda (*approve as is or with additions or deletions*)

Pg 3-5  
3) Adoption of the Previous Minutes:

a) May 8<sup>th</sup>, 2024 regular meeting minutes (*approve as is or with amendments*)

4) Appointments/Delegations:

5) Reports:

a) Chairperson:

*(that the Chairperson's Report, as verbally presented by Gwen Jones, be accepted for information)*

b) Administration:

- Banner for public events and posters
- LSAC Collection system Connection – 2 meetings with Legal, discussion in Closed Session

*(that the Administration Report, as presented by Chief Administrative Officer Angela Duncan, be accepted for information)*

Pg 6  
c) Financial: Year-to-Date as of June 30, 2024

*(that the year-to-date financial report, as of June 30, 2024 be accepted for information)*

d) Operations: System update – Jason Madge

*(that the Operator's Report, as presented by Jason Madge, be accepted for information)*

6) Bylaws & Policies: n/a

7) Old Business:

8) New Business:

a) Lac Ste Anne County Subdivision Referral

TVRSSC received a subdivision referral from LSAC, dated May 9, 2024 regarding a property adjacent to our Lagoon property. The deadline to submit a response to this referral was May 30, 2024. On May 28, 2024 the referral was sent to the Board, via email, for comment. No responses were received.

*(That the proposed subdivision referral, 024SUB2023, from Lac Ste Anne County be accepted for information.)*

b) Lac Ste Anne County Adjacent Landowner Referral

TVRSSC received a landowner referral, dated May 24, 2024 from LSAC regarding a development application for a laydown yard and office. The deadline to submit a response was June 14, 2024. On May 28, 2024 the referral was sent to the Board, via email, for comment. No responses were received.

*(that the adjacent landowner referral, permit number 193193-23-D0171, from Lac Ste Anne County be accepted for information.)*

9) Information Items:

a) June 9, 2024 email from the Summer Village of Val Quentin inviting commission members to the Annual Picnic in the Park

10) Next Meeting Date & Location: September 11, 2024 @ 7:00 p.m., Alberta Beach Council Chambers

11) Confidential Matters:

a) Memorandum of Agreement with Lac Ste Anne County

*(Pursuant to section 197(2) of the Municipal Government Act, that the Board go into a closed meeting at \_\_\_\_\_ p.m. to discuss the following: Memorandum of Agreement with Lac Ste Anne County – FOIPP Act Section 21.)*

*(that the Board come out of closed meeting at \_\_\_\_\_ p.m.)*

*(further direction as given by Board at meeting time.)*

12) Adjournment:

Pg 7-14

Pg 15-22

Pg 23

Under  
separate  
cover

**MINUTES OF A REGULAR MEETING OF THE BOARD OF THE TRIVILLAGE  
REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, MAY 8, 2024, AT  
ALBERTA BEACH COUNCIL CHAMBERS, COMMENCING AT 7:00 P.M.**

**IN ATTENDANCE**

Gwen Jones, Chairperson  
Keir Packer, Vice Chairperson  
Alan Christiansen, Director  
Roger Montpellier, Director  
Kelly Muir, Director  
Daryl Weber, Director  
Angela Duncan, Chief Administrative Officer  
Jason Madge, Manager/Operator  
Joe Blakeman, Lac Ste Anne County Reeve (until 7:38 p.m.)

**ABSENT**

n/a

**CALL TO ORDER**

Chairperson Gwen Jones called the meeting to order at 6:58 p.m.

**ACCEPTANCE OF  
AGENDA**

Res. 24-029

**MOVED** by Director Roger Montpellier that the May 8<sup>th</sup>, 2024 Regular Meeting Agenda be approved as presented.

**CARRIED**

**APPROVAL OF  
MINUTES**

Res. 24-030

**MOVED** by Director Daryl Weber that the minutes of the March 13, 2024 Regular Board Meeting be approved as presented.

**CARRIED**

**DELEGATIONS**

Lac Ste Anne County Reeve, Joe Blakeman (7:00 p.m. until 7:38 p.m.)

Res. 24-031

**MOVED** by Director Kelly Muir that the discussion with Lac Ste Anne County Reeve Blakeman regarding their request to allow Lac Ste Anne County residents to tie into the TVRSSC wastewater collection system be accepted for information.

**CARRIED**

**MINUTES OF A REGULAR MEETING OF THE BOARD OF THE TRIVILLAGE  
REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, MAY 8, 2024, AT  
ALBERTA BEACH COUNCIL CHAMBERS, COMMENCING AT 7:00 P.M.**

**REPORTS**

Res. 24-032                    **MOVED** by Director Roger Montpellier that the Chairpersons report, as verbally provided by Gwen Jones, be accepted for information.

**CARRIED**

Res. 24-033                    **MOVED** by Director Al Christiansen that the 2 outdoor banners, approximately 36 inches by 72 inches, be purchased, one to advertise what should and should not be put down the drain and one to show items that we have pulled out of our sewer system.

**CARRIED**

Res. 24-034                    **MOVED** by Director Daryl Weber that the Administration and Financial Reports, as presented by Chief Administrative Officer, Angela Duncan, be accepted for information.

**CARRIED**

Res. 24-035                    **MOVED** by Director Kelly Muir that the Operator's Report, as presented by Jason Madge, be accepted for information.

**CARRIED**

**BYLAWS & POLICIES**    n/a

**OLD BUSINESS**            n/a

**NEW BUSINESS**

Res. 24-036                    **MOVED** by Roger Montpellier that TVRSSC agrees in principle with allowing Lac Ste Anne County to connect to the TVRSSC collection system, as per the April 5, 2024 letter and drawing from Reeve Blakeman, **FURTHER** that Doug Evanchuk, legal counsel from McLennan and Ross be retained to draft a Memorandum of Agreement for the connection.

**CARRIED**

**MINUTES OF A REGULAR MEETING OF THE BOARD OF THE TRIVILLAGE  
REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, MAY 8, 2024, AT  
ALBERTA BEACH COUNCIL CHAMBERS, COMMENCING AT 7:00 P.M.**

Res. 24-037                    **MOVED** by Director Keir Packer that the discussion and  
correspondence from RMA Insurance regarding changes to cyber  
insurance coverage be accepted for information.

**CARRIED**

**INFORMATION ITEMS** n/a

**NEXT MEETING DATE** Confirmed as July 10, 2024 at 7:00 pm at the Alberta Beach  
Council Chambers

**CONFIDENTIAL  
ITEMS**

**ADJOURNMENT** As all matters have been addressed meeting Chairperson Gwen  
Jones, declared the meeting adjourned at 8:53 p.m.

These minutes approved this 10<sup>th</sup> day of July, 2024.

\_\_\_\_\_  
Chairperson, Gwen Jones

\_\_\_\_\_  
CAO, Angela Duncan

**TRIVILLAGE REGIONAL SEWAGE  
SERVICES COMMISSION  
BOX 277  
ALBERTA BEACH, AB T0E 0A0**

**Profit & Loss [Budget Analysis]**

**January 2024-June 2024**

2024-07-05  
08:54:55 AM

	Selected Period	Budgeted	\$ Difference	% Difference
<b>INCOME</b>				
OPERATING REQUISITION	\$222,514.00	\$445,029.00	-\$222,515.00	(50.0%)
SEWER REVITALIZATION	\$0.00	\$271,096.00	-\$271,096.00	(100.0%)
DEBENTURE - LAGOON	\$67,657.00	\$135,314.00	-\$67,657.00	(50.0%)
DEBENTURE - LIFT STN	\$0.00	\$117,404.00	-\$117,404.00	(100.0%)
INTEREST	\$37,118.73	\$50,000.00	-\$12,881.27	(25.8%)
PERMIT FEES	\$7,500.00	\$5,000.00	\$2,500.00	50.0%
LAND LEASE/RENT	\$0.00	\$650.00	-\$650.00	(100.0%)
TSF FROM RESERVES	\$0.00	\$415,000.00	-\$415,000.00	(100.0%)
<b>Total INCOME</b>	<b>\$334,789.73</b>	<b>\$1,439,493.00</b>	<b>-\$1,104,703.27</b>	<b>(76.7%)</b>
<b>EXPENSES</b>				
CAPITAL PROJ-'24 CONTROL PANEL	\$35,395.40	\$175,000.00	-\$139,604.60	(79.8%)
CAPITAL PROJ-'24 MLS PUMP REPL	\$117,723.68	\$100,000.00	\$17,723.68	17.7%
CAPITAL PROJ-'24-FLIGHT PUMPx2	\$0.00	\$140,000.00	-\$140,000.00	(100.0%)
CASUAL LABOUR & WCB	\$773.60	\$2,200.00	-\$1,426.40	(64.8%)
ADVERTISING & PROMOTION	\$720.00	\$2,000.00	-\$1,280.00	(64.0%)
AUDIT	\$5,500.00	\$5,775.00	-\$275.00	(4.8%)
LEGAL & PROFESSIONAL FEES	\$0.00	\$20,000.00	-\$20,000.00	(100.0%)
CONTRACTED MANAGEMENT FEES	\$12,943.75	\$31,500.00	-\$18,556.25	(58.9%)
MGMT FEES SPECIAL PROJECTS	\$0.00	\$2,500.00	-\$2,500.00	(100.0%)
HONORARIA	\$1,600.00	\$6,300.00	-\$4,700.00	(74.6%)
INTEREST & BANK CHARGES	\$17.50	\$125.00	-\$107.50	(86.0%)
MEMBERSHIPS	\$60.00	\$260.00	-\$200.00	(76.9%)
OFFICE & MISCELLANEOUS	\$2,276.57	\$5,600.00	-\$3,323.43	(59.3%)
CONTRACTED RENTAL SERVICES	\$4,800.00	\$6,000.00	-\$1,200.00	(20.0%)
TRAVEL	\$412.56	\$800.00	-\$387.44	(48.4%)
INSURANCE	\$19,113.36	\$23,130.00	-\$4,016.64	(17.4%)
CONTRACTED MGMT & OPERATIONS	\$24,614.31	\$59,989.00	-\$35,374.69	(59.0%)
CONTRACTED OPERATOR (HOURS)	\$12,675.31	\$40,000.00	-\$27,324.69	(68.3%)
SUPPLIES & MISCELLANEOUS	\$0.00	\$500.00	-\$500.00	(100.0%)
LAGOON DISCHARGE	\$0.00	\$15,000.00	-\$15,000.00	(100.0%)
REPAIRS/MAINTENANCE LAGOON	\$6,372.95	\$15,000.00	-\$8,627.05	(57.5%)
REPAIRS & SUPPLIES LIFT STNS	\$35,531.98	\$59,000.00	-\$23,468.02	(39.8%)
FLUSH/DISCHARGE LINES	\$48,811.70	\$50,000.00	-\$1,188.30	(2.4%)
REPAIRS & SUPPLIES SEWER LINES	\$0.00	\$45,000.00	-\$45,000.00	(100.0%)
PREVENTATIVE MAINTENANCE	\$13,250.00	\$15,000.00	-\$1,750.00	(11.7%)
UTILITIES & TELEPHONE	\$20,736.62	\$45,000.00	-\$24,263.38	(53.9%)
INTEREST ON LONG TERM DEBT	\$47,469.03	\$93,349.00	-\$45,879.97	(49.1%)
<b>Total EXPENSES</b>	<b>\$410,798.32</b>	<b>\$959,028.00</b>	<b>-\$548,229.68</b>	<b>(57.2%)</b>
<b>Operating Profit</b>	<b>-\$76,008.59</b>	<b>\$480,465.00</b>	<b>-\$556,473.59</b>	<b>(115.8%)</b>
<b>Other Expenses</b>				
DEBENTURE COSTS - LAGOON UPGR	\$46,002.84	\$93,062.00	-\$47,059.16	(50.6%)
DEBENTURE COSTS - LIFT STNS	\$32,886.29	\$66,307.00	-\$33,420.71	(50.4%)
TRANSFER TO RESERVE- SEWER REV	\$0.00	\$271,096.00	-\$271,096.00	(100.0%)
TRANSFER TO RESERVE- CAPITAL	\$0.00	\$50,000.00	-\$50,000.00	(100.0%)
<b>Total Other Expenses</b>	<b>\$78,889.13</b>	<b>\$480,465.00</b>	<b>-\$401,575.87</b>	<b>(83.6%)</b>
<b>Net Profit/(Loss)</b>	<b>-\$154,897.72</b>	<b>\$0.00</b>	<b>-\$154,897.72</b>	<b>NA</b>

8.0

LAC STE. ANNE COUNTY



5/9/2024  
File: 024SUB2023

TRIVILLAGE REGIONAL  
PO BOX 277  
ALBERTA BEACH, AB T0E 0A0

Dear Sir/Madame:

**Re: Proposed Subdivision  
NE 26-54-03 W5M,  
Lac Ste. Anne County**

Attached is a copy of a subdivision application form and sketch proposing to subdivide the above-noted property. The subdivision proposal is to create one (1) 45.9 +/- acre parcel from an unsubdivided quarter-section.

Section 653(4) of the Municipal Government Act, R.S.A. 2000 requires that you be provided notice of this proposed subdivision in the capacity of an adjacent landowner, and to provide you with information on the procedure that you should follow if you wish to provide written submissions on this application (instructions are provided on page two of this letter).

Please be advised that **if** you own land in the above mentioned quarter section and the attached sketch indicates the 4<sup>th</sup> parcel on the quarter section, this will impact your ability to subdivide in the future.

Written submissions must be received prior to May 30, 2024. Interested persons who wish to make a presentation to the subdivision approving authority are required to contact the Administrative Secretary at (1-866-880-5722 or 780-785-3411) to make the necessary arrangements. Though all comments will be forwarded to the Subdivision Authority, this Office does not guarantee that all oral submissions or written submissions received at or after the above date will be recorded in detail in the notice of decision.

Yours truly,

Tanya Vanderwell  
Senior Development Officer  
Planning & Development Department  
Lac Ste. Anne County

Encl: Application, Location Sketch, Proposed Subdivision Sketch

7



**NOTICE TO ADJACENT LANDOWNERS**

As an owner of adjacent land, you may state (in writing) any concerns related to the proposed subdivision to:

Tanya Vanderwell  
Senior Development Officer  
Planning & Development Department  
Box 219, Sangudo, Alberta  
T0E 2A0  
tvanderwell@lsac.ca

Your notice of concern shall include:

- The legal description and file number of the proposed subdivision,
- Your name and address, and
- Your reasons for concern

Where problems exist, suggested solutions are welcome. Be advised that all comments received are recorded as public information once presented to the Subdivision Approving Authority. This is your opportunity to comment on this proposal and the County Office is not obliged to respond in writing to your comments.

Should you have any questions regarding the above, contact the above-noted person at your convenience.



<b>FOR OFFICE USE ONLY</b>			
File no. <u>0248UB2023</u>	Tax roll no.: <u>546326400</u>	Division: <u>5</u>	Application date: <u>Nov 30, 2023</u>

*This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application, or by a person authorized to act on the registered owner's behalf.*

Incomplete Applications will not be accepted. If an incomplete application is submitted by mail the application will be sent back for further information.

**APPLICANT/AGENT INFORMATION**

Full name of Applicant: Sharly Graham  
This Information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

Please note: By providing your email address above, you are hereby consenting to receiving correspondence (including decision) solely by email in relation to this application.

Full name of Landowner: Sharly Graham  
This Information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

Full name of Landowner: Robert Craig  
This Information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

**LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED**

All/part of: Quarter: NE Section: 26 Township: 54 Range: 3 west of 5th meridian

All/part of: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_ Subdivision/Hamlet: \_\_\_\_\_

Rural address: 54331A Ste. Anne Trail, Rural Lac Ste. Anne Division:  1  2  3  4  5  6  7

Designated use of the land as classified under a Land Use Bylaw or a Zoning Bylaw or a Land Use Classification Guide where applicable: Agriculture 2

Box 219, Sangudo AB T0E 2A0  
T 780.785.3411 TF 1.866.880.5722 F 780.785.2985 E DEVASSISTANT@LSAC.ca www.LSAC.ca

**RECEIVED**  
**NOV 30 2023**  
 Planning & Development



**LOCATION OF LAND TO BE SUBDIVIDED**

1. Is the land situated in the municipality of Lac Ste. Anne County?  YES  NO
2. Is the land situated immediately adjacent to the municipal boundary?  YES  NO  
 If YES, the adjoining municipality is \_\_\_\_\_
3. Is the land situated within 0.99 miles (1.6 km) of the right-of-way of a highway?  YES  NO  
 If YES, the highway no. is \_\_\_\_\_
4. Is the land situated within 0.5 miles (0.8 km) of a (river, stream, watercourse, lake or other permanent body of water, or a canal, or a drainage ditch)?  YES  NO  
 If YES, state its name \_\_\_\_\_
5. Is the proposed parcel within 1.0 miles (1.5 km) of a sour gas facility?  YES  NO
6. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as a municipal landfill for the disposal of garbage or refuse?  YES  NO
7. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as a municipal sewage treatment facility or sewage lagoon?  YES  NO
8. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as an intensive livestock operation (Swine, Chicken, Beef, etc.)?  YES  NO
9. Has the land had a history of flooding?  YES  NO

**EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

1. Existing use of the land (crop, hay, etc.): Crop, Pasture, Residential
2. Proposed use of the land (crop, hay, pasture, residential, etc.): Crop, Pasture and Residential
3. The designated use of the land as classified under a Land Use Bylaw: Agriculture 2
4. Number of Parcel(s) being created: 2 Type of Parcel(s) being created: Agriculture
5. Area of Parent Parcel (acres): 45.9 18.88 Area of Proposed Parcel (acres): 100 148.9  
59.04 Ha

**PHYSICAL CHARACTERISTICS OF LAND BEING SUBDIVIDED**

1. Describe the nature of the topography of the land (flat, rolling, steep, mixed etc.):  
Rolling mixture of field and trees
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.):  
2 small sloughs, hay land & 3 tree stand areas
3. Describe the kind of soil on the land (sandy, loam, clay etc.): Clay

Box 219, Sangudo AB T0E 2A0  
 T 780.785.3411 TF 1.866.880.5722 F 780.785.2985 E DEVASSISTANT@LSAC.ca www.LSAC.ca

**EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED**

1. Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved: Shop, House, Cabin, Shed, Pergola

**EXISTING BUILDINGS LOCATED ON THE PROPOSED PARCEL(S)**

1. Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved: None

**EXISTING BUILDINGS LOCATED ON THE REMAINDER OF THE QUARTER-SECTION**

1. Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved: Shop, House, Cabin, Shed, Pergola

**EXISTING WATER SUPPLY TYPE**

- Well    Cistern & Hauling    Municipal Service  
 Other (please specify) \_\_\_\_\_

**PROPOSED WATER SUPPLY TYPE**

- Well    Cistern & Hauling    Municipal Service  
 Other (please specify) \_\_\_\_\_

**REGULATORY REQUIREMENTS FOR SURFACE DEVELOPMENT IN PROXIMITY TO ABANDONED WELLS**

New subdivision applications, except for lot line adjustments, must include documentation from the Energy Resources Conservation Board (ERCB) identifying the presence or absence of abandoned wells.

- Obtain the information from ERCB's Abandoned Well Viewer available on the ERCB Website [www.aer.ca](http://www.aer.ca)
- Abandoned well Information Included:  YES    NO

If NO, why not:

If an abandoned gas or oil well is identified on the land that is subject (the quarter section) of the subdivision application, the applicant must include a map that shows the actual well location as identified in the field, and the setback established in ERCB Directive 079 in relation to existing or proposed building sites.

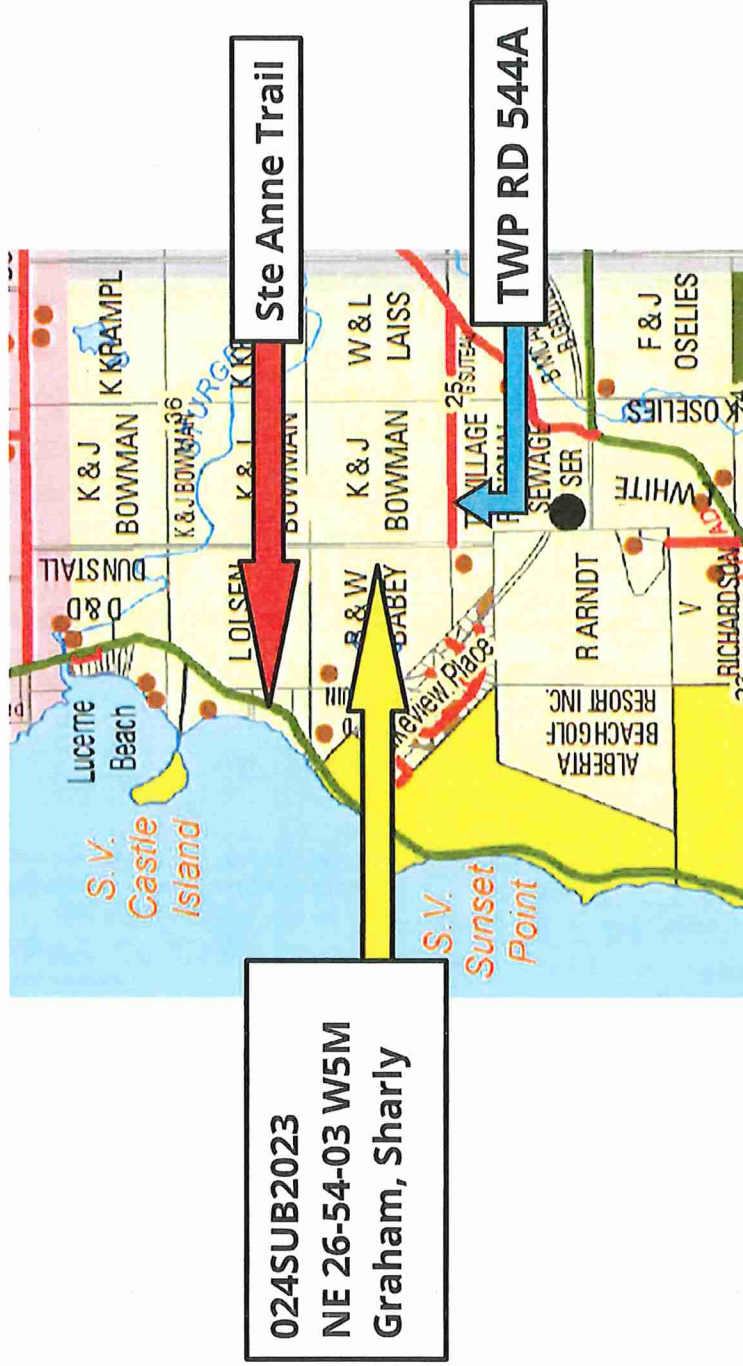
For clarification on the information provided by the Abandoned Well Viewer, or if you do not have internet access, contact ERCB Customer Contact Centre by Telephone at 1.855.297.8311, or email [inquiries@220v.ca](mailto:inquiries@220v.ca) or contact Information Services by mail at ERCB, Suite 1000, 250 - 5 Street SW, Calgary, AB T2P 0R4.

*Within 7 days of applying for subdivision, please flag (orange flagging tape preferred) where you plan to put new access approach(es) for each parcel, so that the approaches may be inspected by the County's Public Works department.*

- DUAL approaches are required for new proposals, unless there are extenuating circumstances.
- Road widening of 5.18 metres (17.0 feet) will be taken on all Range and Township Roads on every application.
- A survey plan is not required until a decision on the proposed application has been made and a decision letter with conditions has been issued.
- To avoid unnecessary costs, do not have a surveyor complete the survey documentation prior to the decision from the Development Authority.



LOCATION SKETCH  
LAC STE. ANNE COUNTY  
SUBDIVISION APPLICATION 024SUB2023







Proposed Subdivision  
Lac Ste. Anne County

**024SUB2023**

**May 3, 2024**

- Proposed Parcel
- Proposed or Existing Approach
- Land Parcels
- Setbacks Area 40m
- No Mowing or Grazing 40m
- Pipeline Right-Of-Ways
- STATUS**
- Abandoned Line
- Operating Line
- Other Line Status
- Wells
- Priority Wetlands
- Waste Facility House Boundary
- Waste Facility Well Boundary
- Waste Facilities



LSACGIS Department

0 280 560 Feet  
0 115 230 Meters

NE 26-54-3-W5	024SUB2023
Graham, Sharly	2024
All dimensions to be verified by an Alberta Land Surveyor. ECE boundaries to be determined by field survey of stream bank.	
Coordinate System: NAD 1983 10TM AEP Forest	

Location Overview

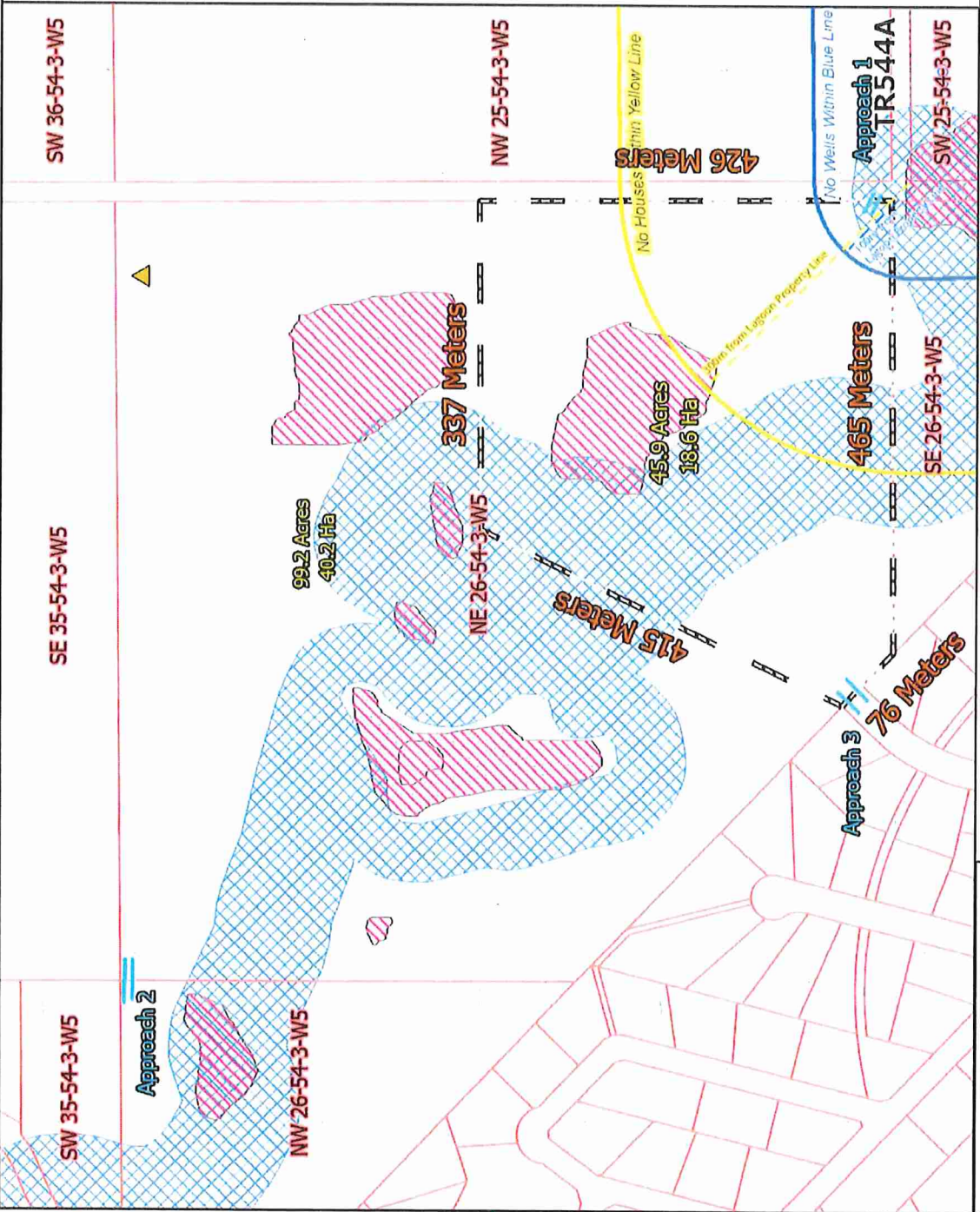
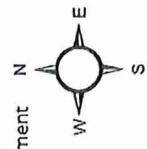




Proposed Subdivision  
Lac Ste. Anne County

**024SUB2023**  
**May 3, 2024**

- Proposed Parcel
- Proposed or Existing Approach
- Land Parcels
- Setbacks Area 40m
- No Mowing or Grazing 40m
- Pipeline Right-Of-Ways
- STATUS**
- Abandoned Line
- Operating Line
- Other Line Status
- Wells
- Priority Wetlands
- Waste Facility House Boundary
- Waste Facility Well Boundary
- Waste Facilities



SW 36-54-3-W5	NE 26-54-3-W5	024SUB2023
SE 35-54-3-W5	Graham, Sharly	2024
<p>All dimensions to be verified by an Alberta Land Surveyor. ECE boundaries to be determined by field survey of stream bank. Coordinate System: NAD 1983 10TM AEP Forest</p>		

Location Overview

8.6



## Adjacent Landowner Referral Letter

Date: May 24, 2024

Permit Number: 193193-23-D0171

File Number: 5402184030

To: TRIVILLAGE REGIONAL SEWAGE SER  
PO BOX 277  
ALBERTA BEACH, AB T0E 0A0

Re: Adjacent Landowner Referral

Dear Sir or Madam (adjacent landowner):

Please be advised that a Discretionary Development Permit Application for Commercial excavation company, the yard will be used as a laydown area and a small office in the garage. under application #193193-23-D0171 has been received and as an adjacent landowner who may be affected, you are being notified in accordance with the County's Land Use Bylaw regarding the below noted property:

As an adjacent landowner you are hereby given notice of the above noted development on the following land:

<b>Property Address</b>	<b>Long Legal</b>	<b>Lot, Block, Plan</b>
19, 54222 RGE RD 25	NE 18-54-02 W5M	4, 3, 8120122
		Ste. Anne Park

This is your opportunity to provide comments to Lac Ste. Anne County. Be advised that all comments received are recorded as public information once presented to the Development Authority. All comments must be received within three (3) weeks from the date of this referral letter. Should you wish to review the Development Permit application in more detail, the application and supporting information is available and supporting information is available at the County Planning and Development Department during normal business hours.

If you have any questions or concerns regarding the Development Permit application, please contact the Department to make an appointment to review the application at (780)785-3411. Comments may be submitted to [devassistant@LSAC.ca](mailto:devassistant@LSAC.ca) Attn: Mitchell Kofluk, Development Officer, Development Officer.

Yours truly,

Mitchell Kofluk, Development Officer  
Development Authority  
Planning & Development Department  
Lac Ste. Anne County

Encl: Application

The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact Lac Ste. Anne County FOIP Coordinator at Box 219, Sangudo, AB T0E 2A0 or phone 1-866-880-5722 or (780) 785-3411.

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D 250 20

Development Permit Application: Commercial/Industrial/Home-Based Business

FOR OFFICE USE ONLY

Permit no.: 23-20171 Tax roll no.: 5402184030 Receipt no.: 350624

I hereby make application for a Development Permit in accordance with the plans and supporting information submitted herewith.

Incomplete Applications will not be accepted. If an incomplete application is submitted by mail the application will be sent back for further information.

APPLICANT/AGENT INFORMATION

Full name of Applicant: Richard Picco

This Information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

Please note: By providing your email address above, you are hereby consenting to receiving correspondence (including decision) solely by email in relation to this application.

Full name of Landowner: Richard and Kayla Picco

Mailing address:

City: Province: Postal code:
Tel: Cel. Email:

LAND INFORMATION

Lot: 4 Block: 3 Plan: 8120122 Subdivision/hamlet: Ste Anne Park
Rural address: 19-54222 Range Road 25 Division: 01 02 03 04 05 06 07
Quarter: NE Section: 18 Township: 54 Range: 2 West of 5th meridian
Existing use of land: Residential Parcel size: 2.6 Acres/ha

PROPOSED DEVELOPMENT

- Commercial Industrial Intensive Livestock Operation
(Major) Home Business (Minor) Home Business Other (Specify)

Existing building and present use: House and garage residential

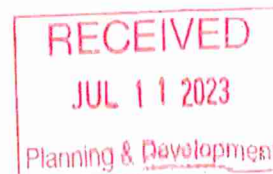
Estimated cost of project: 0

Start date: Estimated completion date:

Box 219, Sangudo AB T0E 2A0
T 780.785.3411 TF 1.866.880.5722 F 780.785.2985 E DEVASSISTANT@LSAC.ca www.LSAC.ca

LSA 013004013 05062021

DEEMED COMPLETE MAY 07 2024



**IS THE DEVELOPMENT WITHIN ½ MILE OF ANY OF THE FOLLOWING**

- 1. Is the subject property near a steep slope (exceeding 15%)?  YES  NO
- 2. Is the subject property within 0.5 mile (0.8km) or bounded by a body of water (river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch)?  YES  NO

If YES, state its name

- 3. Is the subject property within 0.5 mile (0.8km) of the right-of-way of a highway?  YES  NO

If YES, the highway no. is

- 4. Is the subject property within 0.5 mile (0.8km) of a sour gas facility?  YES  NO
- 5. Is the subject property within 0.5 mile (0.8km) of a pipeline?  YES  NO
- 6. Is the subject property within 0.5 mile (0.8km) of an oil facility?  YES  NO
- 7. Is the subject property within 0.5 mile (0.8km) of land that is or has been used as a municipal landfill for the disposal of garbage or refuse?  YES  NO
- 8. Is the subject property within 0.5 mile (0.8km) of land that is or has been used as a municipal sewage treatment facility or sewage lagoon?  YES  NO
- 9. Has the land had a history of flooding?  YES  NO
- 10. Is the subject property immediately adjacent to the municipal boundary?  YES  NO

If YES, the adjoining municipality is

**REGULATORY REQUIREMENTS FOR SURFACE DEVELOPMENT IN PROXIMITY TO ABANDONED WELLS**

New subdivision applications, except for lot line adjustments, must include documentation from the Energy Resources Conservation Board (ERCB) identifying the presence or absence of abandoned wells.

- 1. Obtain the information from ERCB's Abandoned Well Viewer available on the ERCB Website [www.aer.ca](http://www.aer.ca)
- 2. Abandoned well Information Included:  YES  NO

If NO, why not:

If an abandoned gas or oil well is identified on the land that is subject (the quarter section) of the subdivision application, the applicant must include a map that shows the actual well location, as identified in the field, and the setback established in ERCB Directive 079 in relation to existing or proposed building sites.

To obtain clarification about the information provided by the Abandoned Well Viewer, or if you do not have internet access, contact ERCB Customer Contact Centre by Telephone at 1 855-297-8311 or by email at [inquires@aer.ca](mailto:inquires@aer.ca) or contact Information Services by mail at ERCB, Suite 1000, 250 - 5 Street SW, Calgary, AB T2P 0R4.

**BUSINESS DETAILS**

1. Describe the nature of the business.

Commercial excavation company, the yard will be used as a laydown area and a small office in the

■

2. What building(s) will the business be operated from?

The garage

3. Number of people employed: 9

4. Hours of operation: 8-5

Days of operation: S  M  T  W  T  F S

5. What vehicles will be associated with the business (include type and size)?

Tandem dump truck, pickups, excavators and skidsteers

6. Describe advertising details (e.g.: signs).

none

7. Indicate the number of expected customers/clients (day/week/month/year) zero to visit site

8. Indicate where materials associated with the business will be stored.

Back yard of property

9. Lac Ste. Anne County may post my business name, category and contact information on the County website [LSAC.ca](http://LSAC.ca) and/or its local business directory [shopthecounty.ca](http://shopthecounty.ca):

YES  NO

10. Provide any additional information/comments.

Richard Peco

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7/11/23

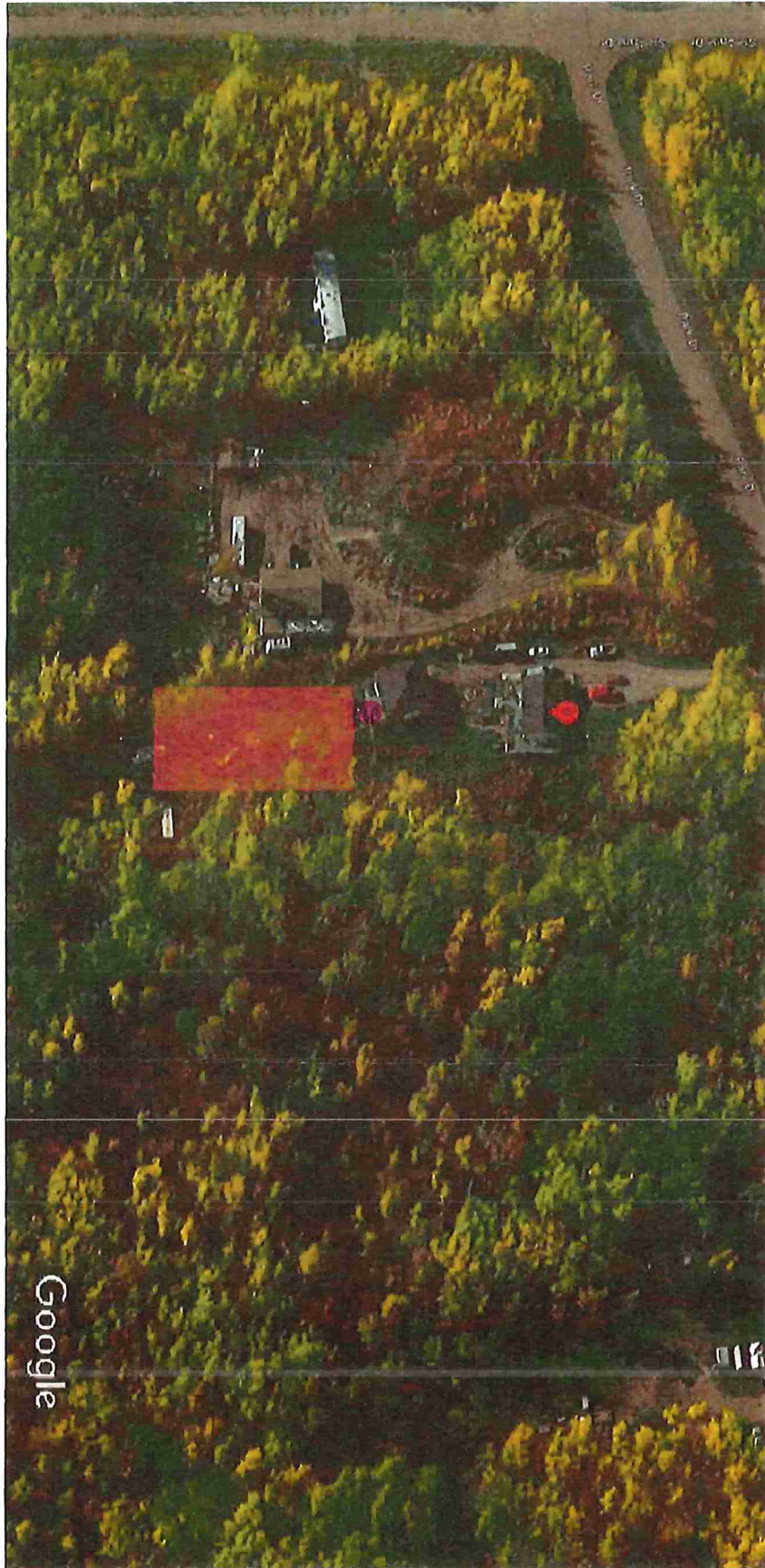
Application date

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-  Laydown area
-  Office



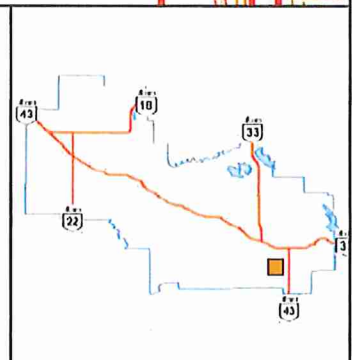
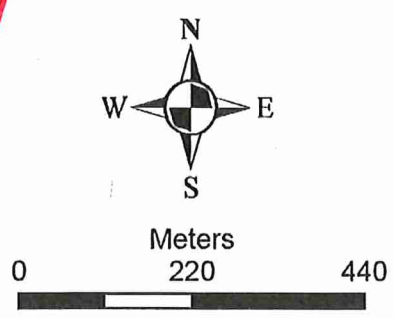
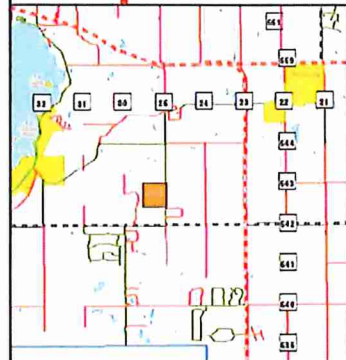
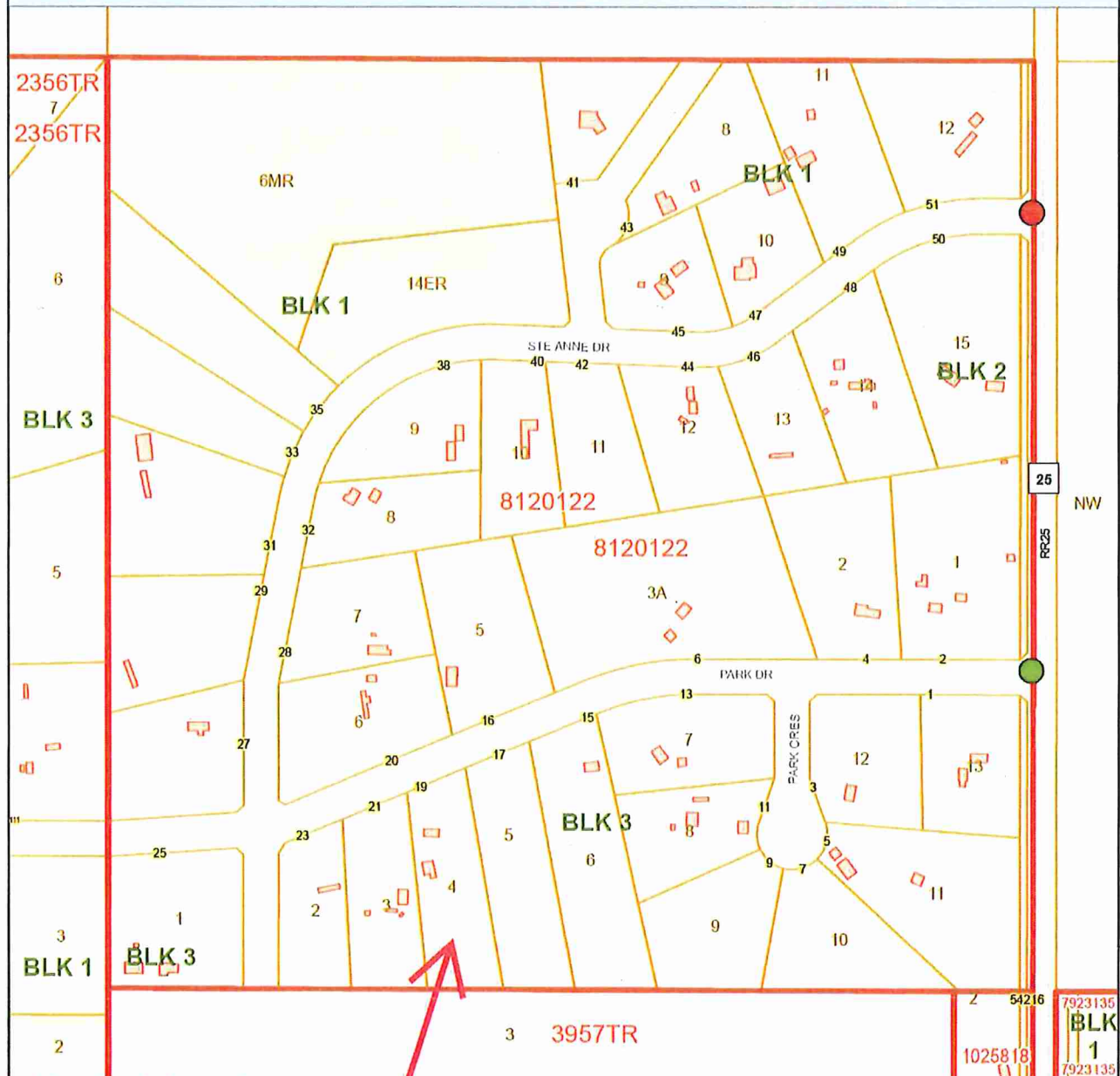


MAIN ACCESS: 54222 RGE RD 25

LOCATION: NE 18-54-2

Plan: 812 0122

# Ste. Anne Park



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9.9

## Wildwillow Enterprises

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**From:** Marlene Walsh <marlenehwash@gmail.com>  
**Sent:** June 9, 2024 10:17 AM  
**To:** Wildwillow Enterprises  
**Cc:** Kathy Dion  
**Subject:** 7th Annual Picnic in the Park - Summer Village of Val Quentin - Cantin Park - Saturday, July 13, 2024 from Noon - 3 PM

Good Morning Angela

The Summer Village of Val Quentin Council would like to invite members from the Tri Village Regional Sewer Services Commission to join us at the **7th Annual Picnic in the Park being planned for Saturday, July 13, 2024, from Noon to 3 PM.**

This event allows us to enjoy social time with our residents and Regional Partners and over the years, we have added a component for information sharing by groups like LILSA, FRI, and Alberta Environment.

This year, it would be terrific if you and representatives from TVRSCC would like to join us and share info with our residents - thinking about potential sewer line tie ins; what should go down the drain, your website, etc.

It would be terrific if your team may be able to host an information table, with banner, and handout information for residents.

We appreciate your consideration

Warm regards

Marlene

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