

**LAC LA BICHE COUNTY**

**REGULAR COUNCIL MEETING**

**DATE:** June 25, 2013  
**TIME:** 1:30 p.m.  
**PLACE:** Council Chambers  
County Centre

**AGENDA**

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. ADOPTION OF MINUTES
  - 3.1 June 11, 2013 Regular Council Meeting.
4. UNFINISHED BUSINESS
5. URGENT MATTERS
6. PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS
  - 6.1 1:35 p.m.
    - 6.1.1 Public Hearing – Rezoning Bylaw No. 13-007; H & T Developments; Plan 4213BF, Block 16, Lot A; Rezoning from Public Institutional District (PI) to High Density Hamlet Residential District (HDR);
    - 6.1.2 Public Hearing – Rezoning Bylaw No. 13-011; Plamondon Co-op; Lot 6, Block 1, Plan 6327MC; from Low Density Hamlet Residential (LDR) to Hamlet Commercial (MC);
    - 6.1.3 Public Hearing – Rezoning Bylaw No. 13-017; Lac La Biche Developments Inc.; Unit A, Units 7-13, Condominium Plan 0921433; from Medium Density Hamlet Residential District (MDR) to Narrow Lot Single Detached Dwelling District (NSD).
  - 6.2 2:00 p.m. Public Input Session.
7. DISPOSITION OF DELEGATION BUSINESS
  - 7.1 Public Input Session.

## 8. NEW BUSINESS

- 8.1 RFD – Rezoning Bylaw No. 13-007; H & T Developments; Plan 4213BF, Block 16, Lot A; Rezoning from Public Institutional District (PI) to High Density Hamlet Residential District (HDR) 2<sup>nd</sup> and 3<sup>rd</sup> Readings; and Amendment to Land Use Bylaw 12-024 to include Boarding House as a Discretionary Use;
- 8.2 RFD – Rezoning Bylaw No. 13-011; Plamondon Co-op; Lot 6, Block 1, Plan 6327MC; from Low Density Hamlet Residential (LDR) to Hamlet Commercial (MC) 2<sup>nd</sup> and 3<sup>rd</sup> Readings;
- 8.3 RFD – Rezoning Bylaw No. 13-017; Lac La Biche Developments Inc.; Unit A, Units 7-13, Condominium Plan 0921433; from Medium Density Hamlet Residential District (MDR) to Narrow Lot Single Detached Dwelling District (NSD) 2<sup>nd</sup> and 3<sup>rd</sup> Readings;
- 8.4 RFD – Interest Payment on Refund of Land Sale Deposit;
- 8.5 RFD – National Aboriginal Day Celebrations;
- 8.6 Briefing – Bid to Host 2016 Alberta Summer Games;
- 8.7 RFD – Revisions to Community Peace Officer Policy No. CS-26-001;
- 8.8 RFD – Request for Decision to Repair Lac La Biche County Boat Launches;
- 8.9 RFD – Request for Decision to Repair Sidewalks at 10310 101<sup>st</sup> Street and 10303 101<sup>st</sup> Street;
- 8.10 RFD – Bylaw 12-050 – Waste & Resource Recovery Management 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Readings;
- 8.11 RFD – Lac La Biche County Landfill Tipping Fees;
- 8.12 RFD – Adoption of New Vision Statement;
- 8.13 RFD – Financial Report – To May 31, 2013;
- 8.14 RFD – Second and Third Readings – Local Improvement Cost Sharing Bylaws 13-009 and 13-010;
- 8.15 Briefing – County Supported Borrowing for New Elementary School in Lac La Biche;
- 8.16 RFD – Appointment of the Returning Officer for 2013 Municipal Election;
- 8.17 (Moved to in camera section);
- 8.18 Discussion – Assistance to Calgary Flooding;

- 8.19 Discussion – Summer Recess (addition to agenda);
- 8.20 Pow Wow Beer Tent (addition to agenda);
- 8.21 RFD – Request to defer July 2, 2013 property tax deadline date (addition to agenda).

9. NOTICES OF MOTION

10. IN CAMERA SESSION

- 8.17 Discussion – Update of Men’s Shelter (hand-out) (moved from New Business) (section 25 FOIP);
- 10.1 Taxation Matter (section 17 FOIP);
- 10.2 Legal Issues (section 27 FOIP);
- 10.3 Land Issues (section 25 FOIP).

11. ADJOURNMENT

ADOPTED

**LAC LA BICHE COUNTY  
REGULAR COUNCIL MEETING  
COUNTY CENTRE, LAC LA BICHE**

**JUNE 25, 2013 – 1:30 p.m.**

Minutes of the Lac La Biche County Regular Council Meeting held on June 25, 2013 at 1:30 p.m.

**CALL TO ORDER** Mayor Langevin called the meeting to order at 1:30 p.m.

**PRESENT**

Aurel Langevin	Mayor
Alvin Kumpula	Councillor (entered at 3:23 p.m.)
Robert Richard	Councillor
Guy Piquette	Councillor
Eugene Uganecz	Councillor
MJ Siebold	Councillor
Tim Thompson	Councillor
Gail Broadbent-Ludwig	Councillor / Deputy Mayor
John Nowak	Councillor

**STAFF IN  
ATTENDANCE**

Roy Brideau	Chief Administrative Officer
Dan Small	General Manager, Corporate Services (in part)
Gordon Frank	General Manager, Development & Community Services (in part)
Jeff Lawrence	General Manager, Operations (in part)
Shadia Amblie	General Manager, Communications & Human Services (in part)
Melanie Kanarek	Manager, Legislative Services
Joanne Onciul	Legislative Services Coordinator

**ADOPTION OF AGENDA**

13.262 Motion by Councillor Nowak to approve the June 25, 2013 Regular Council Meeting agenda as amended:

- Move Item 8.17 to the in-camera section (section 25 FOIP);
- Addition of Item 8.19 – Discussion – Summer Recess.

**CARRIED UNANIMOUSLY**

## **ADOPTION OF MINUTES**

3.1 Regular Council Meeting of June 11, 2013.

13.263 Motion by Councillor Siebold to adopt the Regular Council Meeting minutes of June 11, 2013 as circulated.

**CARRIED UNANIMOUSLY**

## **UNFINISHED BUSINESS**

4.1 Long Service Recognition Award.

Mayor Langevin congratulated Mr. Brideau on receiving the Canadian Association of Municipal Administrators' (CAMA) Long Service Recognition Award for 30 years of municipal service in a management capacity. He was recognized for his ongoing support of the municipal profession and for the part that he continues to play in helping to make CAMA the leading organization on fostering and sustaining municipal excellence.

## **PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS**

6.1.1 Public Hearing – Rezoning Bylaw No. 13-007; H & T Developments; Plan 4213BF, Block 16, Lot A; Rezoning from Public Institutional District (PI) to High Density Hamlet Residential District (HDR);

Councillor Thompson declared a conflict of interest due to personal business interests and left Council Chambers at 1:37 p.m.

Mayor Langevin declared the public hearing open at 1:37 p.m.

Mayor Langevin asked the Manager, Legislative Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Manager, Legislative Services advised that this was the case.

Dave Dittrick, Acting Manager, Planning & Development, summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised that there was one written submission received, as attached to and forming part of these minutes, from Brian Deheer and read the same into record.

Mayor Langevin asked if there was anyone else present wishing to speak to Rezoning Bylaw No. 13-007.

Susan Ward, resident of Impala Condominium, was present and stated that she was against the proposed rezoning and expressed her concern with the property being rezoned high density, keeping the integrity of the building, extra parking requirements, transient population, and security risks.

John Corbiere, resident across the street from proposed rezoning, was present and stated that he was against the proposed rezoning and expressed his concern with the property being rezoned as high density and the addition of Boarding House as a discretionary use.

Jerry Haimour, owner and developer, is in favour of the rezoning and noted residents' concerns. He added that after running the business for the past few months, he has not had any complaints. He further noted that if there were any problematic tenants, they would be evicted immediately. He addressed the parking concerns by noting there are 37 designated stalls.

Hassen Taha, owner and developer, is in favour of the rezoning and added to Mr. Haimour's discussion by noting that there are 40 possible rooms to be rented, that they have never had any issues with parking, and that he does not foresee parking as a problem in the future.

A discussion ensued regarding the possibility of rezoning the property as medium density as opposed to high density.

Mayor Langevin asked if there was anyone else present wishing to speak to Rezoning Bylaw No. 13-007.

There was no one else present wishing to speak to the proposed Rezoning Bylaw No. 13-007.

Mayor Langevin thanked the presenters for their comments, and declared the public hearing closed at 1:56 p.m.

Councillor Thompson entered Council Chambers at 1:56 p.m.

6.1.2 Public Hearing – Rezoning Bylaw No. 13-011; Plamondon Co-op; Lot 6, Block 1, Plan 6327MC; from Low Density Hamlet Residential (LDR) to Hamlet Commercial (MC);

Mayor Langevin declared the public hearing open at 1:57 p.m.

Mayor Langevin asked the Manager, Legislative Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Manager, Legislative Services advised that this was the case.

Dave Dittrick, Acting Manager, Planning & Development, summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised that no written submissions were received.

Mayor Langevin asked if there was anyone present wishing to speak to Rezoning Bylaw 13-011.

There was no one present wishing to speak to the proposed Rezoning Bylaw 13-011.

Mayor Langevin declared the public hearing closed at 2:00 p.m.

6.1.3 Public Hearing – Rezoning Bylaw No. 13-017; Lac La Biche Developments Inc.; Unit A, Units 7-13, Condominium Plan 0921433; from Medium Density Hamlet Residential District (MDR) to Narrow Lot Single Detached Dwelling District (NSD).

Mayor Langevin declared the public hearing open at 2:01 p.m.

Mayor Langevin asked the Manager, Legislative Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Manager, Legislative Services advised that this was the case.

Dave Dittrick, Acting Manager, Planning & Development, summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised that no written submissions were received.

Mayor Langevin asked if there was anyone present wishing to speak to Rezoning Bylaw 13-017.

Dave McArthur, resident near proposed rezoning, was present and stated that he was against the proposed rezoning and expressed his concerns regarding the size of the lots, parking, the need for a playground, and the need for clarification on whether the lots will be owned or rented.

Art Matt, developer, was present and is in favour of the rezoning. He stated that as the developer, he plans to develop a subdivision with a playground and parking spaces alongside the lots. He further noted that the on site cleanup will include landscaping of the lots.

A discussion ensued regarding the proposed development as bare land condos and the fees associated with the same.

Clara McArthur, resident near proposed rezoning, was present and is against the proposed rezoning and expressed her opinion that there will be too many houses for that area if the development is allowed.

Mayor Langevin asked if there was anyone else present wishing to speak to Rezoning Bylaw 13-017.

Art Matt, developer, added that he is incorporating storage areas and two playgrounds for the area.

Mayor Langevin asked if there was anyone else present wishing to speak to Rezoning Bylaw 13-017.

There was no one else present wishing to speak to the proposed Rezoning Bylaw 13-017.

Mayor Langevin thanked the presenters for their comments, and declared the public hearing closed at 2:14 p.m.

#### 6.2 Public Input Session.

Mayor Langevin declared the public input session open at 2:14 p.m.

There was no one present for the public input session.

Mayor Langevin declared the public input session closed at 2:15 p.m.

### **DISPOSITION OF DELEGATION BUSINESS**

#### 7.1 Public Input Session.

No Action Required.

### **RECESS**

Mayor Langevin called a recess at 2:15 p.m.

### **RECONVENE**

Mayor Langevin reconvened the meeting at 2:26 p.m. with all those Members of Council previously listed in attendance.



## **NEW BUSINESS**

- 8.1 RFD – Rezoning Bylaw No. 13-007; H & T Developments; Plan 4213BF, Block 16, Lot A; Rezoning from Public Institutional District (PI) to High Density Hamlet Residential District (HDR) 2<sup>nd</sup> and 3<sup>rd</sup> Readings; and Amendment to Land Use Bylaw 12-024 to include Boarding House as a Discretionary Use;

Councillor Thompson declared a conflict of interest due to personal business interests and left Council Chambers at 2:26 p.m.

The Land Use Bylaw definition of Boarding House was provided for all those present.

A discussion ensued regarding Medium Density vs. High Density zoning.

The Land Use Bylaw definition of Row Housing was provided for all those present.

- 13.264 Motion by Councillor Uganecz that Bylaw No. 13-007 be given second reading this 25<sup>th</sup> day of June, 2013.

Recess was called before motion 13.264 was voted on.

## **RECESS**

Mayor Langevin called a recess at 3:14 p.m.

## **RECONVENE**

Mayor Langevin reconvened the meeting at 3:23 p.m. with all those Members of Council previously listed in attendance, including Councillor Kumpula.

## **NEW BUSINESS**

- 8.1 RFD – Rezoning Bylaw No. 13-007; H & T Developments; Plan 4213BF, Block 16, Lot A; Rezoning from Public Institutional District (PI) to High Density Hamlet Residential District (HDR) 2<sup>nd</sup> and 3<sup>rd</sup> Readings; and Amendment to Land Use Bylaw 12-024 to include Boarding House as a Discretionary Use (continued);

Councillor Kumpula abstained from voting on Motions 13.264 and 13.265 as he was not present during the Public Hearing.

Motion 13.264 continued.

- 13.264 Motion by Councillor Uganecz that Bylaw No. 13-007 be given second reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

8.1 RFD – Rezoning Bylaw No. 13-007; H & T Developments; Plan 4213BF, Block 16, Lot A; Rezoning from Public Institutional District (PI) to High Density Hamlet Residential District (HDR) 2<sup>nd</sup> and 3<sup>rd</sup> Readings; and Amendment to Land Use Bylaw 12-024 to include Boarding House as a Discretionary Use (continued);

13.265 Motion by Councillor Nowak that Bylaw No. 13-007 be given third and final reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

Councillor Thompson entered Council Chambers at 3:28 p.m.

**NEW BUSINESS**

13.266 Motion by Councillor Broadbent-Ludwig that Administration brings back amended definition of Boarding House in the Land Use Bylaw for Council’s consideration at the last Regular Council meeting in July.

**IN FAVOUR**

**OPPOSED**

**Mayor Langevin**

**Councillor Thompson**

**Councillor Kumpula**

**Councillor Richard**

**Councillor Piquette**

**Councillor Uganecz**

**Councillor Siebold**

**Councillor Broadbent-Ludwig**

**Councillor Nowak**

**CARRIED**

8.2 RFD – Rezoning Bylaw No. 13-011; Plamondon Co-op; Lot 6, Block 1, Plan 6327MC; from Low Density Hamlet Residential (LDR) to Hamlet Commercial (MC) 2<sup>nd</sup> and 3<sup>rd</sup> Readings;

Councillor Kumpula abstained from voting on Motions 13.267 and 13.268 as he was not present during the Public Hearing.

13.267 Motion by Councillor Piquette that Bylaw No. 13-011 be given second reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

13.268 Motion by Councillor Richard that Bylaw No. 13-011 be given third and final reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

8.3 RFD – Rezoning Bylaw No. 13-017; Lac La Biche Developments Inc.; Unit A, Units 7-13, Condominium Plan 0921433; from Medium Density Hamlet Residential District (MDR) to Narrow Lot Single Detached Dwelling District (NSD) 2<sup>nd</sup> and 3<sup>rd</sup> Readings;

Councillor Kumpula abstained from voting on Motions 13.269 and 13.270 as he was not present during the Public Hearing.

13.269 Motion by Councillor Broadbent-Ludwig that Bylaw No. 13-017 be given second reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

13.270 Motion by Councillor Nowak that Bylaw No. 13-017 be given third and final reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

8.4 RFD – Interest Payment on Refund of Land Sale Deposit;

No Action Required.

8.5 RFD – National Aboriginal Day Celebrations;

13.271 Motion by Councillor Piquette that all current fees associated with the rental of the McArthur Place be covered by Lac La Biche County.

**CARRIED UNANIMOUSLY**

8.6 Briefing – Bid to Host 2016 Alberta Summer Games;

13.272 Motion by Councillor Richard to accept the Briefing regarding Bid to Host 2016 Alberta Summer Games as information.

**CARRIED UNANIMOUSLY**

**RECESS**

Mayor Langevin called a recess at 4:10 p.m.

**RECONVENE**

Mayor Langevin reconvened the meeting at 4:30 p.m. with all those Members of Council previously listed in attendance.

**NEW BUSINESS**

- 8.7 RFD – Revisions to Community Peace Officer Policy No. CS-26-001;

Albert Bahri, Manager, Protective Services, provided a PowerPoint Presentation regarding the changes made to the Community Peace Officer Policy No. CS-26-001.

- 13.273 Motion by Councillor Nowak to table item 8.7 to a Strategic Session and further, that RCMP members be invited to provide their input with respect to the Community Policing Program.

**IN FAVOUR**

**Councillor Siebold  
Councillor Thompson  
Councillor Broadbent-Ludwig  
Councillor Nowak**

**OPPOSED**

**Mayor Langevin  
Councillor Kumpula  
Councillor Richard  
Councillor Piquette  
Councillor Uganecz**

**DEFEATED**

- 13.274 Motion by Councillor Richard to schedule a Strategic Session to discuss the Community Peace Officer policy and procedures as soon as possible.

**CARRIED UNANIMOUSLY**

- 8.8 RFD – Request for Decision to Repair Lac La Biche County Boat Launches;

- 13.275 Motion by Councillor Thompson that Council approves the repairs for the County boat launches in the amount \$21,417.00, with funding to be provided from the Operating Budget.

**CARRIED UNANIMOUSLY**

- 8.9 RFD – Request for Decision to Repair Sidewalks at 10310 101<sup>st</sup> Street and 10303 101<sup>st</sup> Street;

- 13.276 Motion by Councillor Uganecz to extend the June 25, 2013 Regular Council Meeting to the end of the agenda.

**CARRIED UNANIMOUSLY**

8.9 RFD – Request for Decision to Repair Sidewalks at 10310 101<sup>st</sup> Street and 10303 101<sup>st</sup> Street (continued);

13.277 Motion by Councillor Broadbent-Ludwig that Administration researches the former Town of Lac La Biche sidewalk replacement policy and brings forward the same to the next Council meeting with some recommendations.

**CARRIED UNANIMOUSLY**

8.10 RFD – Bylaw 12-050 – Waste & Resource Recovery Management (1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Readings);

13.278 Motion by Councillor Kumpula that Bylaw No. 12-050 be given first reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

Councillor Piquette left Council Chambers at 6:03 p.m.

Councillor Piquette entered Council Chambers at 6:05 p.m.

Councillor Thompson left Council Chambers at 6:14 p.m.

Councillor Thompson entered Council Chambers at 6:15 p.m.

8.10 RFD – Bylaw 12-050 – Waste & Resource Recovery Management (1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Readings) (continued);

13.279 Motion by Councillor Uganecz that Bylaw No. 12-050 be given second reading this 25<sup>th</sup> day of June, 2013, as amended by removing reference to fees and insert reference to the Schedule of Fees and Charges Policy, and further, to remove reference to the option of an extra waste bin, and further, the size of the truck load allowed in the Designated Transfer Station.

**CARRIED UNANIMOUSLY**

13.280 Motion by Councillor Kumpula that Bylaw No. 12-050 be submitted for third and final reading this 25<sup>th</sup> day of June, 2013, as amended.

**CARRIED UNANIMOUSLY**

8.10 RFD – Bylaw 12-050 – Waste & Resource Recovery Management (1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Readings) (continued);

13.281 Motion by Councillor Nowak that Bylaw No. 12-050 be given third and final reading this 25<sup>th</sup> day of June, 2013, as amended.

**CARRIED UNANIMOUSLY**

13.282 Motion by Councillor Broadbent-Ludwig that Council adopts Schedule “B” and “C” as originally presented in Bylaw No. 12-050 and that the same be included as part of the Schedule of Fees and Charges Policy of Lac La Biche County with removal of the second waste bin.

**CARRIED UNANIMOUSLY**

**RECESS**

Mayor Langevin called a recess at 6:39 p.m.

**RECONVENE**

Mayor Langevin reconvened the meeting at 6:40 p.m. with all those Members of Council previously listed in attendance, with the exception of Councillors Nowak, Kumpula and Thompson.

**NEW BUSINESS**

8.11 RFD – Lac La Biche County Landfill Tipping Fees;

Councillor Thompson entered Council Chambers at 6:40 p.m.

Councillor Kumpula entered Council Chambers at 6:42 p.m.

Councillor Nowak entered Council Chambers at 6:42 p.m.

13.283 Motion by Councillor Uganecz that Council approves the Tipping Fees Policy PI-43-001 as amended by removing reference to fees and inserting reference to the Schedule of Fees and Charges Policy of Lac La Biche County.

**CARRIED UNANIMOUSLY**

13.284 Motion by Councillor Broadbent-Ludwig that Council adopts Schedule “A” as originally presented in the Tipping Fees Policy PI-43-001 to be included as part of the Schedule of Fees and Charges Policy of Lac La Biche County.

**CARRIED UNANIMOUSLY**

8.12 RFD – Adoption of New Vision Statement;

13.285 Motion by Councillor Thompson that Lac La Biche County adopts the vision statement “Welcoming by nature; Your playground of opportunity.”

**IN FAVOUR**

**Mayor Langevin**

**Councillor Richard**

**Councillor Piquette**

**Councillor Uganecz**

**Councillor Siebold**

**Councillor Thompson**

**Councillor Broadbent-Ludwig**

**OPPOSED**

**Councillor Kumpula**

**Councillor Nowak**

**CARRIED**

**RECESS**

Mayor Langevin called a recess at 6:50 p.m.

**RECONVENE**

Mayor Langevin reconvened the meeting at 7:15 p.m. with all those Members of Council previously listed in attendance.

**NEW BUSINESS**

8.13 RFD – Financial Report – To May 31, 2013;

13.286 Motion by Councillor Piquette that Council accepts the Lac La Biche County Financial Report to May 31, 2013, as presented.

**CARRIED UNANIMOUSLY**

8.14 RFD – Second and Third Readings – Local Improvement Cost Sharing Bylaws 13-009 and 13-010;

13.287 Motion by Councillor Richard that Bylaw No. 13-009 be given second reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

13.288 Motion by Councillor Siebold that Bylaw No. 13-009 be given third and final reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

13.289 Motion by Councillor Uganecz that Bylaw No. 13-010 be given second reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

8.14 RFD – Second and Third Readings – Local Improvement Cost Sharing Bylaws 13-009 and 13-010 (continued);

13.290 Motion by Councillor Piquette that Bylaw No. 13-010 be given third and final reading this 25<sup>th</sup> day of June, 2013.

**CARRIED UNANIMOUSLY**

8.15 Briefing – County Supported Borrowing for New Elementary School in Lac La Biche;

No Action Required.

8.16 RFD – Appointment of the Returning Officer for 2013 Municipal Election;

13.291 Motion by Councillor Kumpula to appoint Melanie Kanarek, Manager, Legislative Services as the Returning Officer for the 2013 general municipal election.

**CARRIED UNANIMOUSLY**

8.18 Discussion – Assistance to Calgary Flooding;

Councillor Kumpula challenged each Councillor to match his \$125.00 donation to the Southern Alberta Flooding Relief (Canadian Red Cross), and Chief Administrative Officer, Roy Brideau, challenged the Senior Management team to match his \$125.00 donation for the same cause.

8.19 Discussion – Summer Recess;

13.292 Motion by Councillor Broadbent-Ludwig that Council cancels the August 13, 2013 Regular Council Meeting and reschedule the August 6, 2013 Policy & Procedure Committee Meeting and the Strategic Session to August 20<sup>th</sup>, 2013.

**IN FAVOUR**

**Mayor Langevin**

**Councillor Kumpula**

**Councillor Richard**

**Councillor Piquette**

**Councillor Uganecz**

**Councillor Thompson**

**Councillor Broadbent-Ludwig**

**OPPOSED**

**Councillor Siebold**

**Councillor Nowak**

**CARRIED**



**NEW BUSINESS**

13.293 Motion by Councillor Nowak to add the following items to the June 25, 2013 Regular Council Meeting agenda:

- Item 8.20 – Pow Wow Beer Tent;
- Item 8.21 – RFD – Request to defer July 2<sup>nd</sup> property tax deadline date.

**CARRIED UNANIMOUSLY**

8.20 Pow Wow Beer Tent;

A discussion ensued regarding having a beer tent on the Pow Wow grounds.

13.294 Motion by Councillor Kumpula that Council approves the service of liquor on municipal property during Pow Wow festivities.

**CARRIED UNANIMOUSLY**

8.21 RFD – Request to defer July 2<sup>nd</sup> property tax deadline date.

13.295 Motion by Councillor Piquette that County Council requests Administration to review tax payments from energy companies and other taxpayers received after the July 2<sup>nd</sup> deadline to July 9<sup>th</sup> and report back to County Council on any cases that need to be referred to Council for forgiveness of imposed tax penalties.

**IN FAVOUR**  
**Mayor Langevin**  
**Councillor Richard**  
**Councillor Piquette**  
**Councillor Siebold**  
**Councillor Thompson**

**OPPOSED**  
**Councillor Kumpula**  
**Councillor Uganecz**  
**Councillor Broadbent-Ludwig**  
**Councillor Nowak**

**CARRIED**

**IN CAMERA SESSION**

13.296 Motion by Councillor Uganecz to go in camera at 8:14 p.m.

**CARRIED UNANIMOUSLY**

8.17 Discussion – Update of Men’s Shelter (hand-out) (section 25 FOIP);

10.1 Taxation Matter (section 17 FOIP);

10.2 Legal Issues (section 27 FOIP);

10.3 Land Issues (section 25 FOIP).

Deputy Mayor Broadbent-Ludwig declared a conflict as the landowner is a client of hers and left Council Chambers at 8:41 p.m.

Deputy Mayor Broadbent-Ludwig returned to Council Chambers at 8:50 p.m.

Council continued discussing other Land Issues.

### **RETURN TO REGULAR MEETING**

13.297 Motion by Councillor Uganecz to proceed with the meeting out of camera at 9:18 p.m.

**CARRIED UNANIMOUSLY**

### **BUSINESS ARISING OUT OF “IN CAMERA SESSION”**

8.17 Discussion – Update of Men’s Shelter (hand-out) (section 25 FOIP);

No action required.

10.1 Taxation Matter (section 17 FOIP);

13.298 Motion by Councillor Piquette that Council declines the request from the owner to waive property taxes for roll numbers 100000543, 100000552, and 100000561 in the hamlet of Lac La Biche.

**CARRIED UNANIMOUSLY**

10.2 Legal Issues (section 27 FOIP);

No action required.

10.3 Land Issues (section 25 FOIP).

No action required.

**ADJOURNMENT**

13.299 Motion by Councillor Uganecz to adjourn the Regular Council Meeting of June 25, 2013 at 9:19 p.m.

**IN FAVOUR**

**Mayor Langevin  
Councillor Kumpula  
Councillor Richard  
Councillor Piquette  
Councillor Uganecz  
Councillor Thompson  
Councillor Broadbent-Ludwig  
Councillor Nowak**

**OPPOSED**

**Councillor Siebold**

**CARRIED**

---

**Aurel Langevin, Mayor**

---

**J. Roy Brideau, CLGM, CMM  
Chief Administrative Officer**

Brian Deheer



Monday, June 24, 2013

Mayor Aurel Langevin  
Lac La Biche County  
PO Box 1679  
Lac La Biche, AB T0A 2C0

RECEIVED

JUN 25 2013

Lac La Biche County  
McArthur Place

Re: Bylaw No. 13-07: Application for Rezoning and Amendments to Land Use Bylaw.

Dear Mr. Langevin:

I am writing in response to the letter sent to me from the County's Planning & Development department, informing me of the above noted Bylaw. The subject property of this bylaw, Lot A, Block 16, Plan 4313BF, often still referred to as the "old LacAlta Lodge," is directly across the street from my home. Therefore any changes to the zoning and permitted uses on that property will have an impact on me, and I want to express my interest in maintaining the residential nature of the neighbourhood.

The property is surrounded mainly by single-family residential homes, which tends to provide us with a considerable degree of peace & quiet. I realize this neighbourhood is in an older part of the hamlet, near the downtown commercial areas along Main Street (101<sup>st</sup> Avenue) and 101 Street. I acknowledge there are some medium- or high-density residential buildings in the area. On the other hand, the subject property is merely one row of houses from Churchill Drive, one of the hamlet's most desirable locations, with its wonderful views of our beautiful lakeshore.

I have concerns about the zoning being requested. I can understand the interest in rezoning the parcel from Institutional to something else, since the building is no longer a seniors' home. But I question whether High Density Hamlet Residential (HDR) is the most suitable zoning for this property. I would suggest Medium Density would be more appropriate, given the surroundings I have described above.

I also have concerns about the amendment to allow "Boarding House" as a discretionary use. I am given to understand the building is currently being used as a boarding house, among other uses. It seems to me that this is part of a larger issue in the hamlet lately. As I notice houses in the hamlet that used to be for sale, it seems that in many cases they have been converted to boarding houses. This is bringing various pressures to the community, such as:

- Increased traffic and demand for parking at such houses;
- Increased pressure on the housing market: it's getting harder to find rental accommodations in the hamlet, and the prices for rentals units are escalating;
- Increased tensions between boarding house tenants and local residents: tenants have less attachment to the community, and may show less respect for the amenity values that local residents value, such as peace and quiet, clean streets, etc.; I have noticed an increased amount of litter on my street; I've also noticed vehicles idling unnecessarily for long periods at a time.

I feel this is an issue that deserves to be discussed more thoroughly, and if there are numerous boarding houses arising in various locations in the hamlet, I think it would be better to address the issues with forethought and planning, rather than after the fact and randomly.

I understand the Land Use Bylaw currently does not have any Land Use Districts which allow boarding houses as either a permitted use or a discretionary use. This leads me to wonder whether we are simply trying to create a zoning to accommodate an existing activity, rather than asking whether we want this activity in this neighbourhood. It strikes me that, if Council is considering allowing Boarding Houses as a Discretionary Use in HDR, it could just as easily choose to rezone this parcel as MDR and allow Boarding Houses in MDR.

If we have decided that we do want a boarding house in the neighbourhood, I would like to know more about the designation of "boarding house," and what's involved. For example:

- What are the requirements attached to operating a boarding house?
- What parking provisions have to be provided?
- What levels of traffic activity are typical, and what levels are acceptable?

Finally, I am also concerned about the possibility of future development on this property. At some point in the future, whether the near or distant future, an owner may decide to remove the current building and build something new. I am concerned about this rezoning request, both because of what it will allow, and because of what it might suggest. Any owner in the future would likely want to maximize their profits, and might want to build an apartment building or condominium. They can point to the zoning and say, "It's zoned high-density residential, so it's permitted." The Land Use Bylaw states the maximum height for HDR is 23 metres (75 feet). The maximum height for buildings in MDR is 15 metres (49 feet).

I would much prefer to see the property rezoned Medium Density Hamlet Residential; I feel that this would be a better fit with the surrounding neighbourhood and the adjacent land use zones. Any time there is a contrast between different densities of development, it can lead to tensions with area residents. I believe the MDR zoning would satisfy the current request: the building is more of a medium-density building than a high-density one, and a Boarding House as a discretionary use could be allowed just as easily in MDR as in HDR. The MDR zoning also suggest a less intensive use for this land in the future.

Thank you for taking my comments into consideration.

Sincerely,



Brian Deheer