

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

**DATE:** February 14, 2017  
**TIME:** 10:00 a.m.  
**PLACE:** Council Chambers, McArthur Place

**AGENDA**

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. ADOPTION OF MINUTES
  - 3.1 January 19, 2017 Special Council Meeting – Budget;
  - 3.2 January 20, 2017 Special Council Meeting – Budget;
  - 3.3 January 24, 2017 Regular Council Meeting;
  - 3.4 January 30, 2017 Special Council Meeting – Budget;
  - 3.5 February 2, 2017 Special Council Meeting – Budget.
4. UNFINISHED BUSINESS
5. URGENT MATTERS
6. DELEGATIONS/PUBLIC HEARINGS/PUBLIC INPUT SESSION

**PUBLIC HEARINGS**

- 6.1 10:15 a.m. Public Hearing – Bylaw 16-028 – Rezoning of Lot C, Block 1, Plan 625KS and part of SE-1-67-14-W4M from Agricultural District to Resort Recreational District;
- 6.2 10:15 a.m. Public Hearing – Bylaw 16-022 – Area Structure Plans and Outline Plans;
- 6.3 10:15 a.m. Public Hearing – Bylaw 17-001 – Bylaw to Rescind Off-Site Levies Bylaw 11-010.

**PUBLIC INPUT SESSION**

- 6.4 12:15 p.m. Public Input Session
  - 6.4.1 Disposition of Public Input Session.

7. *IN CAMERA SESSION*

- 7.1 Legal Matter (s. 23 FOIP);
- 7.2 Old Trail (s. 23 FOIP) – (addition to agenda);
- 7.3 Tax Assessment (specific property) – (s. 25 FOIP) – (addition to agenda).

8. *NEW BUSINESS*

- 8.1 Bylaw 16-028 – Rezoning of Lot C, Block 1, Plan 625KS and part of SE-1-67-14-W4M from Agricultural District to Resort Recreational District – 2<sup>nd</sup> and 3<sup>rd</sup> Reading (RFD);
- 8.2 Bylaw 16-022 – Area Structure Plans and Outline Plans – 2<sup>nd</sup> and 3<sup>rd</sup> Reading (RFD);
- 8.3 Bylaw 17-001 – Bylaw to Rescind Off-Site Levies Bylaw 11-010 – 2<sup>nd</sup> and 3<sup>rd</sup> Reading (RFD);
- 8.4 Review of Draft Land Use Bylaw (Briefing);
- 8.5 Completion of Phase I of the Rich Lake Agri-Plex (Briefing);
- 8.6 Northern Lights Library Budget Approval (RFD);
- 8.7 Request for Unbudgeted Funds to Expand the Beaver Lake Landfill DML (RFD);
- 8.8 Wolf Incentive Pilot Program (RFD);
- 8.9 Bylaw 16-021 – Road Allowance and Forced Road Closure (River Lots 16 & 17) 2<sup>nd</sup> and 3<sup>rd</sup> Reading (RFD);
- 8.10 Bylaw 16-009 – Road Allowance and Forced Road Closure (River Lot 20) 2<sup>nd</sup> and 3<sup>rd</sup> Reading (RFD);
- 8.11 Speed Limit Amendment Highway 858 – Hamlet of Plamondon (RFD);
- 8.12 Water & Sewer (Mandatory Connections) – Bylaw and Policy (Briefing);
- 8.13 Appointment to the Lac La Biche County Library Board (RFD);
- 8.14 Special Council Meeting – March 16, 2017 (RFD).

9. *ADJOURNMENT*

**LAC LA BICHE COUNTY  
REGULAR COUNCIL MEETING  
MCARTHUR PLACE, LAC LA BICHE**

**February 14, 2017 – 10:00 a.m.**

Minutes of the Lac La Biche County Regular Council Meeting held February 14, 2017 at 10:00 a.m.

**CALL TO ORDER** Mayor Moghrabi called the meeting to order at 10:11 a.m.

<b>PRESENT</b>	Omer Moghrabi	Mayor
	Robert Richard	Councillor and Deputy Mayor
	Wanda Austin	Councillor
	Richard Olson	Councillor
	David Phillips	Councillor
	Hajar (Jerry) Haymour	Councillor

<b>STAFF IN ATTENDANCE</b>	Shadia Amblie	Chief Administrative Officer
	Brian Shapka	Senior Manager, Public Works (in part)
	Gordon Shaw	Senior Manager, Planning & Development
	Dan Small	Senior Manager, Finance & Grants
	Alex Fuller	Communications Coordinator
	James Roy	Legislative Services Coordinator

<b>REGRETS</b>	MJ Siebold	Councillor
	Tim Thompson	Councillor
	John Nowak	Councillor

**ADOPTION OF AGENDA**

17.125 Motion by Councillor Haymour – to approve the February 14, 2017 Regular Council Meeting agenda as amended:

- Addition of Item 7.2 Old Trail (s. 23 FOIP)
- Addition of Item 7.3 Tax Assessment (specific property) (s. 25 FOIP)

**CARRIED UNANIMOUSLY**

## **ADOPTION OF MINUTES**

3.1 January 19, 2017 – Special Council Meeting (Budget).

17.126 Motion by Councillor Olson to adopt the January 19, 2017 Special Council Meeting (Budget) minutes as circulated.

**CARRIED UNANIMOUSLY**

3.2 January 20, 2017 – Special Council Meeting (Budget).

17.127 Motion by Councillor Phillips to adopt the January 20, 2017 Special Council Meeting (Budget) minutes as circulated.

**CARRIED UNANIMOUSLY**

3.2 January 24, 2017 – Regular Council Meeting.

17.128 Motion by Councillor Richard to adopt the January 24, 2017 Regular Council Meeting minutes as circulated.

**CARRIED UNANIMOUSLY**

3.4 January 30, 2017 – Special Council Meeting (Budget).

17.129 Motion by Councillor Haymour to adopt the January 30, 2017 Special Council Meeting (Budget) minutes as circulated.

**CARRIED UNANIMOUSLY**

3.5 February 2, 2017 – Special Council Meeting (Budget).

17.130 Motion by Councillor Austin to adopt the February 2, 2017 Special Council Meeting (Budget) minutes as circulated.

**CARRIED UNANIMOUSLY**

## **UNFINISHED BUSINESS**

There were no items for discussion.

## **URGENT MATTERS**

There were no items for discussion.

## **PUBLIC HEARINGS**

### **6.3 Public Hearing – Bylaw 17-001 – Bylaw to Rescind Off-Site Levies Bylaw 11-010.**

Mayor Moghrabi provided an overview of the public hearing process and declared the public hearing open at 10:15 a.m.

Mayor Moghrabi asked Ms. Shadia Amblie, Chief Administrative Officer, whether the public hearing had been advertised and whether notice was provided in accordance with the applicable legislation. Ms. Amblie advised that this was the case.

Mr. Gordon Shaw, Senior Manager, Planning and Development, summarized the purpose for the hearing and further noted there were no written submissions received in support or opposition to the bylaw.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw. There was no one present wishing to speak in support of the proposed bylaw.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw. There was no one present wishing to speak in opposition to the proposed bylaw.

Mayor Moghrabi declared the public hearing closed at 10:19 a.m.

### **6.1 Public Hearing – Bylaw 16-028 – Rezoning of Lot C, Block 1, Plan 625KS and part of SE-1-67-14-W4M from Agricultural District to Resort Recreational District.**

Mayor Moghrabi declared the public hearing open at 10:19 a.m.

Mayor Moghrabi asked Ms. Amblie whether the public hearing had been advertised and whether notice was provided in accordance with the applicable legislation. Ms. Amblie advised that this was the case, and further noted there were no written submissions received in support or opposition to the bylaw.

Ms. Sheera Bourassa, Planning & Development Officer, summarized the purpose for the hearing.

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed bylaw. The Applicant was not present.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw. There was no one present wishing to speak in support of the proposed bylaw.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw. There was no one present wishing to speak in opposition to the proposed bylaw.

Mayor Moghrabi asked if the Applicant wishes to make any closing comments. The Applicant was not present.

Mayor Moghrabi declared the public hearing closed at 10:22 a.m.

## 6.2 Public Hearing – Bylaw 16-022 – Area Structure Plans and Outline Plans.

Mayor Moghrabi declared the public hearing open at 10:23 a.m.

Mayor Moghrabi asked Ms. Amblie whether the public hearing had been advertised and whether notice was provided in accordance with the applicable legislation. Ms. Amblie advised that this was the case.

Mr. Shaw summarized the purpose for the hearing, and further noted there were no written submissions received in support or opposition to the bylaw.

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed bylaw. The Applicant was not present.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw. There was no one present wishing to speak in support of the proposed bylaw.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw. There was no one present wishing to speak in opposition to the proposed bylaw.

Mayor Moghrabi asked if the Applicant wishes to make any closing comments. The Applicant was not present.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 10:25 a.m.

6.3 Public Hearing – Bylaw 17-001 – Bylaw to Rescind Off-Site Levies Bylaw 11-010 (continued):

17.131 Motion by Councillor Richard to reopen the Public Hearing on Bylaw 17-001 – Bylaw to Rescind Off-Site Levies Bylaw 11-010.

**CARRIED UNANIMOUSLY**

6.3 Public Hearing – Bylaw 17-001 – Bylaw to Rescind Off-Site Levies Bylaw 11-010.

Mayor Moghrabi declared the public hearing open at 10:28 a.m.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw. There was no one present wishing to speak in support of the proposed bylaw

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw.

Mr. Brian Deheer spoke in opposition to the proposed bylaw and provided a written submission to Council. He maintained off-site levies are a fair means of ensuring that developers compensate the County for new growth.

Mr. Gerald Wowk spoke in opposition to the proposed bylaw. He stated that off-site levies are an effective means of funding subdivision expansion and should be retained.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 10:41 a.m.

## **DELEGATIONS**

There were no delegations scheduled for this meeting.

## **NEW BUSINESS**

8.1 Bylaw 16-028 – Rezoning of Lot C, Block 1, Plan 625KS and part of SE-1-67-14-W4M from Agricultural District to Resort Recreational District – 2nd and 3rd Reading (RFD);

17.132 Motion by Councillor Haymour that Bylaw 16-028 be given second reading this 14th day of February 2017.

**CARRIED UNANIMOUSLY**

8.1 Bylaw 16-028 – Rezoning of Lot C, Block 1, Plan 625KS and part of SE-1-67-14-W4M from Agricultural District to Resort Recreational District – 2nd and 3rd Reading (RFD) – continued;

17.133 Motion by Councillor Richard that Bylaw 16-028 be given third and final reading this 14th day of February, 2017.

**CARRIED UNANIMOUSLY**

8.2 Bylaw 16-022 – Area Structure Plans and Outline Plans – 2nd and 3rd Reading (RFD);

17.134 Motion by Councillor Phillips that Bylaw 16-022 be given second reading this 14th day of February, 2017.

**CARRIED UNANIMOUSLY**

17.135 Motion by Councillor Austin that Bylaw 16-022 be given third and final reading this 14th day of February, 2017.

**CARRIED UNANIMOUSLY**

8.3 Bylaw 17-001 – Bylaw to Rescind Off-Site Levies Bylaw 11-010 – 2nd and 3rd Reading (RFD);

Mr. Shaw gave a presentation to Council on Bylaw 17-001 and responded to questions.

Mr. Jason King was invited to speak on Bylaw 17-001. He made a presentation to Council and answered questions. He informed Council he supports Bylaw 17-001, arguing that the repeal of off-site levies will encourage development in the County.

17.136 Motion by Councillor Haymour that Bylaw 17-001 be given second reading this 14th day of February, 2017.

**CARRIED UNANIMOUSLY**

17.137 Motion by Councillor Richard that Bylaw 17-001 be given third and final reading this 14th day of February, 2017.

**CARRIED UNANIMOUSLY**



**RECESS**

Mayor Moghrabi called a recess at 11:12 a.m.

**RECONVENE**

Mayor Moghrabi reconvened the meeting at 11:24 a.m. with all those Members of Council previously listed in attendance.

**NEW BUSINESS**

8.4 Review of Draft Land Use Bylaw (Briefing);

Mr. Shaw made a presentation to Council on the review of the current Land Use Bylaw and the development revisions, and responded to questions relating to draft work camp regulations, temporary housing for special events, and draft regulations for the Hamlet Commercial Business District (HCB).

- 17.138 Motion by Councillor Olson to direct Administration to implement County Council's direction on this matter and further, to proceed with Open Houses on the draft Land Use Bylaw to seek input from the public.

**CARRIED UNANIMOUSLY**

8.5 Completion of Phase I of the Rich Lake Agri-Plex (Briefing);

Mr. Shaw gave a presentation to Council on the Rich Lake Agri-Plex and responded to questions.

- 17.139 Motion by Councillor Olson to accept the briefing on the Rich Lake Agri-Plex Phase 1 completion as information.

**CARRIED UNANIMOUSLY**

**PUBLIC INPUT SESSION**

6.4 Public Input Session.

Mayor Moghrabi declared the public input session open at 12:15 p.m.

There was no one present for the public input session.

Mayor Moghrabi declared the public input session closed at 12:16 p.m.

**NEW BUSINESS**

8.6 Northern Lights Library Budget Approval (RFD);

17.140 Motion by Councillor Austin that Lac La Biche County approves the proposed 2017 budget for the Northern Lights Library System.

**CARRIED UNANIMOUSLY**

8.13 Appointment to the Lac La Biche County Library Board (RFD);

17.141 Motion by Councillor Phillips that County Council appoints Ms. Lenora LeMay to the Lac La Biche County Library Board, effective immediately and for a term ending January 25, 2020.

**CARRIED UNANIMOUSLY**

8.14 Special Council Meeting – March 16, 2017 (RFD).

Councillor Haymour left Council Chambers at 12:26 p.m. and returned at 12:27 p.m.

17.142 Motion by Councillor Haymour that the March 21, 2017 Regular Council meeting be cancelled.

**CARRIED UNANIMOUSLY**

**RECESS**

Mayor Moghrabi called a recess at 12:33 p.m.

**RECONVENE**

Mayor Moghrabi reconvened the meeting at 1:52 p.m. with all those Members of Council previously listed in attendance.

**NEW BUSINESS**

8.7 Request for Unbudgeted Funds to Expand the Beaver Lake Landfill DML (RFD);

17.143 Motion by Councillor Richard that Council approves the allocation of unbudgeted funds in the amount of \$42,205 to the Environmental Services 2017 budget in order to expand the Beaver Lake Landfill DML boundaries.

**CARRIED UNANIMOUSLY**

8.8 Wolf Incentive Pilot Program (RFD);

17.144 Motion by Councillor Olson that \$10,000 be allocated in the 2017 Agriculture Services budget for the Wolf Incentive Pilot Program and further that the draft Wolf Incentive Pilot Program Policy and Procedure be approved.

**IN FAVOUR**  
**Mayor Moghrabi**  
**Councillor Richard**  
**Councillor Olson**  
**Councillor Phillips**  
**Councillor Austin**

**OPPOSED**  
**Councillor Haymour**

**CARRIED**

8.9 Bylaw 16-021 – Road Allowance and Forced Road Closure (River Lots 16 & 17) 2nd and 3rd Reading (RFD);

Councillor Haymour left Council Chambers at 2:29 p.m.

Councillor Haymour returned to Council Chambers at 2:30 p.m.

17.145 Motion by Councillor Richard that Bylaw 16-021 is given second reading this 14th day of February, 2017.

**CARRIED UNANIMOUSLY**

17.146 Motion by Councillor Phillips Bylaw 16-021 is given third and final reading this 14th day of February, 2017.

**CARRIED UNANIMOUSLY**

**NEW BUSINESS**

8.10 Bylaw 16-009 – Road Allowance and Forced Road Closure (River Lot 20) 2nd and 3rd Reading (RFD);

17.147 Motion by Councillor Haymour that second reading of Bylaw 16-009, to close the abandoned part of road plan through River Lot 20, be deferred to a future meeting of Council.

**CARRIED UNANIMOUSLY**

8.11 Speed Limit Amendment Highway 858 – Hamlet of Plamondon (RFD);

17.148 Motion by Councillor Olson that Lac La Biche County Council supports the amended speed limit on Highway 858 in the Hamlet of Plamondon, as proposed by Alberta Transportation, and further, that a letter indicating this support be sent to Alberta Transportation on behalf of the Mayor and Council.

**CARRIED UNANIMOUSLY**

**RECESS**

Mayor Moghrabi called a recess at 2:45 p.m.

**RECONVENE**

Mayor Moghrabi reconvened the meeting at 2:53 p.m. with all those Members of Council previously listed in attendance.

**NEW BUSINESS**

8.12 Water & Sewer (Mandatory Connections) – Bylaw and Policy (Briefing);

17.149 Motion by Councillor Olson that Bylaw 15-001 be given first reading this 14<sup>th</sup> day of February, 2017.

**CARRIED UNANIMOUSLY**

**IN CAMERA SESSION**

17.150 Motion by Councillor Austin to go in camera at 3:19 p.m.

**CARRIED UNANIMOUSLY**

**RECESS** Mayor Moghrabi called a recess at 3:20 p.m.

**RECONVENE** Mayor Moghrabi reconvened the meeting at 3:23 p.m. with all those Members of Council previously listed in attendance.

**IN CAMERA SESSION**

7.1 Legal Matter (s. 23 FOIP) (Discussion);

7.2 Old Trail (s. 23 FOIP) (Discussion);

**RETURN TO REGULAR MEETING**

17.151 Motion by Councillor Austin to proceed with the meeting out of camera at 4:00 p.m.

**CARRIED UNANIMOUSLY**

**EXTENSION OF MEETING**

17.152 Motion by Councillor Phillips to extend today's Regular Council Meeting beyond 4:00 p.m.

**CARRIED UNANIMOUSLY**

**IN CAMERA SESSION**

17.153 Motion by Councillor Richard to go in camera at 4:01 p.m.

**CARRIED UNANIMOUSLY**

7.3 Tax Assessment (specific property) (s. 25 FOIP) (Discussion);

7.1 Legal Matter – Personnel (s. 23 FOIP) (Discussion) continued.

**RETURN TO REGULAR MEETING**

17.154 Motion by Councillor Austin to proceed with the meeting out of camera at 4:31 p.m.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

17.155 Motion by Councillor Haymour to adjourn the Regular Council Meeting of February 14, 2017 at 4:31 p.m.

**CARRIED UNANIMOUSLY**

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**Omer Moghrabi, Mayor**

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**Shadia Amblie  
Chief Administrative Officer**

ADOPTED