

BYLAW NO. 1250/06
TOWN OF LAC LA BICHE

AMENDMENT OF BYLAW 1184-01 (HIGHWAY NO. 36 AREA STRUCTURE PLAN)

A BYLAW OF THE TOWN OF LAC LA BICHE IN THE PROVINCE OF ALBERTA, TO PROVIDE AMENDMENT TO SECTION 3.1.4 SUBSECTION (VI) OF HIGHWAY 36 AREA STRUCTURE PLAN BYLAW 1151/99 TO AMEND THE REQUIREMENTS FOR BUFFERING REQUIREMENTS FOR SETBACKS ADJACENT TO THE TRUCK ROUTE.

WHEREAS, in accordance with the Municipal Government Act, S.A. 1994, Chapter M-26.1, as amended, allows a municipality to adopt an Area Structure Plan; and

WHEREAS, the Council did adopt an Area Structure Plan for Highway No. 36, being Bylaw No. 1184/01; and

WHEREAS, under the authority and pursuant to the Municipal Government Act, Chapter M 21 R.S.A. 2000, and amendments thereto Council may amend the provisions of the Highway 36 Area Structure Plan Bylaw of the Town of Lac La Biche, and

WHEREAS, the Council of the Town of Lac La Biche deems it proper to amend the Transportation Section of the Plan, being Section 3.1.4 Subsection (VI) of Bylaw 1184/01, and

NOW THEREFORE, the Council of the Town of Lac La Biche in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Bylaw 1184/99, being the Highway 36 Area Structure Plan Bylaw of the Town of Lac La Biche shall hereby be amended by altering:

Section Three – Policy Factors Influencing the plan to read as follows:

3.1 Plan Objectives

3.1.4 Transportation Objectives

- (VI) To recognize the importance of the Truck Route and provide necessary buffering and setback requirements, where the Truck Route is adjacent to Residentially zoned property. In areas where the Truck route is adjacent to commercially zoned property, the buffering and setback distances shall be as required in the Town of Lac La Biche Land Use Bylaw.

READ a first time in Council this 11th day of July, A.D., 2006 on a motion by Councillor Coutney.

MAYOR

Harvey Prockin

CHIEF ADMINISTRATIVE OFFICER

READ a second time in Council this 26 day of July, A.D., 2006 on a motion by Deputy Mayor Whitford.

MAYOR

Harvey Prockin

CHIEF ADMINISTRATIVE OFFICER

READ a third time in Council and finally passed this 26 day of July, A.D., 2006 on a motion by Councillor Quist.

Harvey Prockin

TOWN OF LAC LA BICHE

REQUEST FOR DECISION

To: Council

Date: July 11, 2006

Submitted By: Interim C.A.O. Power

Target Decision Date: July 25, 2006

SUBJECT: Bylaw No. 1250/06 – Amendment
To Highway 36 Area Structure Plan

Reviewed By: Interim CAO

COMMENTS: Attached is Bylaw 1250/06, which proposes to amend the Highway 36 Area Structure Plan Bylaw to amend the Transportation Section as requested by Mr. Alberta Stratichuk when he appeared as a delegation at our April meeting. Also included is the memo, which went to the Joint Council Meeting at which it was agreed that the Agreement was no longer in force.

BACKGROUND: In order to facilitate the plan that was approved for the Hotel Development on the south entrance to Town (since the Land was Zoned Commercial) it is necessary to provide for this amendment.

REPORT: Bylaw 1250/06 attached along with supporting documentation.

KEY ISSUE(S):

It is questionable if the land can be developed with the current requirements of the Area Structure Plan

A public Hearing is required prior to second reading of a Bylaw to amend an Area Structure Plan.

DESIRED OUTCOMES: That Council give Second and third Reading to the Bylaw if the feedback is favourable from the Public Hearing.

ALTERNATIVE(S): Consider input from the Public Hearing.

RECOMMENDATION:

That Council give Second and Third reading to Bylaw No. 1250/06.

IMPLICATIONS OF RECOMMENDATION: A Public Hearing has already been advertised for July 25, 2006.

GENERAL: Community input is essential when considering rezoning Land.

POLICY: Section 230, 606, and 692 of the Municipal Government Act.

9 (a)

TOWN OF LAC LA BICHE
REQUEST FOR DECISION

To: Council

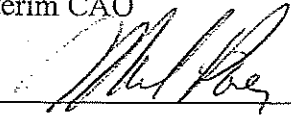
Date: July 06, 2006

Submitted By: Interim C.A.O. Power

Target Decision Date: July 11, 2006

SUBJECT: Bylaw No. 1247/06 – Amendment
To Highway 36 Area Structure Plan

Reviewed By: Interim CAO



COMMENTS: Attached is Bylaw 1247/06, which proposes to amend the Highway 36 Area Structure Plan Bylaw to amend the Transportation Section as requested by Mr. Alberta Straticchuk when he appeared as a delegation at our April meeting. Also included is the memo which went to the Joint Council Meeting at which it was agreed that the Agreement was no longer in force.

BACKGROUND: In order to facilitate the plan that was approved for the Hotel Development on the south entrance to Town (since the Land was Zoned Commercial) it is necessary to provide for this amendment.

REPORT: Bylaw 1247/06 attached along with supporting documentation.

KEY ISSUE(S):

It is questionable if the land can be developed with the current requirements of the Area Structure Plan

A public Hearing is required prior to second reading of a Bylaw to amend an Area Structure Plan.

DESIRED OUTCOMES: That Council re-district the property. First Reading

ALTERNATIVE(S): Consider input from the Public Hearing.

RECOMMENDATION:

That Council give First reading to Bylaw No, 1247/06.

IMPLICATIONS OF RECOMMENDATION: A Public Hearing has already been advertised for July 25, 2006.

GENERAL: Community input is essential when considering rezoning Land.

ORGANIZATIONAL: Notices will be sent out to adjacent property owners.

POLICY: Section 230, 606, and 692 of the Municipal Government Act.

BYLAW NO. 1247/06
TOWN OF LAC LA BICHE

AMENDMENT OF BYLAW 1184-01 (HIGHWAY NO. 36 AREA STRUCTURE PLAN)

A BYLAW OF THE TOWN OF LAC LA BICHE IN THE PROVINCE OF ALBERTA, TO PROVIDE AMENDMENT TO SECTION 3.1.4 SUBSECTION (VI) OF HIGHWAY 36 AREA STRUCTURE PLAN BYLAW 1151/99 TO AMMEND THE REQUIREMENTS FOR BUFFERING REQUIREMENTS FOR SETBACKS ADJACENT TO THE TRUCK ROUTE.

WHEREAS, in accordance with the Municipal Government Act, S.A. 1994, Chapter M-26.1, as amended, allows a municipality to adopt an Area Structure Plan; and

WHEREAS, the Council did adopt an Area Structure Plan for Highway No. 36, being Bylaw No. 1184/01; and

WHEREAS, under the authority and pursuant to the Municipal Government Act, Chapter M 26, R.S.A. 2000, and amendments thereto Council may amend the provisions of the Highway 36 Area Structure Plan Bylaw of the Town of Lac La Biche, and

WHEREAS, the Council of the Town of Lac La Biche deems it proper to amend the Transportation Section of the Plan, being Section 3.1.4 Subsection (VI) of Bylaw 1184/01, and

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3.1.4 Transportation Objectives

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READ a first time in Council this ____ day of _____, A.D., 2006 on a motion by Councillor _____.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a second time in Council this _____ day of _____, A.D., 2006.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ a third time in Council and finally passed this _____ day of _____, A.D., 2006.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

MEMO

TO: JOINT COUNCIL
FROM: MARK POWER, INTERIM C.A.O. – Town of Lac La Biche
DATE: MAY 01, 2006
RE: HIGHWAY 36 M.O.U. and STATUTORY PLANS

Mr. Alberta Stratichuk attended the April 11, 2006 Lac La Biche Council Meeting. The following is an excerpt from the meeting:

Mr. Stratichuk currently owns property that aligns the Truck Route and is proposing to construct a hotel and according to the Area Structure Plan, a buffer was implemented because the adjoining property was zoned Low and Medium Density Residential and changed to Highway Commercial.

Mr. Stratichuk is requesting that the buffers be deleted, the berms for noise abatement are no longer required and that the memorandum of understanding cancelled.

Also discussed was the variance agreement with Alberta Environment regarding municipal reserves and Interim CAO Power indicated that proposals have been initiated and costs should be arriving by April 19, 2006.

Mayor Lett indicated that the Town Council will be meeting with the Lakeland County Council and this item will be placed on the agenda for the May 1, 2006 meeting.

The MOU contains a clause that says it is only in effect until an Intermunicipal Development Plan has been adopted by both Councils, as we have the IDP it should be in order to acknowledge that this agreement is no longer in effect.

Respectfully Submitted,

Mark Power
Interim, C.A.O.

Attachment

MP/cb

March 30/06
Town of Lac La Biche

Delegation 7:45 PM.

P.O. #08
Lac La Biche AB.

Mayor & Council:

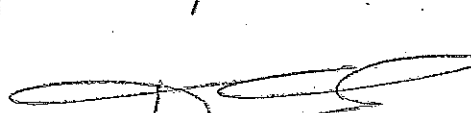
Dear Sirs: Re Area Structure Plan for
Highway # 36.

As per your area structure Plan section
Transportation 3.1.4, sub-section (VI) a
buffer was requested, because it was zoned for
Low - Medium density residential, The area
later was rezoned to Highway commercial
and will not longer require any barriers
for noise abatement. I am therefore re-
questing a deletion of those buffers on
North side of highway # 663. (Truck Route)

I am looking at further development
of that portion of Hudson Bay Reserve
lying south of highway # 663. (Truck
bypass Road). It is imperative that
the memorandum (2.9 transportation) signed
with County of Lakeland be revoked
and cancelled so that development
in Lac La Biche area can start to take place.
This restriction has not served
the people of Lac La Biche well.

I wish to be placed on your
~~the~~ next meeting in April/06 as a delegation

Thank you

 James Finley
J. FINLEY

PUBLIC HEARING

TITLE: Highway 36 A.S.P.

Date: July 11, 2006

Submitted By: Mark Power

Target Decision Date: July 25, 06

SUBJECT: Bylaw No. 1250/06 – Amendment
To Highway 36 Area Structure Plan

Reviewed By: Interim CAO

COMMENTS:

Attached is Bylaw 1250/06, which proposes to amend the Highway 36 Area Structure Plan Bylaw to amend the Transportation Section as requested by Mr. Alberta Stratichuk when he appeared as a delegation at our April meeting. Also included is the memo was a request to end the moratorium on development adjacent to the By-pass road which was agreed to in a separate agreement with Lakeland County. When this request was presented to the Joint Council Meeting, it was agreed that the Agreement was no longer in force.

BACKGROUND:

The Area affected by the proposed amendment is the lands identified in the Highway 36 A.S.P. adjacent to the Highway and By-pass road that have been designated as commercial.

REPORT/DOCUMENT:

Attached Bylaw 1250/06

KEY ISSUE(S) CONCEPT:

In order to facilitate the plan that was approved for the Hotel Development on the south entrance to Town (since the Land was Zoned Commercial) it is necessary to provide for this amendment.

A Public Hearing is required prior to second reading of a Bylaw to rezone land. Advertising has been placed in the local paper.

DESIRED OUTCOME:

Feedback to Council

ALTERNATIVE(S):

Consider input from the Public Hearing.

IMPLICATIONS:

A Public Hearing has already been advertised for July 25, 2006. If the feedback from the Public Hearing is positive, we will be recommending that the Bylaw receive Second and Third Reading when the Item appears on the regular meeting agenda.

GENERAL:

Community input is essential when considering rezoning land.

ORGANIZATIONAL:

Advertising was placed in the last three issues of the Lac La Biche Post.

POLICY:

Section 230, 606, and 692 of the Municipal Government Act.

**MINUTES OF THE PUBLIC HEARING OF THE COUNCIL OF THE TOWN OF LAC LA BICHE
HELD ON WEDNESDAY JULY 26, 2006 AT 7:00 P.M. IN McARTHUR PLACE TOWN COUNCIL
CHAMBERS**

PRESENT: Mayor T. Lett, Deputy Mayor R. Whitford, Councillor J. Nowak, Councillor C. Quist and Councillor B. Ward

ABSENT: Councillor G. Coutney and Councillor J. Leskiw

ALSO PRESENT: Chief Administrative Officer H. Prockiw, Superintendent D. Benson and Assistant Administrator P. Gauthier

CALL TO ORDER: The meeting was called to order by Mayor Lett at 7:00 PM.

AMEND HIGHWAY 36 AREA STRUCTURE PLAN Bylaw 1250/06 proposing to amend Section 3.1.4 subsection (VI) of Highway 36 Area Structure Plan and Bylaw 1151/99 to amend the requirements for buffering requirements for setbacks adjacent to the truck route. Mr Stratichuk has also requested that the moratorium on development adjacent to the by-pass road be rescinded.

BYLAW 1250/06 Mayor Lett outlined the procedures to be followed for a Public Hearing.

Mayor Lett addressed the Hearing with respect to Bylaw 1250/06 to amend Section 3.1.4 subsection (VI) of Highway 36 Area Structure Plan and Bylaw 1151/99 to amend the requirements for buffering requirements for setbacks adjacent to the truck route. Mr Stratichuk also requested that the moratorium on development adjacent to the by-pass road be rescinded

Mayor Lett addressed the audience as to who was in favour or opposed to the Bylaw 1250/06 to amend the Highway 36 Area Structure Plan and the Land Use Bylaw. No objection for or against the proposal was heard.

ADJOURNMENT: The Public Hearing adjourned at 7:02 PM.

Mayor T. Lett

CAO H. Prockiw

**Revenue &
Expenditure
Report**

A copy of the Revenue and Expenditure Report for the period ending June 30, 2006 was presented to Council for consideration.

A discussion took place regarding the submitting of variance reports, reallocation of revenue, airport overlay and streets and lighting.

363/06

Moved by Councillor Nowak that the Revenue and Expenditure Report for the period ending June 30, 2006 be accepted as information

CARRIED 5/0

**BYLAWS:
Bylaw 1250/06**

Bylaw 1250/06, to amend Section 3.1.4 Subsection (VI) of Highway 36 Area Structure Plan Bylaw 1151/99 to amend the requirements for buffering requirements for setbacks adjacent to the truck route was presented to Council for consideration.

364/06

Moved by Deputy Mayor Whitford that Bylaw 1250/06 be given second reading.

CARRIED 5/0

365/06

Moved by Councillor Quist that Bylaw 1250/06 be given third reading.

CARRIED 5/0

Bylaw 1251/06

Bylaw 1251/06, to establish the position of Chief Administrative Officer was presented to Council for consideration.

66/06

Moved by Councillor Ward that Bylaw 1251/06 be given first reading.

CARRIED 5/0

367/06

Moved by Councillor Quist that Bylaw 1251/06 be given second reading.

CARRIED 5/0

368/06

Moved by Deputy Mayor Whitford that consideration be given to third reading of Bylaw 1251/06.

CARRIED UNANIMOUSLY

369/06

Moved by Councillor Nowak that Bylaw 1251/06 be given third reading.

CARRIED 5/0

Bylaw 1241/06

Bylaw 1241/06, to provide rules governing the proceedings of Council, and all Council appointed Committees was presented to Council for consideration.

CAO H. Prockiw outlined the changes to Bylaw 1241/06 that have been prepared in accordance with Ministerial Directive No. 10. Bylaw 1241/06 and Bylaw 1242/06 have been combined, as these two bylaws were repetitive and confusing.

70/06

Moved by Deputy Mayor Whitford that Bylaw 1241/06 be given third reading.

CARRIED 5/0

**NEW BUSINESS:
Strategic Plan**

A discussion took place regarding the completion of the Strategic Plan.

371/06

Moved by Councillor Ward that a Special Meeting be held for the middle of August to complete the Strategic Plan. Once the strategic plan has been completed, the document be placed on the agenda for the August 22, 2006 Council meeting for adoption.

CARRIED 5/0

CAMRIF

An important notice regarding the project deadline of July 31, 2006 for the Canada Alberta Municipal Rural Infrastructure Funding Program.

A discussion took place regarding which project the Town should apply for under the CAMRIF program.

372/06 Moved by Councillor Quist that the Town apply for the CAMRIF for the purpose of the East and West Lift Station upgrade and water reservoir.

CARRIED 5/0

Pow Wow Parade A discussion took place regarding the throwing of candy at the Pow Wow Parade on August 4, 2006.

373/06 Moved by Deputy Mayor Whitford that the Town purchase candy for the Town Council who will attend at the parade.

CARRIED 5/0

CORRESPONDENCE:

- a) A thank you letter from Rob Renner, Minister of Alberta Municipal Affairs in regards to the monthly report on the process of the council meeting the directives in Ministerial Order No. L:171/05
- b) A letter from Ty Lund Minister of Infrastructure and Transportation announcing that a grant in the amount of \$163,130 has been transferred to the Town for the 2006 Streets Improvement Program.
- c) A letter from Lakeland County to Regional EMS regarding an amendment agreement in ambulance services.
- d) A letter from the Town of St Paul inviting the Council to attend a meeting to be held August 1, 2006 at the St Paul Recreation Centre in regards to the extension of Highway 881 North of Highway 55.

Mayor Lett will be attending the meeting on behalf of the Town.

374/06 Moved by Councillor Quist that items "a to d" be accepted as information.

CARRIED 5/0

CAO: CAO Prockiw indicated that he would be circulating a written report at each upcoming Council Meetings.

SUPERINTENDENT: Superintendent Benson gave an update on several issues and a copy of his report is attached to the minutes.

A discussion took place regarding the condition of the Airport Terminal Building. Superintendent Benson indicated that he will inspect the premise and have the necessary repairs completed.

MAYOR'S REPORT Mayor Lett reported on various meetings he attended which included:

- July 15, 2006 met with Mr Brian Jean – Member of Parliament, in Athabasca to discuss issues of the Interpretive Centre, Railway Crossing and the Dock.
- Took CAO Prockiw to lunch at the Senior Centre where Mayor Lett discussed the possibility of moving the Recreation Ball Diamonds out of town to compensate for the potential construction of a senior complex. The public in attendance were pleased of such an outcome.
- July 25, 2006 met with several Ministers regarding the Alberta Police and Peace Officers Academy. The presentation headed by Mr. Persley was excellent and Lac La Biche has a good chance of attracting this facility

COUNCILLORS: Councillor Quist reported on various meetings she attended which included:

- July 17 and 21, 2006 Special Council Meetings

Deputy Mayor Whitford reported on various meetings he attended which included:

- Interviews for CAO position
- July 17 and 21, 2006 Special Council Meetings
- July 19, 2006 MPC Meeting
- July 25, 2006 Police and Peace Officer Academy

Councillor Ward reported on various meetings he attended which included:

- July 17 and 21, 2006 Special Council Meetings
- Three sessions before MLA visited sites for Police and Peace Officer Academy.

A discussion took place regarding the preparations that have been undertaken by the committee who have pursued for the Police and Peace Officer College to be built near Lac La Biche. The excellent presentation, the perseverance and dedication of the committee towards this project.

375/06 Moved by Councillor Ward that a letter of congratulations be forwarded to the committee congratulating them for their efforts and hard work.

CARRIED 5/0

376/06 Moved by Councillor Ward that a letter of congratulations be forwarded to Mr. Rob Renner Minister of Alberta Municipal Affairs expressing the Town's gratitude for his guidance over the past several months.

CARRIED 5/0

Mayor Lett declared a five minute recess.

INCAMERA:

377/06 Moved by Councillor Nowak that the meeting move "in camera" for the proposal for the market evaluation of Lot 18, Block 15, Plan 4313BF and the water and sewer assessments and upgrades.

CARRIED 5/0

OUT OF CAMERA:

378/06 Moved by Deputy Mayor Whitford that the meeting move "out of camera".

CARRIED 5/0

379/06 Moved by Councillor Nowak that the Town offer for tender Lot 18, Block 15, Plan 4313BF subject to a re-zoning change based on potential use by the purchaser, that the highest or any tender may not be accepted and that 10% cash or certified cheque be attached with the tender price.

CARRIED 5/0

380/06 Moved by Councillor Quist that EXH be asked to submit a proposal to conduct a study on the water and sewer assessments and upgrades of the Town of Lac La Biche water and Wastewater Infrastructure.

CARRIED 5/0

381/06 Moved by Councillor Ward that the Town negotiate with Lakeland County the approved funding of 50% of the net costs for the assessment studies, design engineering and inspections of the water system, distribution pump upgrades and sanitary lift stations at the next joint council meeting to be held September 18, 2006.

CARRIED 5/0

ADJOURNMENT: Moved by Councillor Quist that the meeting adjourn.

382/06

CARRIED 5/0

The meeting adjourned at 8:32 PM

Mayor Tom Lett

C.A.O. Harvey Prockiw

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF LAC LA BICHE HELD ON WEDNESDAY JULY 26, 2006 AT 7:00 PM IN McARTHUR PLACE TOWN COUNCIL CHAMBERS

PRESENT: Mayor T. Lett, Deputy Mayor R. Whitford, Councillor J. Nowak, Councillor C. Quist and Councillor B. Ward

ABSENT: Councillor G. Coutney and Councillor J. Leskiw

ALSO PRESENT: Chief Administrative Officer H. Prockiw, Superintendent D. Benson and Assistant Administrator P. Gauthier

CALL TO ORDER: Mayor Lett called the meeting to order at 7:02 PM.

ADOPTION OF The agenda was presented and reviewed.

AGENDA:

356/06 Moved by Councillor Quist that the agenda be adopted as amended with the following additions:

- New Business: CAMRIF
- New Business: Pow Wow Parade

CARRIED 5/0

DELEGATIONS: Employ Abilities – Debbie Menard, Program Facilitator - postponed

PREVIOUS Minutes of the Regular Meeting of Council – July 11, 2006.

MINUTES:

357/06 Moved by Councillor Ward that the minutes of the Regular Meeting of Council held July 11, 2006 be adopted as circulated.

CARRIED 5/0

Minutes of the Special Meeting of Council – July 17, 2006

358/06 Moved by Deputy Mayor Whitford that the minutes of the Special Meeting of Council held July 17, 2006 be adopted as circulated.

CARRIED 5/0

Minutes of the Special Meeting of Council – July 21, 2006

359/06 Moved by Councillor Nowak that the minutes of the Special Meeting of Council held July 21, 2006 be adopted as circulated.

CARRIED 5/0

BUSINESS A discussion took place regarding the construction of the Lakeland Interpretive Centre and Leisure Complex.

ARISING FROM

MINUTES:

360/06 Moved by Councillor Ward that a news release be prepared indicating that the Town of Lac La Biche is in full support of the past council decisions regarding the construction of the Lakeland Interpretive Centre. That the Town of Lac La Biche has hired a contractor to survey the site to preserve the historic integrity before construction.

CARRIED 5/0

FINANCE: Accounts Payable Cheque Listing - Period Ending July 19, 2006

Accounts Payable

361/06 Moved by Deputy Mayor Whitford that the Accounts Payable Cheque List for Cheque Numbers 12796 - 12874 be accepted as presented.

CARRIED 5/0

Bank Reconciliation

A copy of the Bank Reconciliation for the period ending June 30, 2006 was presented to Council for consideration.

362/06 Moved by Councillor Ward that the Bank Reconciliation for the period ending June 30, 2006 be accepted as presented.

CARRIED 5/0

A discussion took place regarding the length of time the train spends at the crossings blocking traffic for more than 15 to 20 minutes. Mayor Lett indicated that when the train is stopped during the lunch hour he has witnessed children from the schools crossing under the tracks.

Mr. Okinczyc reported that it is nearly impossible to change the time the train arrives in Lac La Biche because if it is not changing trains in one Town it is changing trains in another Town.

Also discussed was the possibility of moving the tracks outside the Town boundary, underpasses, overpasses, and having patrolman to watch the children.

Deputy Mayor Whitford suggested that a street crossing be made on 101 Street.

Also suggested was to lobby the Federal and Provincial Government for financial assistance, as the cost of relocation is approximately \$6 million dollars. The railway tracks have been a problem for many years and the safety issue is increasing everyday.

MP Brian Jean will be invited to a future meeting of Council were his assistance will be requested on the issue of the railroad tracks.

Mayor Lett thanked Mr. Okinczyc for his presentation.

Albert Stratchuk Mr. A. Stratchuk appeared before Council to discuss the Area Structure Plan for Highway #36.

Mr. Stratchuk currently owns property that aligns the Truck Route and is proposing to construct a hotel and according to the Area Structure Plan, a buffer was implemented because the adjoining property was zoned Low and Medium Density Residential and changed to Highway Commercial.

Mr. Stratchuk is requesting that the buffers be deleted, the brumes for noise abatement are no longer required and that the memorandum of understanding cancelled.

Also discussed was the variance agreement with Alberta Environment regarding municipal reserves and Interim CAO Power indicated that proposals have been initiated and costs should be arriving by April 19, 2006.

Mayor Lett indicated that the Town Council will be meeting with the Lakeland County Council and this item will be placed on the agenda for the May 1, 2006 meeting.

Mayor Lett thanked Mr. Stratchuk for his presentation and declared a 10-minute break.

**Revenue/
Expenditure Report**

A copy of the Revenue and Expenditure Report for the period ending April 7, 2006 was presented to Council for information.

188/06

Moved by Councillor Coutney that the Revenue and Expenditure Report for the period ending April 7, 2006 be adopted as information.

CARRIED 7/0

Lakeland County

A letter from Lakeland County inquiring if the Town is interested in pursuing a study from Telus for the Lac La Biche/Ashmont calling exchange. The study would be at no charge to the local authorities and Lakeland County will contact Telus to make suitable arrangements.

Conflict of Interest

Councillor Coutney declared a conflict of interest, as he is an employee of Telus and vacated his chair.

189/06

Moved by Councillor Ward that the Town express interest in pursuing a study with Lakeland County to have Telus look into a Lac La Biche/Ashmont calling exchange and the Village of Vilna be included in the calling exchange.

CARRIED 6/0

Greater North

A letter, copy of the 2006 requisition request and consolidated financial statements from the

Foundation

Greater North Foundation.

30/06

Moved by Councillor Leskiw that the town pay the 2006 requisition from the Greater North Foundation in the amount of \$18,330.73 and the consolidated financial statements be accepted as information.

CARRIED 7/0

**Committees,
Boards &
Agencies**

A copy of the Committees, Boards and Agencies was presented to Council for their discussion.

191/06

Moved by Deputy Mayor Whitford that the following Council members be placed in the committees as indicated and that Administration notify each Committee, Board or Agency with the new Council member appointed.

COMMITTEES, BOARDS & AGENCIES	April 11, 2006 Appointments
COMMITTEE OF THE WHOLE	
-Administrative and protective services	All Council
-Finance and Government Services	
-Public Works and Engineering Services	
ASSESSMENT REVIEW BOARD - 1 Year Appointments	
-3 Members of Council	Mayor Lett
	Deputy Mayor Whitford
	Councillor Nowak
-2 Members At Large:	Soad Tarrabain
	Larry Schuett
PORTAGE COLLEGE -POLICING CENTRE - 1 Member of Council	Councillor Ward
LAC LA BICHE WATERSHED COMMITTEE - 1 Member of Council	Councillor Ward
EAST REGION REDUCTION ON WASTE COMMITTEE - 1 Member of Council	Deputy Mayor Whitford
FISHERIES ADVISORY COMMITTEE - 1 Member of Council	Councillor Coutney
GREATER NORTH FOUNDATION -1 Member of Council	Councillor Leskiw
LAKELAND COUNTY-REVIEW LAND USE BYLAW - 1 Member of Council	Councillor Coutney
LAKELAND INTERPRETIVE CENTRE - 2 Members of Council	Councillor Nowak
	Councillor Quist

LLB FAMILY & COMMUNITY SUPPORT SERVICES - 1 Member of Council	Councillor Quist
LLB & DISTRICT CHAMBER OF COMMERCE - 1 Member of Council	Mayor Lett
LLB MUNICIPAL LIBRARY BOARD - 1 Member of Council	Councillor Leskiw
MUNICIPAL PLANNING COMMISSION	
-3 Members of Council	Deputy Mayor Whitford
	Councillor Coutney
	Councillor Ward
-2 Members At Large:	Darwish Smaiel
	Paul Arsenault
NORTHERN CARE - 1 Member of Council	Deputy Mayor Whitford
NORTHERN LIGHTS LIBRARY SYSTEM - 1 Member of Council	Councillor Nowak
PORTAGE AQUATIC ASSOCIATION- 1 Member of Council	Councillor Quist
Further Ed Council (CLASS) - 1 Member of Council	Councillor Quist
ROUTE 36 - 1 Member of Council and an Alternate	Councillor Leskiw
Alternate	Councillor Ward
RCMP VICTIM SERVICES - 1 Member of Council	Deputy Mayor Whitford
REGIONAL COMMUNITY DEV CORP RCDC - 1 Member of Council & Alternate	Councillor Ward
Alternate	Councillor Quist
LAKELAND REG WASTE MANAGEMENT COMMISSION - 2 Members of Council	Councillor Nowak
	Councillor Coutney
(Lakeland County Reps.)	Jeff Dechaine
	Guy Piquette

SUBDIVISION & DEVELOPMENT APPEAL BOARD	Councillor Quist
-2 Members of Council	Councillor Nowak
-3 Members At Large:	Annace Fyith
	Dianne Barna
	Larry Schuett
Alternate Member At Large	Seham Fyith

CARRIED 7/0

**101 Street
Railway Crossing**

A discussion took place regarding the possibility of constructing a road near 101 Street because of the safety hazard of the railway crossing. It has been noted because of the railway tracks the downtown commercial sector is not expanding. There are approximately five lots that could be developed as commercial property.

192/06

Moved by Deputy Mayor Whitford that the Town write a letter to Athabasca Northern Railway with the proposal of constructing a road which would be an extension of Nanton Street and that letters also be forwarded to the Federal and Provincial Government and to lobby the MP and MLA and Department of Transportation.

CARRIED 7/0

**Town/County
Joint Meeting**

Mayor Lett reported that a tentative joint meeting has been scheduled with Lakeland County Council on May 1, 2006. It was suggested to administration that a dinner be scheduled before the meeting.

Topics of discussion will include:

- Recreation Agreement
- Bylaw Enforcement
- Police Commission
- Amalgamation

Interim CAO Power suggested that the Summer Fun Program for 2006 also be included in the topic of discussion.

BYLAW 1239/06

Bylaw 1239/06 to amend Land Use Bylaw 1151/99 to rezone Lots 9 to 11, Block 2, Plan 772 2254 from R2 Residential Medium Density to R3 Residential Multi-Family to allow for the construction of an 18 suite Condo-Apartment was presented to Council for first and second reading.

Conflict of Interest

Councillor Ward declared a conflict of interest because he has a vested interest in the adjoining property and vacated his chair.

193/06

Moved by Deputy Mayor Whitford that Bylaw 1239/06 to amend Land Use Bylaw 1151/99 to rezone Lots 9 to 11, Block 2, Plan 772 2254 from R2 Residential Medium Density to R3 Residential Multi-Family to allow for the construction of an 18 suite Condo-Apartment be given first reading.

CARRIED 6/0

194/06

Moved by Councillor Leskiw that Bylaw 1239/06 to amend Land Use Bylaw 1151/99 to rezone Lots 9 to 11, Block 2, Plan 772 2254 from R2 Residential Medium Density to R3 Residential Multi-Family to allow for the construction of an 18 suite Condo-Apartment be given second reading.

CARRIED 6/0

Councillor Ward returned to his chair.

- BYLAW 1240/06** Bylaw 1240/06 to amend Land Use Bylaw 1151/99 to rezone 8304 – 100 Street from R1 Residential to C2 Arterial Commercial to allow for the development of businesses, which are vehicle oriented, was presented to Council for second and third reading.
- 195/06 Moved by Councillor Leskiw that Bylaw 1240/06 to amend the Land Use Bylaw 1151/99 to rezone Lot 1, Block 2, Plan 8260ET from R1 to C2 be given second reading.
CARRIED 7/0
- 196/06 Moved by Deputy Mayor Whitford that Bylaw 1240/06 to amend the Land Use Bylaw 1151/99 to rezone Lot 1, Block 2, Plan 8260ET from R1 to C2 be given third reading.
CARRIED 7/0
- Bylaw 1241/06** Bylaw 1241/06, to provide Council with rules for calling meetings and governing its proceedings, the conduct of its members, the appointment of committees and for the transaction of its business was presented to Council for second reading.
- 197/06 Moved by Councillor Coutney that Bylaw 1241/06, the Procedural Bylaw, to provide Council with rules for calling meetings and governing its proceedings, the conduct of its members, the appointment of committees and for the transaction of its business be given second reading as amended.
CARRIED 4/0
- Bylaw 1242/06** Bylaw 1242/06, to establish the Council Committee, Committee of the Whole, to regulate the procedures and conduct of Committee of the Whole Meetings was presented to Council for second reading.
- 198/06 Moved by Councillor Leskiw that Bylaw 1242/06 to establish the Council Committee, Committee of the Whole, and regulate the procedures and conduct of Committee of the Whole Meetings be given second reading.
CARRIED 7/0
- CORRESPONDENCE:**
- a. Council Follow Up Action List – March 28, 2006
 - b. Minutes of the Meeting of the LLB & Regional FCSS Board held March 6, 2006
 - c. Minutes of the Meeting of the Greater North Foundation held March 13, 2006
 - d. A letter from AUMA to Premier Ralph Klein expressing thanks for the significant contributions made to municipalities
 - e. A letter and minutes from Mayor Mandel held February 10, 2006 regarding the Northern Mayors' and Reeves' Caucus meeting and a request to have the Town provide funding up to \$250.00 for the hiring of a consultant to identify issues and development of a communication strategy on how the Caucus should address the issue of infrastructure funding.
- 199/06 Moved by Councillor Ward that the Town provide funding up to \$250.00 for the hiring of a consultant to identify issues and development of a communication strategy on how the Caucus should address the issue of infrastructure funding.
CARRIED 7/0
- f. A letter from Canadian Union of Postal Workers regarding their campaign to stop plant and post office closures.
 - g. A letter from Gerald Tremblay, Mayor of Montreal announcing their 100th Annual Conference in Monday from May 7 to May 10, 2006.
 - h. A copy of April 2006 Calendar of Events
 - i. Minutes from the Town of Lac La Biche and Lakeland County Library Board meeting held March 15, 2006.
 - j. An invitation from Alberta's Lakeland Museums and Historical Site Society to attend a meeting on April 29, 2006.
- 200/06 Moved by Councillor Ward that Regional Community Development Council is requested to attend the Alberta's Lakeland Museums and Historical Site on April 29, 2006.
CARRIED 7/0
- k. An invitation from Northeast Natural Resource Education Society to attend the 1st Annual Natural Education Minister's Dinner on May 4, 2006.

Administration was requested to contact the Northeast Natural Resource Education Society and reserve tickets to the Minister's Dinner on May 4, 2006. Administration was requested to have available a copy of "The Chronicles" to be donated to the Silent Auction

201/06 Moved by Deputy Mayor Whitford that items "a to k" be adopted as information.

CARRIED 7/0

INTERIM CAO

REPORT: Interim CAO Power reported on several issues and a copy of the report was circulated. A discussion took place regarding the next Committee of the Whole meeting and it was decided the date would be April 24, 2006.

**SUPERINTENDENT
REPORT:**

Superintendent D Benson reported on several issues, which included the Emergency Table Top Session hosted by the Town on April 10, 2006 and the paving timelines that have been scheduled for later this year.

MAYOR REPORT:

Mayor Lett reported that he attended a meeting with Reeve Kirylichuk.

**COUNCILLORS
REPORT:**

Councillor Ward reported on the Challenge North Seminar in High Level and will be submitting a report later.

Councillor Leskiw reported on the Route 36 meeting that focused on financing and the 2 cent per capita membership that will come into affect in 2007. Councillor Leskiw also reported on Habitant for Humanity and AUMA sustainability and planning.

Councillor Whitford reported on the March 31, 2006 meeting in Athabasca regarding recycling and that tariff that is currently on tires may be placed on items such as paint and aerosol cans.

Councillor Coutney reported that he attended an impromptu meeting with Interim CAO Power regarding the Capital budget.

Councillor Quist attended the FCSS Board meeting which included topics such as the Drug Coalition Program, Volunteer Luncheon on April 25, 2006 and the Family Resource Book that has been adopted.

A discussion took place regarding the seminar on May 8, 2006 thru FCSS and Councillor Leskiw reported that he could attend and that Councillor Uganecz of Lakeland County will be providing transportation.

Councillor Nowak reported that he also attended an impromptu meeting with Interim CAO Power regarding the Capital budget.

ADJOURNMENT: Moved by Councillor Coutney that the meeting adjourn.

202/06 The meeting adjourned at 9:42 PM

Mayor T. Lett

Interim CAO M. Power

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF LAC LA BICHE HELD ON TUESDAY APRIL 11, 2006 AT 7:00 P.M. IN McARTHUR PLACE TOWN COUNCIL CHAMBERS

PRESENT: Mayor T. Lett, Deputy Mayor R. Whitford, Councillor G. Coutney, Councillor J. Leskiw, Councillor J. Nowak, Councillor C. Quist and Councillor B. Ward

ALSO PRESENT: Interim Chief Administrative Officer M. Power, Superintendent D. Benson and Assistant Administrator P. Gauthier

CALL TO ORDER: Mayor Lett called the meeting to order at 7:07 P.M.

ADOPTION OF The agenda was presented and reviewed.

AGENDA:

176/06

Moved by Deputy Mayor Whitford that the agenda be adopted with additions:

New Business: 101 Street Railway Crossing
May 1, 2006 Joint Meeting with Lakeland County Council

CARRIED 7/0

PREVIOUS
MINUTES:

177/06

Minutes of the Public Hearing of Council – March 28, 2006.

Moved by Councillor Quist that the minutes of the Public Hearing of Council held March 28, 2006 be adopted as circulated.

CARRIED 7/0

Minutes of the Regular Meeting of Council – March 28, 2006

.78/06

Moved by Councillor Leskiw that the minutes of the Regular Meeting of Council held March 28, 2006 be adopted as circulated.

CARRIED 7/0

179/06

Minutes of the Committee Meeting of Council – April 4, 2006

Moved by Councillor Ward that the minutes of the Committee Meeting of Council held April 4, 2006 be adopted as circulated.

CARRIED 7/0

BUSINESS ARISING
FROM MINUTES:

There was no business arising from the previous meeting of Council.

FINANCE:

Accounts Payable Cheque Listing - Period Ending April 5, 2006

Councillor Ward requested an explanation on Cheque # 12322 issued to Little Divide Search and Rescue. Superintendent Benson indicated that it was for a grant and administration was requested to find out more details.

180/06

Moved by Councillor Ward that the Accounts Payable Cheque List for Cheques Numbers 12239 to 12337 be accepted as presented.

CARRIED 7/0

NEW BUSINESS:

A letter from Lac La Biche and Regional Family and Community Support Services requesting the waiver of rental fees for the use of McArthur Room on April 25, 2006 to hold the Volunteer Appreciation Luncheon.

LB Regional Family
& Community
Support Services
181/06

Moved by Councillor Ward that the Town grant waiver of rental fees for the use of McArthur Room on April 25, 2006 to hold the 8th Annual Volunteer Appreciation Luncheon.

CARRIED 7/0

Hope Haven A letter from Hope Haven requesting the waiver of rental fees for the use of Jubilee Hall on June 3, 2006 for the 14th Annual Lynne Lambert Memorial Charity Golf Fundraiser.

Councillor Quist declared a conflict of interest, as she is an employee of Hope Haven and vacated her chair.

182/06 Moved by Councillor Leskiw that the Town grant waiver of rental fees for the use of Jubilee Hall on June 3, 2006 for the 14th Annual Lynne Lambert Memorial Charity Golf Fundraiser.

CARRIED 6/0

LLB 4-H District A letter from Lac La Biche 4-H District requesting waiver of rental fees for the use of the Centennial Arena on May 28 to May 30, 2006 to hold their annual District 4-H Achievement Day.

183/06 Moved by Deputy Mayor Whitford that the Town grant waiver of rental fees for the use of the Centennial Arena on May 28 to May 30, 2006 to hold their annual District 4-H Achievement Day.

CARRIED 7/0

Alberta Seniors A letter from Alberta Seniors Advisory Council requesting the Town proclaim June 5 to 11, 2006 as Seniors' Week 2006.

184/06 Moved by Councillor Leskiw that the Town proclaim June 5 to 11, 2006 as Seniors' Week 2006 and the proclamation be published in the local newspaper.

CARRIED 7/0

LB Regional Family & Community Support Services A letter from Lac La Biche Regional Family and Community Support Services requesting the Town proclaim April 23 to 29, 2006 as Volunteer Week. The Volunteer Appreciation Committee is requesting the attendance of Council to the luncheon on April 25, 2006 in McArthur Room and that the Mayor or his designate be present to give greetings to the guests. The Committee would like to know how many will be attending by April 11th, 2006 to assist the Caterer.

185/06 Moved by Deputy Mayor Whitford that the Town proclaim April 23 to 29, 2006 as Volunteer Week.

CARRIED 7/0

DELEGATIONS:
Ms. C. Bryks Ms Corrine Bryks appeared before Council to discuss the ongoing drug problem in the Town of Lac La Biche. Ms Bryks presented a clipping entitled "More RCMP members always welcomed" which indicated that the Provincial Budget released March 22, 2006 included a potential gift for rural communities across Alberta - \$6.1 million boost to add 80 RCMP officers in rural communities.

Ms Bryks expressed her concern with the current drug problem and the ill effective it may have on the health and welfare of our youth. Ms Bryks has voiced her concerns to the local RCMP Detachment and she stated the Detachment's main objective is to "catch the big" guy selling the drugs to the "little guy". As in any small community, the police are aware of the drug houses and drug dealers however; it takes time to apprehend the guilty. Ms Bryks indicated that the senior population is afraid to venture out of their homes during the evenings. In addition, that if the small drug pushers could be apprehended there may be less vandalism, theft and graffiti. Ms Bryks reported that she visited the local schools, spoke to the RCMP about her appearing before Town Council to discuss the problem and was upset that a larger audience was not in attendance. Ms Bryks feels there should be more RCMP members, undercover personnel and the possibility of a drug dog to find some solution to the drug problem in Lac La Biche.

Rev. Christobel Lines also appeared before Council and reported that she attended a Drug Information Night at Portage College and is in support of the Drug Coalition originated by FCSS and is requesting that once the Drug Coalition Program is up and running that the Town Council support this endeavour.

Mayor Lett thanked both Ms Bryks and Rev. Christobel Lines and is uncertain why the RCMP will not target the drug dealers.

Councillor Coutney indicated that this community concern should be discussed jointly between the Town of Lac La Biche Council and with Lakeland County Council. Councillor Coutney also noted that it might be time the Police Commission was reinstated; the Commission could be a powerful tool where questions could be asked and answered by the RCMP.

Councillor Ward requested further information about the Drug Coalition and requested Ms Anita Polturak, Coordinator of FCSS to explain further about the program to the Town Council.

Ms Polturak outlined the key components of the Drug Coalition Program, which included:

- Community response
- Strategies to make Lac La Biche and Region hard for the drug pushers
- Be proactive
- Have a regional approach – meetings are upcoming within the next few months
- Trade Show – pamphlets will be available regarding the drug coalition
- Getting more information from the RCMP
- Having action plans however small
- Government Assistance

A discussion took place regarding the types of drug available and it seems the drug of choice for Lac La Biche now is cocaine.

Deputy Mayor Whitford stated while working for the Court system, drug prosecution is a reoccurring infraction. He further noted that at the Beaver Lake Cree Nation, the elders have suggested people who have been prosecuted by the law for a drug infraction should be banned from the Reserve.

Ms Polturak stated that Beaver Lake Cree Nation and Heart Lake First Nation have been asked to participate in the Drug Coalition Program.

Councillor Nowak reported that as an EMT our community is unaware of just now serious the drug problem is.

It was discussed that perhaps the community should stand up; point figures, indicate where the drug houses are to get the "little guy" and fight back.

Ms. Donna Steele also approached Town Council with her concerns and experiences in her neighbourhood. The delegations requested Town Council to be proactive, pressure the Provincial Government, cut pushers off, and find extra funding for more police protection.

Reeve P. Kirylochuk suggested that all concerned citizens write letters to the MLA expressing their concerns.

186/06

Moved by Councillor Quist that the Town support the Drug Coalition Program and become an active partner in the coalition.

CARRIED 7/0

187/06

Moved by Councillor Coutney that the Town have Administration contact County to discuss possible reinstatement of the Police Commission.

CARRIED 7/0

**Athabasca
Northern Railway**

Mr. Alex Okinczyc, Manager of Train Operations, of Athabasca Northern Railway Ltd., appeared before Council regarding the on going problem of pedestrian safety in regards to the railroad tracks.

Mr. Okinczyc presented Council with a copy of their Emergency Plan. He stated that the railway cars are not carrying any chemical or hazardous materials.

BYLAW NO. 1231/05
TOWN OF LAC LA BICHE

AMENDMENT OF THE HIGHWAY NO. 36 AREA STRUCTURE PLAN

A BY-LAW OF THE TOWN OF LAC LA BICHE IN THE PROVINCE OF ALBERTA TO PROVIDE FOR AN AMENDMENT TO THE AREA STRUCTURE PLAN FOR HIGHWAY NO. 36

WHEREAS, in accordance with the Municipal Government Act, S.A. 1994, Chapter M-26.1, as amended, allows a municipality to adopt an Area Structure Plan; and

WHEREAS, the Council did adopt an Area Structure Plan for Highway No. 36, being Bylaw No. 1184/01; and

WHEREAS, under the authority and pursuant to the Municipal Government Act, Chapter M 26.1, R.S.A. 1995, and amendments thereto Council may amend the provisions of the Area Structure Plan, and

WHEREAS, the Council of the Town of Lac La Biche deems it proper to amend the Transportation Plan, being Figure 10 of Bylaw 1184/01, and

NOW THEREFORE, the Council of the Town of Lac La Biche in the Province of Alberta, duly assembled, hereby enacts as follows:

PART I: BYLAW TITLE

1. That Bylaw 1231/05 be known as the "Amending Highway No. 36 Area Structure Plan" Bylaw.

PART II: APPLICATION


1. That Figure 10 (Transportation Plan) be amended to reflect a collector road to access the commercial property designated in the Highway No. 36 Area Structure Plan.

PART III: ENACTMENT

1. THIS Bylaw shall come into force and effect upon the date of the passing of the Third and Final Reading and signing thereof.

READ a first time in Council this 23RD day of AUGUST, A.D., 2005.

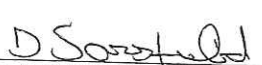
MAYOR


CHIEF ADMINISTRATIVE OFFICER

READ a second time in Council this 11 day of OCTOBER, A.D., 2005.

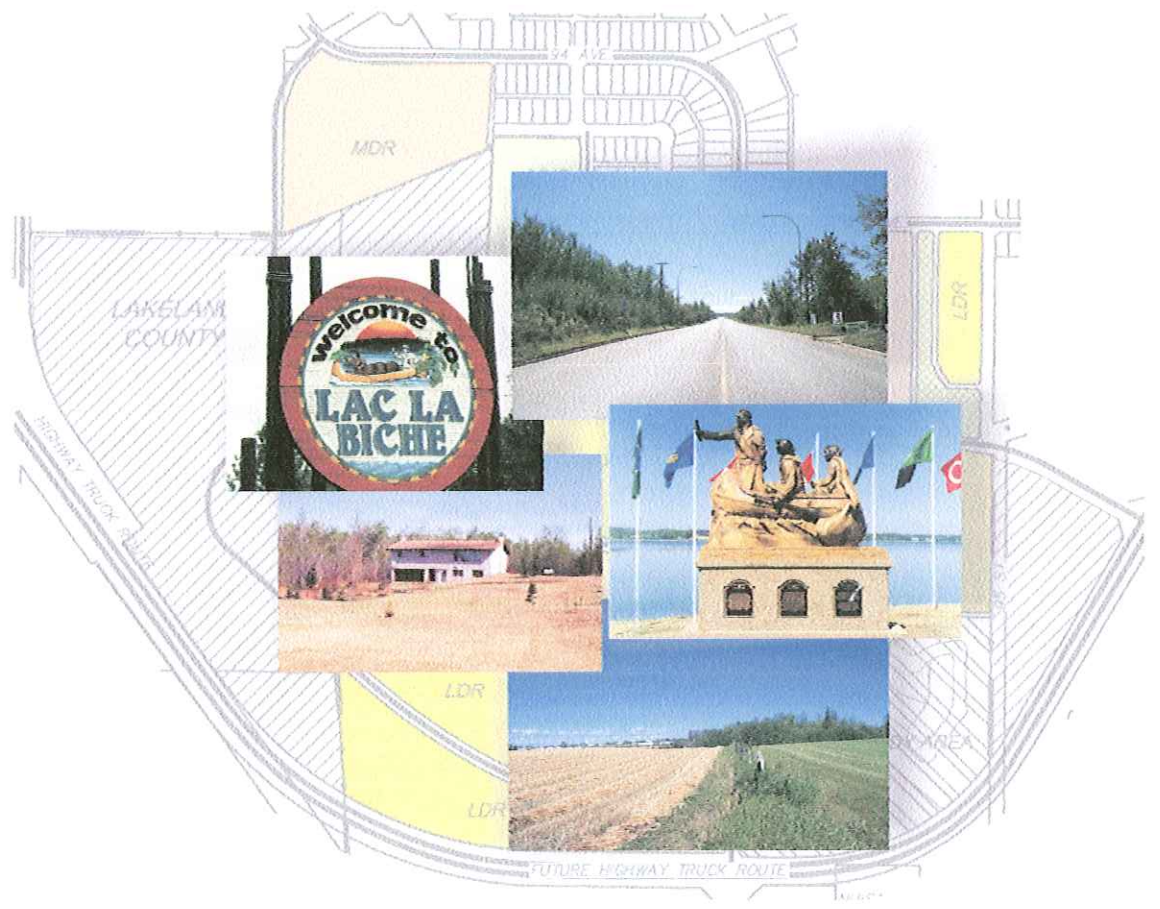
READ a third time in Council and finally passed this 11 day of OCTOBER, A.D., 2005.


MAYOR


CHIEF ADMINISTRATIVE OFFICER



Town of Lac La Biche



Highway 36 Area Structure Plan

October, 2002

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Appendix A – Development Statistics

Appendix B – Land Ownership as of August 1, 2002

1 INTRODUCTION AND BACKGROUND

1.1 Forward

This report is an Area Structure Plan (ASP) that has been prepared on behalf of the Town of Lac La Biche. The objective of the plan is to provide a framework for development of a planned residential community that encourages attractive, efficient and economical development in a manner that is complimentary and compatible with existing developments in Lac La Biche. The plan is based on development objectives to achieve the highest urban residential standards possible consistent with market requirements. The overall intent of the plan is to pursue orderly and economical staged development through the life of the neighbourhood.

1.2 Background and Purpose

Residential development within the Lac La Biche area has been experiencing recent pressures both within the Town and the adjoining County. The development of a future truck route connecting Highway 36 to Highway 55 and the downtown provides a logical planning boundary for the development of a residential community. The creation of this Area Structure Plan will guide the future development north of the truck route and provide positive direction towards land uses and servicing within the community.

1.3 Policy Context

The ASP document has been prepared in accordance with Section 633 of the Municipal Government Act, 1995, the Town of Lac La Biche Municipal Development Plan and the Lac La Biche Fringe Area Plan. The plan describes the proposed land uses, density of development, the location of major roadways and utilities and the anticipated sequence of development. The plan provides for a range of residential opportunities which will serve to strengthen the Town's diversity for delivery of residential lotting alternatives for people that live and work within the community and in the surrounding areas.

1.4 Report Format

The plan is divided into seven sections. Sections 1 through 3 provide the relevant background information. Section 4 describes the land use concept. Sections 5 and 6 describe the servicing and transportation issues and Section 7 provides for the implementation of the plan.

2 EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN

2.1 General

In the preparation of the Highway 36 Area Structure Plan it was necessary to examine existing site conditions and inventory existing influences, both natural and man-made.

2.2 Location and Urban Context

The Area Structure Plan is comprised of approximately 130 hectares of land located within the southern portion of the Town of Lac La Biche, generally within the N.W. ¼ of Section 7-66-13-4 and the N.E. ¼ Section 12-66-14-4. It is bounded on the south and west by the future truck route, on the east by 95th Street and the Lakeland County boundary, on the north by 91st Avenue and 94th Avenue (see **Figure 1**). The site is surrounded by vacant agricultural and scattered country residential homes as well as the built up residential area to the north. Portage College is adjacent to the Area Structure Plan boundary to the north as well as the Lac La Biche Hospital. The existing high school and elementary school are also located adjacent to the Area Structure Plan boundary in the northwest corner. The old Town of Lac La Biche Nuisance Grounds are located outside of the plan area, however adjacent to it and will be discussed further in Section 2.4 (see **Figure 2**).

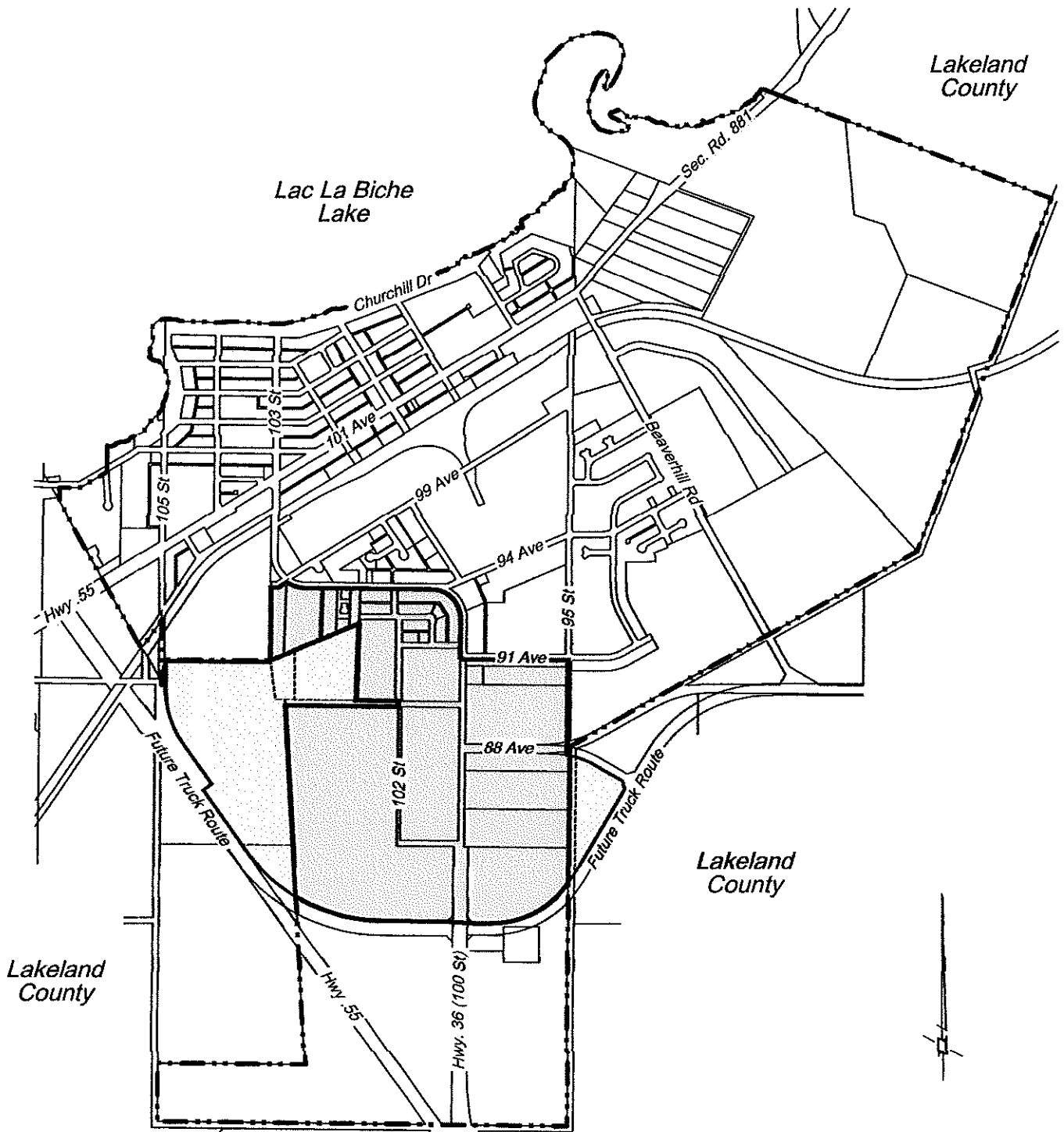
2.3 Environmental Assessment

An Environmental Assessment has not been undertaken for the planning area. The presence of the existing country residential sites within the central portion of the plan area may suggest some cause for environmental contamination from possibly garbage, septic field, vehicle storage or fuel storage areas and should be further investigated at the subdivision stage.

2.4 Nuisance Grounds

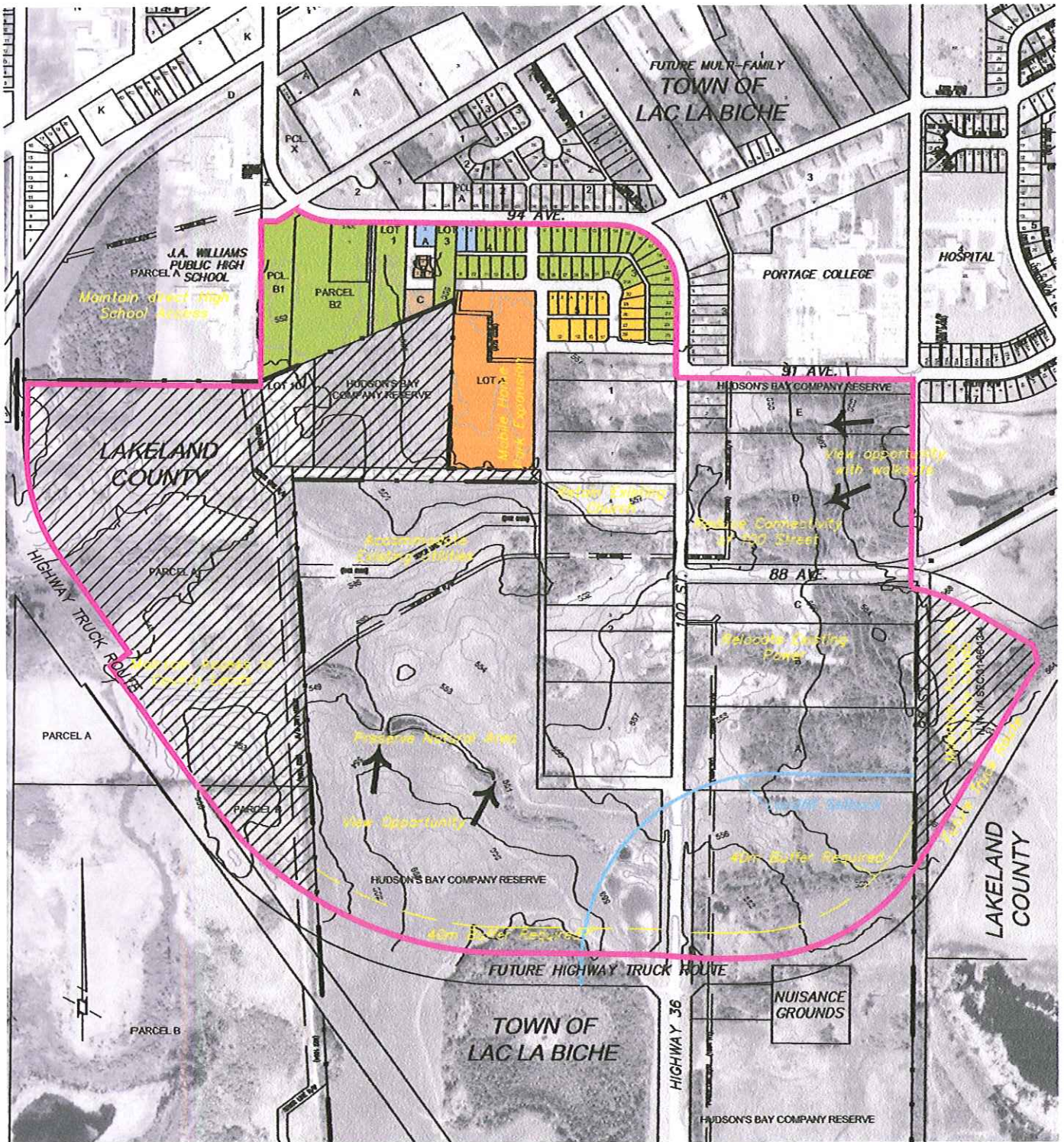
The Town of Lac La Biche Nuisance Grounds has been closed for over two decades. A testing program was conducted on site in March, 2002. It found the following:

- a) all samples had levels of total dissolved solids and manganese exceeding the drinking water criteria. This is most likely due to the local occurrence of manganese and calcium sulphate (gypsum) in the area;
- b) groundwater sample from Well "A" (upstream of the landfill) had a high concentration of sodium. This is most likely caused by a local occurrence;
- c) all samples had relatively high concentrations of sulphate compared to the monitoring well. This is most likely caused by the local occurrence of gypsum;



**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 1
Location Plan**



- Area Structure Plan Boundary
- Town Boundary
- Residential (Medium Density)
- Residential (Multi-family)
- Institutional
- RMHP (Residential Manufactured Home Park)
- RMHS (Residential Manufactured Home)
- Lakeland County Lands to be excluded.

TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN

Figure 2
Existing Conditions

- d) all volatile organic contaminants were well below the laboratory detection limit; and
- e) all other dissolved heavy metals were below the criteria or the laboratory detection limits.

Confirmation of the successful reclamation of the landfill site has been obtained from Alberta Environment.

2.5 Historical Resources

The original Lac La Biche Townsite, namely Plan 4313 BF, was a subdivision of Part of the Hudson Bay Company's Reserve. This 1,000 acre reserve was one of the terms of the surrender in 1869 to the Dominion of Canada of all the Hudson Bay Company's rights in Rupert's Land. The Hudson Bay Company was entitled to select a block of land adjoining each of its Posts. The Company had a Post at Lac La Biche at that time.

The Lac La Biche Trail was the first cut road in Alberta. When the Oblate Missionaries at the Lac La Biche Mission completed this task in 1856, it provided this region with an overland link with the Winnipeg Trail at Fort Pitt, into the Red River Settlement, and the United States. The Lac La Biche Trail was designated a Provincial Historic Resource in 1993.

The creation of Subdivision Plan 4313 BF was one of the inducements to have J.D. McArthur build the Alberta and Great Waterways Railway to Lac La Biche instead of having a railway run north through the Plamondon District.

The Continental Divide is also located near the Town of Lac La Biche.

2.6 Soils

The soil consists of the following base according to the "Soil Survey of the Sand River Area" (Alberta Soil Survey – 1975):

- a) Grandin (sixty percent) – clay loam which is moderately well drained;
- b) Maywood (thirty percent) – a mixture of clay loam and silty clay loam which is moderately well drained; and
- c) Edwand (ten percent) – loamy coarse sand which is rapidly drained.

2.7 Vegetation and Natural Features

Scattered woodlots are prevalent throughout the plan area with a natural ravine area bisecting the property in the southwest portion of the plan area. A reasonably dense forested area exists in the eastern portion of the plan area. Efforts will be made to retain vegetation wherever possible and incorporate it into the plan area.

2.8 Topography

The ASP area is characterized by gently undulating topography, with elevation differences of up to 28 metres from east to west as shown on **Figure 3**. A prominent hill exists in the easternmost portion of the plan area and will provide for some excellent view opportunities. Other view opportunities exist in the southern portion of the plan area and should be incorporated to the fullest extent possible. Although significant topographical differences exist, only limited areas will be encumbered by severe slopes. As shown on **Figure 4**, there are slopes in excess of 5% and in excess of 10%. Slopes in excess of 10% are not buildable and will require special attention when considered for development. Every effort will be made to incorporate the topography into the design to minimize the effects on overall development costs.

2.9 Transportation Facilities

The plan area is bounded by excellent transportation facilities on all sides. Highway 36 provides excellent access from the south into the plan areas while the proposed truck route provides options for other than local traffic to access the downtown. The northern boundary of the plan area is 94th Avenue and will connect to 100th Street and eventually to Highway 36. Direct access will also be provided from 91st Avenue as well 88th Avenue in the eastern portion of the plan area.

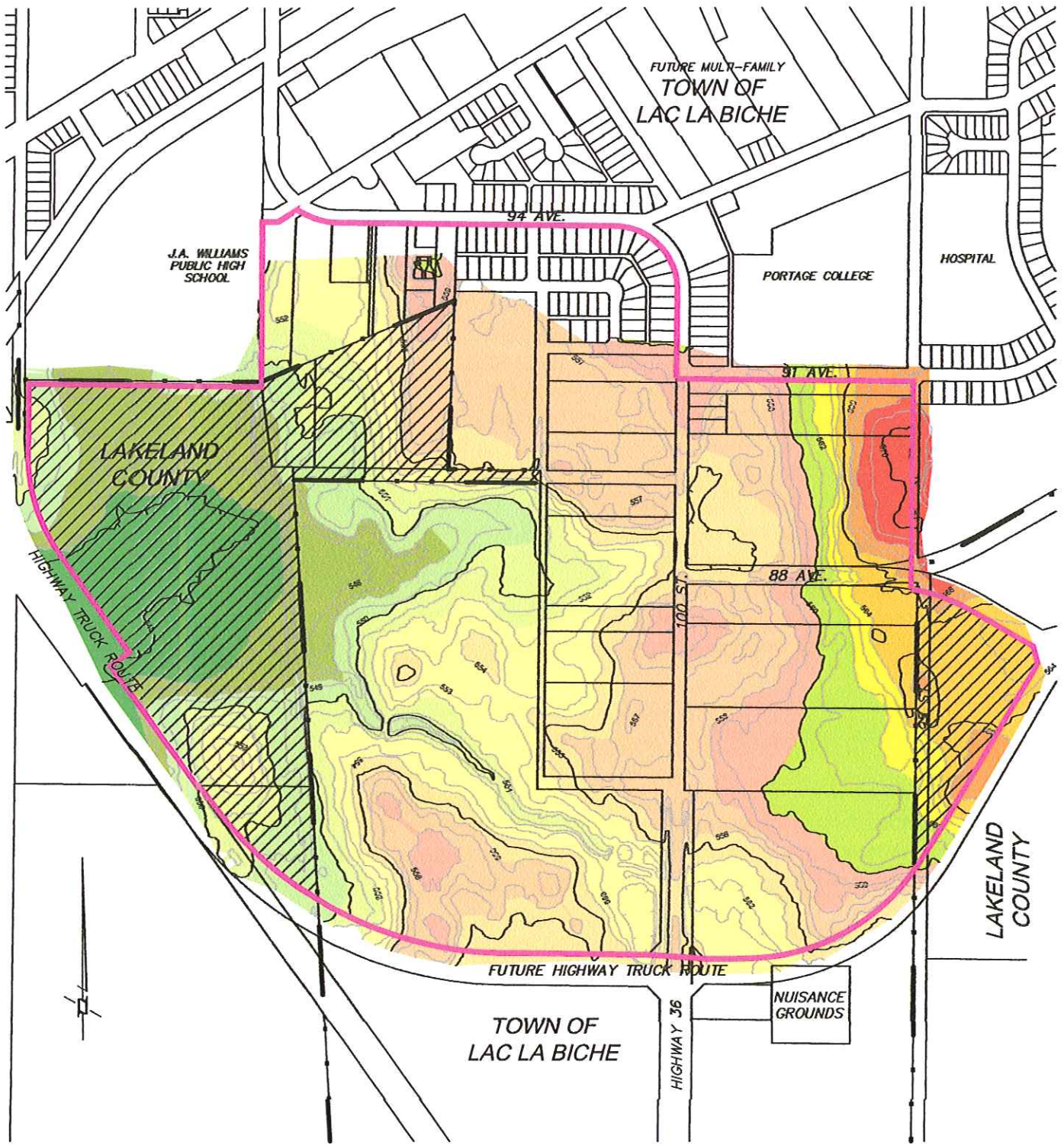
The Town of the County signed a Memorandum of Understanding regarding the truck route from Highway No. 55 south and east to Highway No. 36 on August 8, 2001. The agreement states that there will be no direct access to the Truck Route other than existing accesses. In addition, no commercial or industrial uses will be allowed to be adjacent to the Truck Route in both municipalities.

2.10 Land Ownership

The plan area is owned by several different land owners as shown on **Figure 5**, and in **Appendix B**.

2.11 Lakeland County

A portion of the plan area lies within the Lakeland County and lies outside of the jurisdiction of the Town of Lac La Biche. Although these lands form part of the logical planning unit, the interjurisdictional nature has necessitated the removal of these lands from the study area. It is recognized that they will become future residential development as Lakeland County authority permits.



— Area Structure Plan Boundary

— Town Boundary



Lakeland County Lands to be excluded.



545m - 546m



550m - 552m



556m - 558m



562m - 564m



568m - 570m



546m - 548m



552m - 554m



558m - 560m



564m - 566m



548m - 550m



554m - 556m



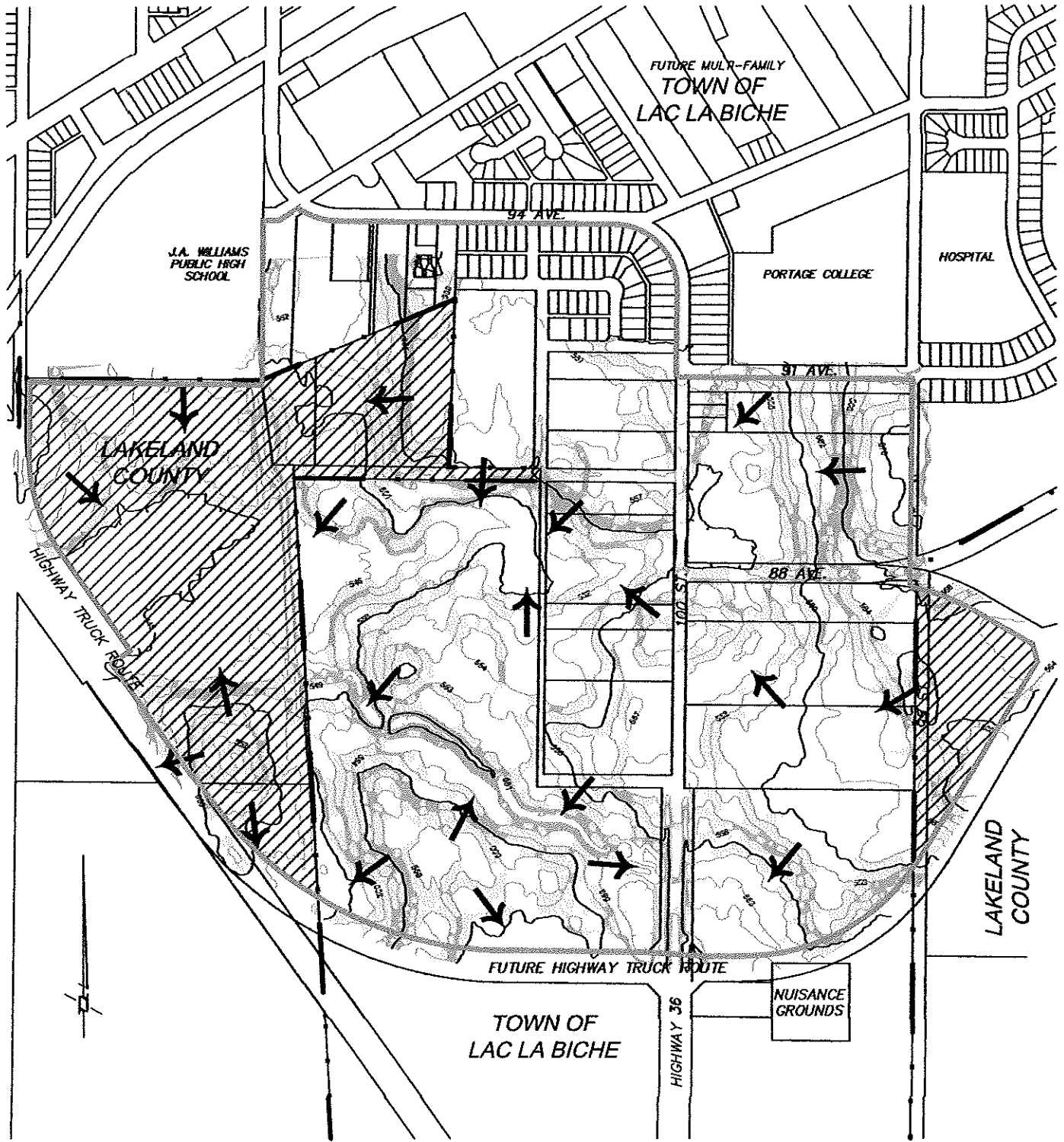
560m - 562m



566m - 568m

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

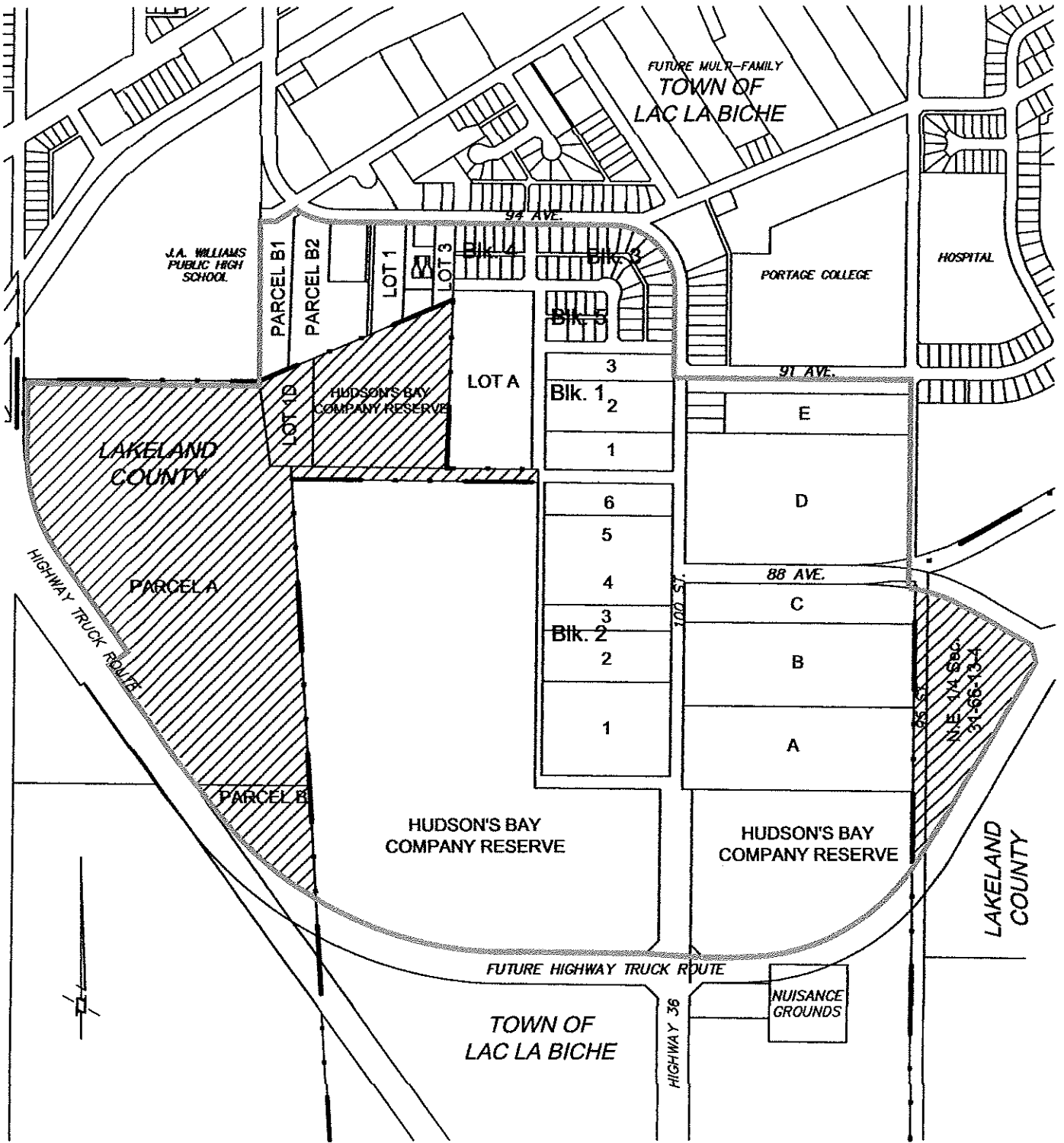
**Figure 3
Topography Plan**



- Area Structure Plan Boundary
- Town Boundary
- ▨ Lakeland County Lands to be excluded.
- 5% - 10% Slope Range
- ▨ +10% Slope Range
- ↖ Direction of Slope

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 4
Slope Plan**



- - - - - Area Structure Plan Boundary
 ———— Town Boundary ▨ Lakeland County Lands to be excluded.

TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN

Figure 5
Ownership Plan

2.12 Intermunicipal Development Plan

The Town of Lac La Biche and Lakeland County are in the process of developing an Intermunicipal Development Plan (IDP) for the area surrounding the Town. The IDP is a long-term plan that will ensure future land uses in the area that are mutually beneficial to both Municipalities. Some of the objectives of this Plan are as follows:

- a) define the land uses in the Plan area;
- b) ensure compatibility of the Town and County plans adjacent to the defined area;
- c) establish development policies for lands adjacent to the truck route;
- d) develop a plan for upgrading infrastructure within and adjacent to the IDP area;
- e) outline the process for extending utility services to lands within th IDP area.

It is expected that the Intermunicipal Development Plan will be completed by April, 2003.

3 POLICY FACTORS INFLUENCING THE PLAN

The Area Structure Plan provides the overall policy framework for the development of the area.

The plan indicates possible design concepts for collector road patterns and development options. This concept is preliminary at this stage and flexibility to adjust to changing market and development conditions in Lac La Biche will be recognized at the subdivision stage as development proceeds.

3.1 Plan Objectives

Recognition of the potential role of the development as an important segment of the urban fabric of the Town of Lac La Biche leads to the formulation of a number of objectives that should guide the development of the area. The area is primarily residential in nature with a possibility for some future development of commercial, the details of which will require additional study when development is contemplated.

3.1.1 Overall Objectives

- i) To conserve and optimize the use of the natural environment through the sensitive integration of the development within the existing natural ravine area
- ii) To preserve any significant viewpoints for integration into the area
- iii) To provide services to the standards of the Town of Lac La Biche
- iv) To provide planning flexibility and stimulate innovation in planning and design of residential areas through the use of development controls.
- v) To encourage energy efficiency in planning whenever possible with the use of proper site orientation techniques and vegetation.
- vi) To allow for economical, phased development at the earliest date practical, consistent with municipal policies

3.1.2 Residential Objectives

- i) To provide a needed accommodation area for housing within the southern portion of the Town of Lac La Biche
- ii) To create an attractive residential community to accommodate approximately 3000 people

- iii) To conform to neighbourhood planning requirements utilizing quality urban design principles
- iv) To promote the establishment of a heterogeneous community containing a variety of housing types
- v) To create sub-neighbourhood sectors which are flexible to change at subsequent planning stages dependent upon area analysis and market conditions as they change from time to time

3.1.3 *Open Space Park Objectives*

- i) To meet the needs of future residents for parks and open space
- ii) To recognize the natural areas as an open space and recreational opportunity
- iii) To fulfill the statutory requirements of the Municipal Government Act by providing up to 10% of the area as Municipal Reserve in the form of land or money-in-place of land or a combination thereof

3.1.4 *Transportation Objectives*

- i) To provide safe and convenient access for residents to the current high school site adjacent to the plan area
- ii) To provide safe and convenient access for residents to the proposed school via a local road
- iii) To provide for safe and convenient access for pedestrians through the natural area and through to Portage College
- iv) To provide direct access from Highway 36, through the neighbourhood into the downtown
- v) To provide an efficient hierarchical circulation system for automobiles, pedestrians and bicycles
- vi) To recognize the importance of the truck route and provide necessary buffering and setback requirements

3.1.5 *Utility Objectives*

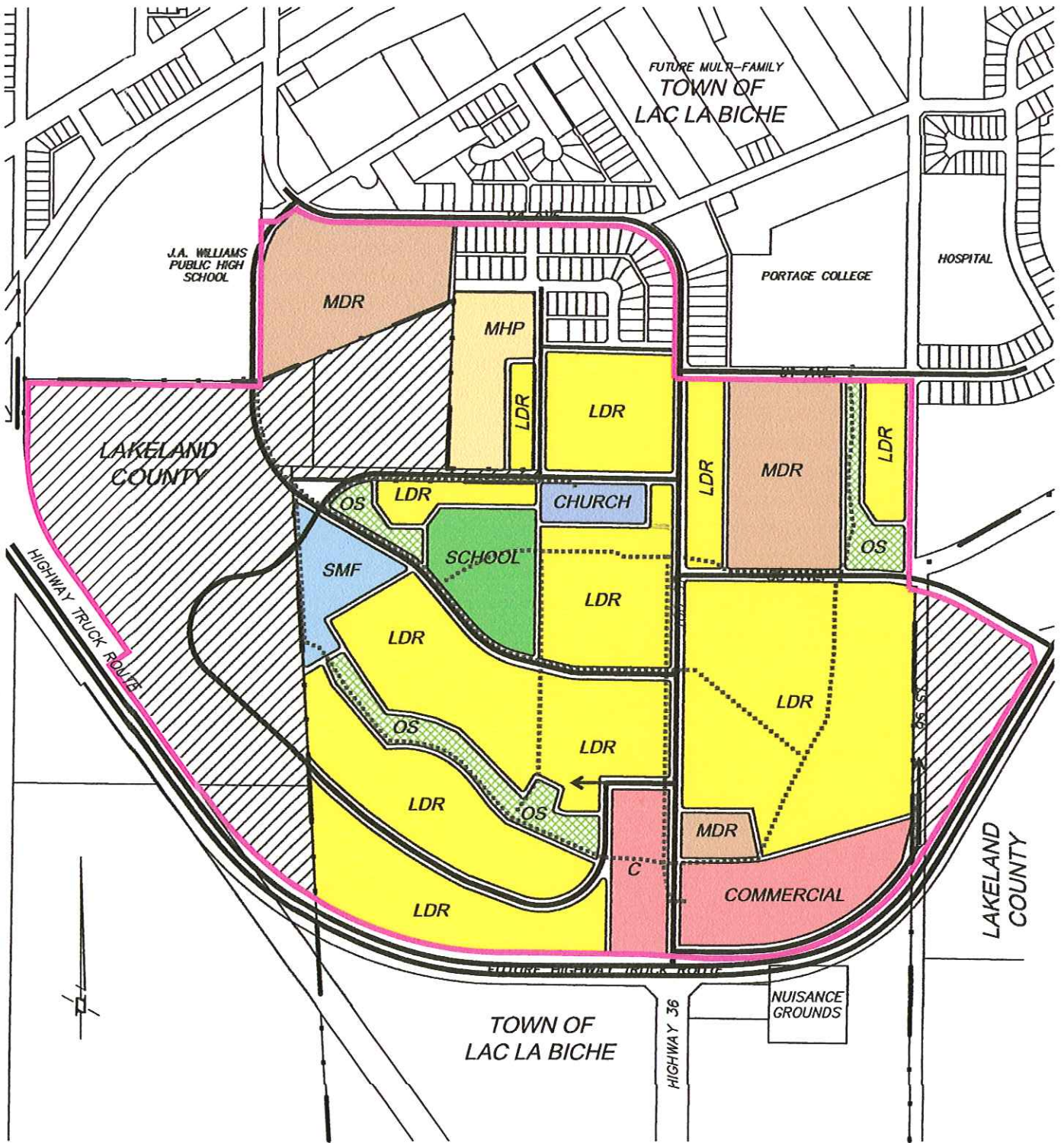
- i) To provide an economical servicing system and phasing sequence based on a logical extension of municipal services
- ii) To utilize stormwater retention and detention techniques as part of the servicing and amenity opportunities wherever possible
- iii) To incorporate the existing utilities in the plan area to the fullest extent possible to provide services to the standards of the Town of Lac La Biche

3.1.6 Institutional Objectives

- i) To meet the needs of the area for the proposed new school

3.1.7 Commercial Objectives

- i) To ensure that an adequate supply of land is identified for vehicle oriented commercial uses as defined under the Arterial Commercial District (C-2).
- ii) To indentify safe and efficient locations for vehicle oriented commercial development.



- Area Structure Plan Boundary
- Town Boundary
- Lakeland County Lands to be excluded.
- Low Density Residential
- Medium Density Residential
- Manufactured Housing
- School
- S.W.M.F.
- Commercial
- Institutional
- Natural Open Space
- Pedestrian Linkage

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 6
Proposed Land Use Concept**

4 LAND USE CONCEPT

4.1 General

Basic to the concept of any Area Structure Plan is the establishment of neighbourhoods. The proposed roadway network in extension of Highway 36 bisects the plan area and results in the establishment of two main neighbourhoods, one to the east of Highway 36 and one to the west. The following provides a brief explanation of the various land uses proposed within the Highway 36 Area Structure Plan and a brief rationale for the plan.

4.2 Residential

The majority of the land within the Highway 36 Area Structure Plan is designated for residential purposes. The plan provides for the development of a range of dwelling types including single detached, medium density and manufactured housing permitting a choice of accommodation. The overall density of the plan is 10.8 units per hectare. It is proposed that higher density housing requirements will be located adjacent to Portage College along 91st Avenue, adjacent to the high school in the northwest corner of the plan area and possibly at the southernmost entrance to the plan area, adjacent to Highway 36, although this will be discussed later in the document (see Figure 6).

4.3 Institutional

Not all social service requirements have been identified within the Area Structure Plan area. The existing church located along 90th Avenue will be retained and is located such that it minimizes the impacts that this use will have on local street traffic and adjacent residential areas. A 3.0 ha public elementary school site has been proposed for the plan. It is estimated that approximately 610 students will be generated from the plan area. The site will provide enough room for a school building and a variety of school and community level recreation fields.

4.4 Open Space

A series of open space opportunities have been proposed in areas where topography makes it difficult to develop. These will be dedicated in the form of both environmental and municipal reserves and will be determined at the subdivision stage. Table 1 outlines the reserve dedication for the Area Structure Plan area and includes the central school site as municipal reserve. In addition to the school site and open space opportunities, a storm water management facility is proposed in the western portion of the plan area. Although this will provide a utility function as discussed later, this will also be utilized as an opportunity for additional open space by the community.

4.5 Commercial

A limited amount of vehicle oriented commercial use has been planned. The Town believes it is important to establish a balance between the amount of land required for residential and commercial purposes. Pedestrian oriented commercial uses as outlined in the Central Commercial District (C-1) will continue to be directed to Lac La Biche's central business district and are not permitted within this Area Structure Plan.

5 SERVICING

5.1 Sanitary Sewage Collection

5.1.1 Existing System

The Town of Lac La Biche maintains an existing sanitary sewer collection system consisting of varying diameters of gravity sewers and a lift station which would convey sewage flows from all areas to the aerated lagoon treatment facility located south of town. This collection system converges to one main trunk sewer located within the boundary of the ASP along the western edge of the town limit as shown on **Figure 7**. This trunk sewer flows to a second lift station beyond the ASP area from which the sewage is pumped to the lagoons.

Part of the existing collection system consisting of smaller diameter (200 mm diameter to 300 mm diameter) is already situated within the ASP area as also indicated on **Figure 7**. These sewers were installed to service the portions of the area already developed but are considered within the new ASP. As noted above, this portion of the collection system flows to the one main trunk and one to the sewage treatment facility.

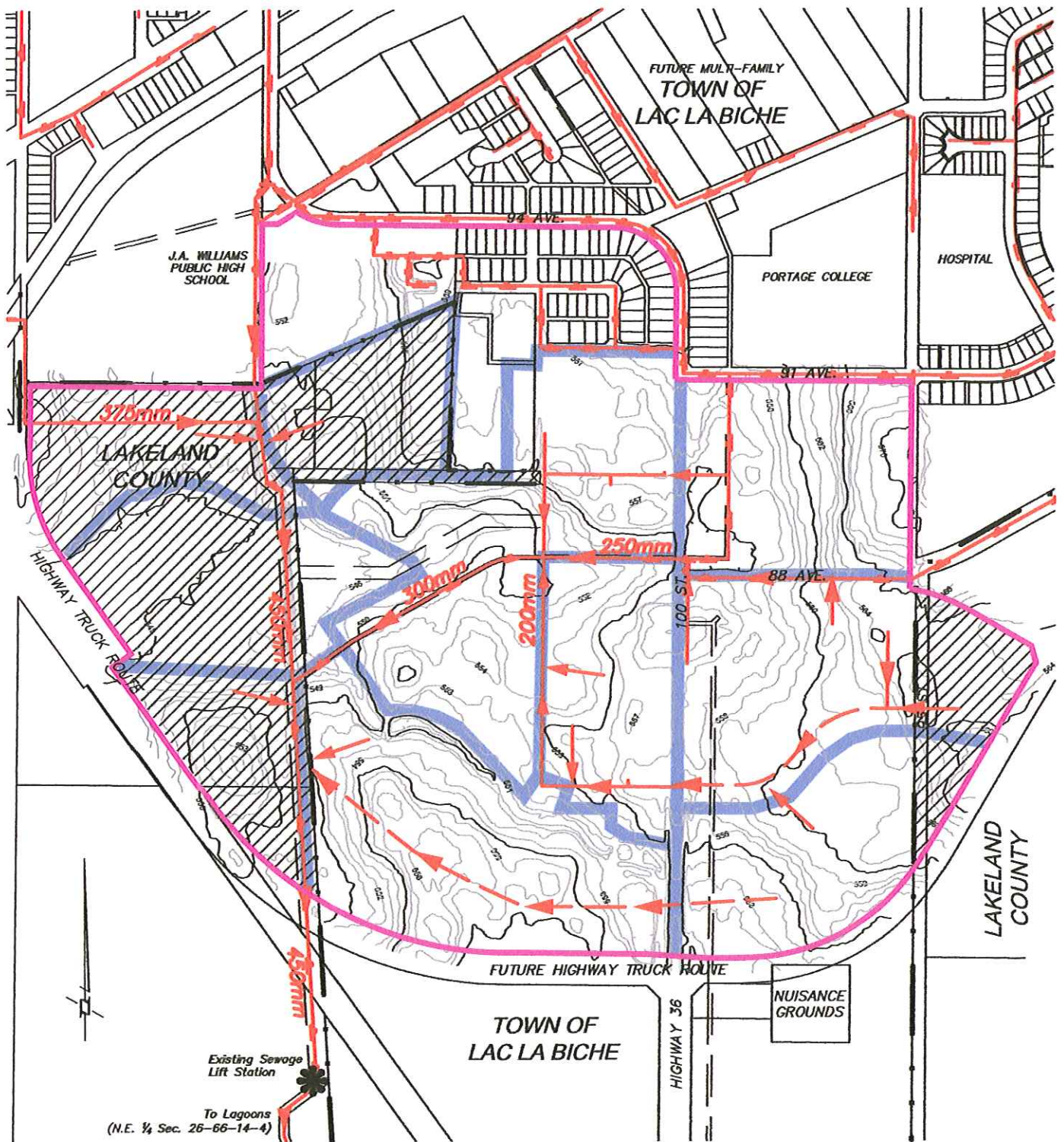
Capacities of the existing system are as follows:

□ 525 mm diameter trunk sewer to lift station	190.3 L/s
□ Lift Station	142 L/s (9000 people)
□ Sewage Lagoon	6000 people

Data received from the town for the year 2000 indicate that servicing a population of 2611 (Town of Lac La Biche) the average daily sewage flow rate through the lift station is 21.7 L/s with a peak flow of 33.04 L/s (experienced in July 2000). These flow rates include the flow received from Beaver Lake community through the Town's collection system.

5.1.2 Review of Existing System

Based on the capacities as noted above and the sewage generation for the current population, the existing collection and treatment system will have enough capacity to handle the development located within the ASP.



- Area Structure Plan Boundary
- Town Boundary
- Lakeland County Lands to be excluded.
- Existing Sanitary Servicing
- Proposed Sanitary Basins
- ✿ Existing Sewage Lift Station
- ➔ Proposed Direction of Flow and Major Sanitary Sewers
- ➔ Direction of Flow

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 7
Sanitary Servicing**

5.1.3 ASP Collection System

The general topography of the area within the ASP boundary is east to west with a high elevation of 568 and a low elevation of approximately 545. The existing trunk sewer is located in the western portion of the area and lends itself well to receiving flows from northern and eastern portions of the ASP area. A portion of the land to the west of the trunk (primarily located in Lakeland County) can also be serviced via the trunk based on the topography. There is however, an existing low spot (which constitutes the lowest elevations in the area) which is too low for practical sanitary sewer servicing via gravity mains. These features are illustrated on **Figure 3**. It should be noted that the current wet weather drainage works its way through the storm sewer system to an open ditch feeding into this low lying area. For the most part this area is permanently wet.

It is expected that a series of sewer mains can be incorporated into the design of the road network as part of the ASP allowing the sanitary drainage to flow to the western trunk sewer. **Figure 7** indicates the conceptual layout of sanitary sewer mains to service the sub-basins within the ASP area.

The total land area (including Lakeland County) is approximately 127 ha. Discounting the portions of the ASP already serviced and the low lying areas, the gross area becomes approximately 90 ha. Using a population of 34 people/ha and a sewage generation rate of 320 L/d/p, it is expected that the new lands serviced within the ASP area would generate approximately 14 L/s of sewage (peak dry weather). If you add to this the 33 L/s of existing flows, the total projected flows are significantly below the 190 L/s trunk sewer capacity. Therefore, this quantity can be easily accommodated by the existing infrastructure.

5.2 Storm Water Drainage

5.2.1 Existing System

The Town of Lac La Biche currently has a storm sewer system serving developed areas. A portion of this system discharges into an open channel system in the ASP area and flows to the west and into Lakeland County. At present there is no stormwater management provided for storm runoff.

5.2.2 ASP Collection System

The natural drainage within the ASP boundary is generally east to west, with a defined channel in the southern portion of the study area. It should be possible to incorporate a storm sewer system into the design of the roadway network to service new development within the ASP boundary area. It may also be possible to utilize the natural drainage channel as part of the storm drainage system to convey flows to the west within the study area.

It is current practice in land development to provide stormwater management facilities for new developments in order to reduce the risk of flooding downstream of these developments. To this end, Alberta Environment generally expects stormwater discharges from new developments to be restricted to predevelopment flow rates. Also, there are stormwater quality issues that can generally be addressed by provided stormwater management facilities. It is assumed that the areas which currently discharge without the provision of storm water would be allowed to flow-through any future stormwater facilities.

Based on the natural topography, stormwater management could be incorporated into the ASP development in the low area in the western portion of the study area, as indicated in **Figure 8**. Currently this area consists of peat/muskeg and the natural drainage channel directs runoff to this location. Also, the proposed sanitary servicing noted that a portion of this low area was not practical to service, suggesting that this is the best location to implement stormwater management. Based on good engineering practice the storage facility for the 130 ha of land would require approximately 8.0 hectares at maximum water level. A portion of this area will exist within the Town and a portion will be developed with the County in the future. The final storage requirements would be determined at the time of design.

Storm drainage flows from the stormwater management facility will be directed to natural drainage channels to the west and eventually into Lac La Biche.

5.3 Water Supply and Distribution

5.3.1 Existing System

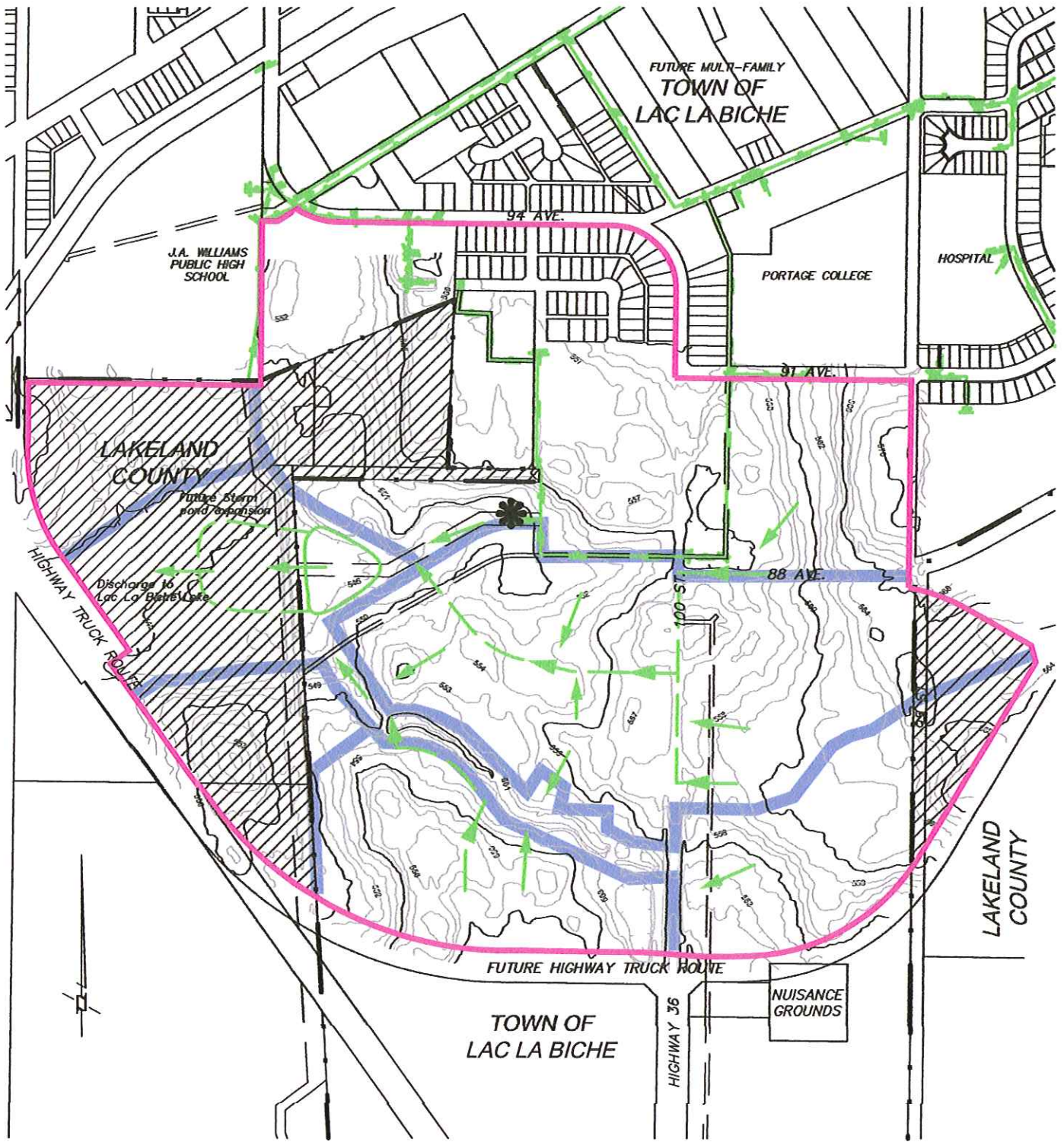
The Town of Lac La Biche receives water from it's own water treatment plant located adjacent to the Lake and is subsequently distributed throughout a network of distribution mains.

Part of the existing distribution system consisting of 150 mm diameter and 200 mm diameter mains is already situated within the ASP area as earlier indicated on **Figure 9**. These water mains were installed to service the portions of the area already developed but are considered within the new ASP.

The present water treatment plant capacity is 2180 m³/d and will be expanded to 7933 m³/d by 2003 as part of the design and construction of a new facility. This new facility is presently being designed primarily to accommodate water quality issues, but will also be expanded to expected growth within the town.

5.3.2 ASP Water Distribution System

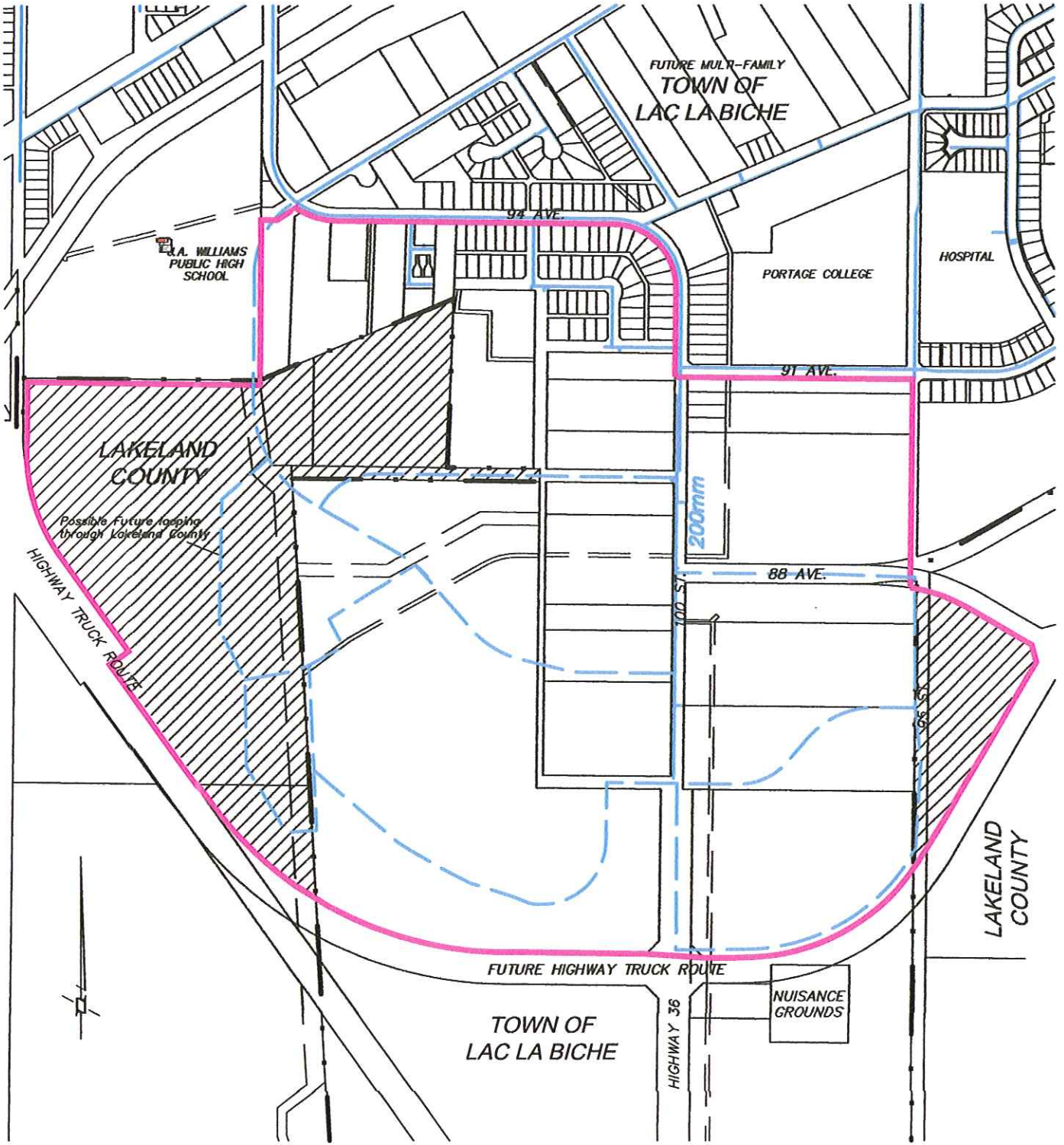
The proposed water distribution system will be a conventional pressurized system connected to the Town's existing system as indicated on **Figure 9**. Proper



- Area Structure Plan Boundary
- Town Boundary
- Lakeland County Lands to be excluded.
- Existing Stormwater Servicing
- Proposed Storm Basins
- Existing Outfall
- Proposed Direction of Flow and Major Storm Sewers
- Direction of Flow

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 8
Stormwater Servicing**



- Area Structure Plan Boundary
- Town Boundary
- Lakeland County Lands to be excluded.
- Existing Water Servicing
- Proposed Watermain Loops

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 9
Water Servicing**

looping will be required and is achievable. This will provide acceptable pressures and fire flows as required.

As the ASP area is around 20 m of relief from east to west and existing water tie-in points are available at the higher end of topography, servicing the area and maintaining adequate pressures is not considered to pose difficulties. Staging and looping will be required as the neighbourhood develops to ensure that a large area is not serviced from one main. In general, the water network should consist of larger mains acting as feeders to the local distribution piping. Sizing will be determined based on required pressures and system velocities.

6 TRANSPORTATION

6.1 Vehicular Traffic

The plan area has excellent access to the Town's transportation network. The 100th Street collector roadway/Highway 36 extends through the neighbourhood and provides excellent access both south to Highway 36 and north to the Town Centre. As well a second collector road access at 88th Avenue and two south of 88th Avenue provide convenient east/west access through the neighbourhood (see **Figure 10**). This system will provide adequate vehicular circulation for residents as well as school bus traffic to and from the proposed school site and the high school site located adjacent to the northwest portion of the plan area. All public roadways will be constructed to Town of Lac La Biche standards.

It is envisioned that the manufactured home park in the northern part of the plan area will be serviced by private roadways and with carriageways approximately 7 to 8.5 metres in width to accommodate passenger and emergency vehicles. All roadways within the park will be constructed in accordance with good engineering practices. Adequate parking will be provided within each building site and visitor parking will be provided in designated parking areas within the park.

6.2 Pedestrian Traffic

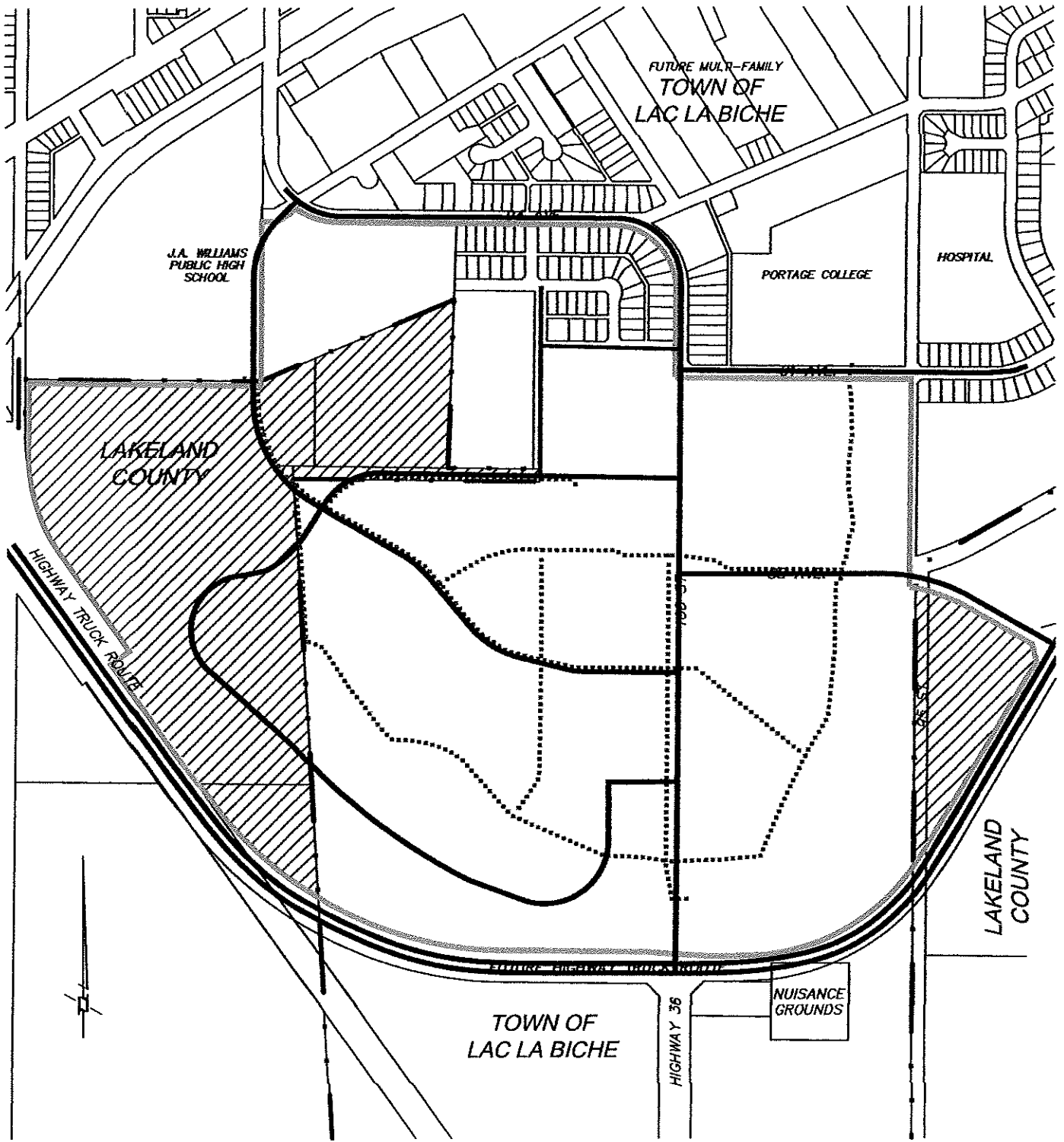
A series of walkways have been provided to offer safe and convenient access for the residents to the parks and the school site and as well to Portage College and the hospital. Street sidewalks will also be used wherever practical to maintain efficiency.







6.3 Bicycle Traffic

Bicycle traffic will be accommodated through the vehicular roadway system. It is expected that this method of circulation will suffice for efficient movement of bicycles throughout the neighbourhood.

6.4 Trail System

The Town of Lac La Biche adopted a Master Trail Plan in January, 2001. These have been reflected in the Area Structure Plan.



-  Area Structure Plan Boundary
-  Town Boundary
-  Lakeland County Lands to be excluded.
-  Pedestrian Linkage
-  Arterial Roads
-  Collector Roads

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 10
Transportation Plan**

7 IMPLEMENTATION

The northern portion of the Area Structure Plan has been substantially completed. Development will continue southward along the 100th Street corridor as demand dictates. It is envisioned that the country residential developments along 100th Street will be incorporated into higher density designs in accordance with market demands. Development will extend outward from the 100th Street corridor in accordance with market demand and logical extension of services.

Prior to any development occurring, a rezoning application will be required to the appropriate land use districts in accordance with the Town of Lac La Biche Land Use Bylaw. Concurrent with the rezoning application, subdivision of the necessary parcels will be submitted as demand warrants.

APPENDIX A
Development Statistics

**Preliminary Development Statistics
Highway 36 Area Structure Plan, Lac La Biche**

	<u>ha</u>				<u>%GDA</u>
Gross Area	127.29				
less					
Lakeland County Lands to be excluded	33.12				
Natural Open Space	5.02				
Gross Developable Area (GDA)	89.15				100.0
Elementary School	3.03				3.40
Stormwater Management Facility	2.10				2.36
Church Site	1.02				1.14
Roads (20% of G.D.A.)	17.83				20.00
Net Developable Area	65.17				73.10
Net Land Uses	<u>ha</u>	<u>Units</u>	<u>Frontage</u>	<u>Population¹</u>	
Commercial	6.64				
Low Density Residential ² (L.D.R.)	39.01	733		2493	
Medium Density Residential ³ (M.D.R.)	15.40	385		1040	
Mobile Home Park ⁴ (M.H.P.)	4.12	52	170 m	146	
Total	65.17	1170	170 m	3678	
Student Population⁵					
Elementary	398				
Junior High	175				
Senior High	175				
Total	748				

Notes:

1. 3.4 persons/unit for L.D.R., 2.7 persons/unit for M.D.R. & 2.8 persons/unit for M.H.P.
2. Unit total based on 532 sq.m/unit.
3. Unit total based on 25 units/net hectare.
4. Unit total based on 15.5 m wide units divided by the frontage + 41 existing units.
5. Student Generation: (students/unit).
 - Elem. 0.34/unit
 - Junior H. 0.15/unit
 - Senior H. 0.15/unit

Overall Density 41.3 upha

APPENDIX B
Land Ownership as at August 1, 2002

Appendix B – Land Ownership as of August 1, 2002

	Ownership	Legal Description	Area (ha)
1.	Board of Trustees of Northern Lights School Division No. 69'	Plan 3740 ET, Parcel A, Parcel B	23.98 County 35.11 County
2.	JHO Holdings & Management Ltd.	Hudson Bay (832 172 775)	17.9
3.	JHO Holdings Ltd.	Hudson Bay (872 019 119A)	22.4
4.	JHO Holdings Ltd.	Hudson Bay (872 019 119)	34.1
5.	Abdul & Mustafa Fayad	Hudson Bay (992 135 072)	4.57
6.	Stanley Joseph Strutin	Hudson Bay (862 054 728)	0.809
7.	Fedorow/Stratichuk	Hudson Bay (842 029 119)	32.4
8.	Lac La Biche Mobile Home Park Ltd.	Plan 3460 RS, Lot A	3.65
9.	Annie Maghrabi/Town of LLB/Ekeberg	Plan 8260 ET, Block 1, Lot 1	1.87 (total)
10.	Moghrabi, Slieman, Omer & Albert	Plan 8260 ET, Block 1, Lot 2	1.62
11.	Moghrabi, Annie	Plan 8260 ET, Block 1, S Lot 3	0.43
12.	Mehady & Nuhad Fayad	Plan 8260 ET, Block 2, Lot 1	2.96
13.	Chris Boudreault	Plan 8260 ET, Block 2, Lot 2	1.62
14.	Ian Davidson & Judith Gage	Plan 8260 ET, Block 2, Lot 3	0.809
15.	Shipka/Hutchinson	Plan 8260 ET, Block 2, Lot 4	1.62
16.	Mohamed Fayed	Plan 8260 ET, Block 2, Lot 5	1.21
17.	New Life Victory Fellowship	Plan 8260 ET, Block 2, Lot 6	1.01
18.	Mohammed Tarrabain	Plan 658 HW, Block A	4.75
19.	Walter Stratichuk	Plan 658 HW, Block B (N ½)	2.37
20.	Jim & Elaine Courtoreille	Plan 658 HW, Block B (S ½)	2.37
21.	Jacques Dutoit/Marvin Straus	Plan 658 HW, Block C	2.26
22.	Bob & Holly Macor	Plan 658 HW, Block D (N ½)	4.05
23.	Stratichuk/Madson/Overbo/McFaull/etc.	Plan 658 HW, Block D (S ½)	3.08
24.	Germaine Cadieux	Plan 658 HW, Block E	1.72
25.	Joseph & Sophie Chwedoruk	N.W. ¼ 31-66-13-4	29.88 County
26.	Ahmed Fayad	Plan 922 3546, Lot 1D	County
27.	John & Loveth Beniuk, Gerald & Dona Cloutier, Edgewater Estates Ltd.	Part of N.E. 31-66-13-W4	County
28.	Kuraitis/Cadieux/Cadieux	Plan 812 1299, Block E, Lot 1,2,3	
29.	Ahmad Fayad	Plan 1041 HW, Parcel B1	1.22
30.	Otto Fyith	Plan 1041 HW, Parcel B2	1.91
31.	Malaki & Noor Asiff	Plan 4059 ET, Lot 1	0.809
32.	Cadieux, Curtis & Candace	Plan 012-5803, Blk 1, Lot 4	
33.	Kozakevich, Dale & Leah	Plan 012 5803, Blk 1, Lot 5	
34.	Kozakevich, Dale & Leah	Plan 012 5803, Blk 1, Lot 8	