

LAC LA BICHE COUNTY
REGULAR COUNCIL MEETING

DATE: April 8, 2014
TIME: 10:00 a.m.
PLACE: Council Chambers
County Centre

AGENDA

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. ADOPTION OF MINUTES
 - 3.1 March 25, 2014 Regular Council Meeting;
 - 3.2 March 27, 2014 Special Council Meeting – Budget.
4. UNFINISHED BUSINESS
5. URGENT MATTERS
6. PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS
 - 6.1 1:30 p.m. Delegation – Lucien Bourassa – Multiple Concerns;
 - 6.2 2:00 p.m. Public Hearing – Bylaw 14-005; Diamond Ridge Area Structure Plan;
 - 6.3 2:00 p.m. Public Hearing – Rezoning Bylaw 14-006; Kingdom Diamond Ridge Gp Ltd.; Settlement Lot 67 (RL 67) and Settlement Lot 68 (RL 68); from Agricultural District (AG) to Narrow Lot Single Detached Dwelling District (NSD), Medium Density Hamlet Residential District (MDR), High Density Hamlet Residential District (HDR), Central Commercial District (C1) and Parks, Recreation and Open Spaces District (P);
 - 6.4 2:00 p.m. Public Hearing – Rezoning Bylaw No. 14-007; Lac La Biche County; Lot 5, Block 3, Plan 1325100; from Low Density Hamlet Residential District (LDR) to Central Commercial District (C1);
 - 6.5 2:00 p.m. Public Hearing – Rezoning Bylaw 14-008; 788758 Alberta Inc.; Lot 2, Block 1, Plan 0828370; from Agricultural District (AG) to Rural Industrial District (RI);

6.6 3:00 p.m. Delegation – Grant Theroux – Concerns on Waste Disposal Fees;

6.7 3:30 p.m. Public Input Session.

7. DISPOSITION OF DELEGATION BUSINESS

7.1 Delegation – Lucien Bourassa – Multiple Concerns;

7.2 Delegation – Grant Theroux – Concerns on Waste Disposal Fees;

7.3 Public Input Session.

8. NEW BUSINESS

8.1 RFD – Bylaw 14-005; Diamond Ridge Area Structure Plan – 2nd & 3rd Reading;

8.2 RFD – Rezoning Bylaw 14-006; Kingdom Diamond Ridge Gp Ltd.; Settlement Lot 67 (RL 67) and Settlement Lot 68 (RL 68); from Agricultural District (AG) to Narrow Lot Single Detached Dwelling District (NSD), Medium Density Hamlet Residential District (MDR), High Density Hamlet Residential District (HDR), Central Commercial District (C1) and Parks, Recreation and Open Spaces District (P) – 2nd & 3rd Reading;

8.3 RFD – Rezoning Bylaw No. 14-007; Lac La Biche County; Lot 5, Block 3, Plan 1325100; from Low Density Hamlet Residential District (LDR) to Central Commercial District (C1) – 2nd & 3rd Reading;

8.4 RFD – Request for First Extension – Subdivision Approval for File 2012-S-039; Proposed Subdivision of Block A, Plan 4313BF;

8.5 RFD – Request for Third Extension – Subdivision Approval for File 2010-S-003; Proposed Subdivision of Pt. of Hudson Bay Reserve; LLB Settlement;

8.6 RFD – The Dimestore Fishermen Production Company – Marketing Opportunity;

8.7 RFD – Review of Subdivision and Development Appeal Board Process/Authority (hand-out) – Moved to in-camera (section 27 FOIP);

8.8 RFD – Sponsorship of the Annual Alberta CARE Fall Conference 2014 – Lac La Biche County;

8.9 MGA Review (addition to agenda);

8.10 Airport House (addition to agenda).

9. IN CAMERA SESSION

9.1 Briefing – Legal Matter – HCL/Ironman (section 27 FOIP);

9.2 Whistleblower Update (section 17 FOIP);

9.3 RFD – Review of Subdivision and Development Appeal Board Process/Authority (hand-out) (section 27 FOIP).

10. ADJOURNMENT

ADOPTED

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

April 8, 2014 – 10:00 a.m.

Minutes of the Lac La Biche County Regular Council Meeting held on April 8, 2014 at 10:00 a.m.

CALL TO ORDER Mayor Langevin called the meeting to order at 10:00 a.m.

PRESENT	Aurel Langevin	Mayor
	Wanda Austin	Councillor
	Robert Richard	Councillor / Deputy Mayor
	David Phillips	Councillor
	MJ Siebold	Councillor
	Tim Thompson	Councillor (entered at 10:04 a.m.)
	Hajar (Jerry) Haymour	Councillor
	John Nowak	Councillor (entered at 10:05 a.m.)

STAFF IN ATTENDANCE	Jeff Lawrence	Interim Chief Administrative Officer/ General Manager, Operations
	Nancy Broadbent	General Manager, Corporate Services (in part)
	Gordon Frank	General Manager, Development & Community Services (in part)
	Shadia Amblie	Manager, Communications (in part)
	Melanie McConnell	Manager, Legislative Services (in part)
	Joanne Onciul	Legislative Services Coordinator (in part)

REGRETS	Richard Olson	Councillor
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ADOPTION OF AGENDA

14.290 Motion by Councillor Siebold to approve the April 8, 2014 Regular Council Meeting agenda as amended:

- Addition of Item 8.9 MGA Review;
- Addition of Item 8.10 Airport House.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

3.1 March 25, 2014 Regular Council Meeting;

14.291 Motion by Councillor Austin to adopt the Regular Council Meeting minutes of March 25, 2014 as circulated.

CARRIED UNANIMOUSLY

3.2 March 27, 2014 Special Council Meeting – Budget.

14.292 Motion by Councillor Siebold to adopt the Special Council Meeting minutes of March 27, 2014 as circulated.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.4 RFD – Request for First Extension – Subdivision Approval for File 2012-S-039; Proposed Subdivision of Block A, Plan 4313BF;

Councillor Thompson entered Council Chambers at 10:04 a.m.

Councillor Nowak entered Council Chambers at 10:05 a.m.

14.293 Motion by Councillor Richard that Lac La Biche County Council approves an extension to the subdivision approval for file 2012-S-039 until October 17, 2014.

CARRIED UNANIMOUSLY

8.5 RFD – Request for Third Extension – Subdivision Approval for File 2010-S-003; Proposed Subdivision of Pt. of Hudson Bay Reserve; LLB Settlement;

Motion 14.294 was rescinded by Motion 15.304 made on April 28, 2015 at the Regular Council Meeting.

~~14.294 Motion by Councillor Nowak that County Council denies the request for third extension for Subdivision Approval for File 2010-S-003.~~

~~**CARRIED UNANIMOUSLY**~~

8.7 Moved to in-camera session as item 9.3 (section 27 FOIP).

IN CAMERA SESSION

14.295 Motion by Councillor Haymour to go in camera at 10:23 a.m.

CARRIED UNANIMOUSLY

Councillor Siebold left Council Chambers at 10:23 a.m. due to a potential conflict of interest as she would be the Council Subdivision and Development Appeal Board member to hear this item should it be appealed.

9.3 RFD – Review of Subdivision and Development Appeal Board Process/Authority (hand-out) (section 27 FOIP);

Councillor Siebold entered Council Chambers at 10:58 a.m. once the discussion on item 9.3 was concluded.

9.1 Briefing – Legal Matter – HCL/Ironman (section 27 FOIP);

RECESS

Mayor Langevin called a recess at 11:08 a.m.

RECONVENE

Mayor Langevin reconvened the meeting at 11:15 a.m. with all those Members of Council previously listed in attendance.

IN CAMERA SESSION

9.2 Whistleblower Update (section 17 FOIP).

RETURN TO REGULAR MEETING

14.296 Motion by Councillor Phillips to proceed with the meeting out of camera at 11:46 a.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

9.3 RFD – Review of Subdivision and Development Appeal Board Process/Authority (hand-out) (section 27 FOIP).

Councillor Siebold left Council Chambers at 11:46 a.m. due to a potential conflict of interest as she would be the Council Subdivision and Development Appeal Board member to hear this item should it be appealed.

9.3 RFD – Review of Subdivision and Development Appeal Board Process/Authority (hand-out) (section 27 FOIP) (continued).

14.297 Motion by Councillor Richard that Lac La Biche County applies for Leave of Appeal to the Court of Appeal on the decision of the Subdivision and Development Appeal Board on Development Permit 2013-124.

IN FAVOUR
Councillor Austin
Councillor Richard
Councillor Thompson
Councillor Haymour
Councillor Nowak

OPPOSED
Mayor Langevin
Councillor Phillips

CARRIED

Councillor Siebold entered Council Chambers at 11:48 a.m.

9.1 Briefing – Legal Matter – HCL/Ironman (section 27 FOIP);

14.298 Motion by Councillor Haymour to accept the Briefing – Legal Matter – HCL/Ironman as information.

CARRIED UNANIMOUSLY

14.299 Motion by Councillor Siebold that an amendment be made to Lac La Biche County Policy CS-10-004 – Procurement with respect to an option for Lac La Biche County to refuse a tender from contractors that have actioned litigation against the County.

CARRIED UNANIMOUSLY

14.300 Motion by Haymour that the Chief Administrative Officer bylaw and the Human Resources policies and procedures related to the Chief Administrative Officer responsibilities are brought forward to Council for review and amendment.

CARRIED UNANIMOUSLY

9.2 Whistleblower Update (section 17 FOIP);

14.301 Motion by Councillor Nowak to accept the Whistleblower Briefing as information.

CARRIED UNANIMOUSLY

RECESS

Mayor Langevin called a recess at 11:54 a.m.

RECONVENE

Deputy Mayor Richard reconvened the meeting at 1:27 p.m. with all those Members of Council previously listed in attendance, with the exception of Mayor Langevin. Mayor Langevin did not return to the meeting.

Deputy Mayor Richard assumed the Chair.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS**6.1 Delegation – Lucien Bourassa – Multiple Concerns;**

Lucien Bourassa provided a hand-out to Council and Administration outlining the following projects he would like to see in the Lac La Biche County:

- Complete the road to his cabin whereby Mr. Bourassa would turn over the road to Lac La Biche County;
- Twinning of Highway 55 from Lac La Biche Transport to Highway 36;
- Railroad underpass from Bingo Hall to Bold Centre for emergency services;
- Speed limit of Pine Lane Road increased from 80 km/h to 100 km/h;
- Eagle's nest rebuilt that burnt down years ago;
- Water to Country residences in Pine Lane and Plamondon areas;
- Reopening of the ski hill on the property he donated;
- Pine Lane sewage system needs to be looked after.

Deputy Mayor Richard thanked Mr. Bourassa for his concerns.

NEW BUSINESS**8.6 RFD – The Dimestore Fishermen Production Company – Marketing Opportunity;**

Discussion ensued regarding the Dimestore Fishermen Production Company marketing opportunity.

The above noted matter will be further discussed after the delegations.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

Deputy Mayor Richard reviewed the Public Hearing process.

6.2 Public Hearing – Bylaw 14-005; Diamond Ridge Area Structure Plan;

Doug Topinka, Manager, Planning & Development, summarized the purpose for the hearing.

Deputy Mayor Richard declared the public hearing open at 2:05 p.m.

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

Gordon Frank, General Manager, Development & Community Services summarized the purpose of the hearing.

Deputy Mayor Richard asked if there was anyone present wishing to speak in favour of Bylaw 14-005.

Karolina Drabik, Planner, and Steve Engman, Principal for SE Design and Consulting Inc., were in favour of the development and presented a map of the proposed Diamond Ridge Subdivision and reviewed the proposed Area Structure Plan.

Deputy Mayor Richard asked if there was anyone present wishing to speak in opposition of Bylaw 14-005. No one came forward.

Deputy Mayor Richard asked if there was anyone else present wishing to speak in favour of Bylaw 14-005.

Developers, Rik Nikoniuk and Jason King were present and provided further information on the development of the Diamond Ridge Subdivision.

Deputy Mayor Richard thanked the presenters for their comments, and declared the public hearing closed at 2:31 p.m.

RECESS

Deputy Mayor Richard called a recess at 2:32 p.m.

RECONVENE

Deputy Mayor Richard reconvened the meeting at 2:35 p.m. with all those Members of Council previously listed in attendance.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.3 Public Hearing – Rezoning Bylaw 14-006; Kingdom Diamond Ridge Gp Ltd.; Settlement Lot 67 (RL 67) and Settlement Lot 68 (RL 68); from Agricultural District (AG) to Narrow Lot Single Detached Dwelling District (NSD), Medium Density Hamlet Residential District (MDR), High Density Hamlet Residential District (HDR), Central Commercial District (C1) and Parks, Recreation and Open Spaces District (P);

Deputy Mayor Richard declared the public hearing open at 2:36 p.m.

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

Mr. Frank summarized the purpose for the hearing.

Deputy Mayor Richard asked if the Applicant was present and wishing to speak on Rezoning Bylaw 14-006.

Steve Engman, Principal for SE Design and Consulting Inc., the Applicant, was present to answer any questions of Council on the proposed development.

Deputy Mayor Richard asked if there was anyone else present wishing to speak in favour of Rezoning Bylaw 14-006. No one came forward.

Deputy Mayor Richard asked if there was anyone present wishing to speak in opposition of Rezoning Bylaw 14-006. No one came forward.

Deputy Mayor Richard asked if there was anyone else present wishing to speak on Rezoning Bylaw 14-006. No one came forward.

Deputy Mayor Richard thanked the presenters for their comments, and declared the public hearing closed at 2:46 p.m.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.4 Public Hearing – Rezoning Bylaw No. 14-007; Lac La Biche County; Lot 5, Block 3, Plan 1325100; from Low Density Hamlet Residential District (LDR) to Central Commercial District (C1);

Deputy Mayor Richard declared the public hearing open at 2:47 p.m.

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

Mr. Frank summarized the purpose for the hearing.

Gordon Frank was present on behalf of Lac La Biche County, (the Applicant), to answer any questions of Council on the proposed Rezoning Bylaw 14-007.

Deputy Mayor Richard asked if there was anyone present wishing to speak in favour of Rezoning Bylaw 14-007. No one came forward.

Deputy Mayor Richard asked if there was anyone present wishing to speak in opposition of Rezoning Bylaw 14-007.

Melanie McConnell, Manager, Legislative Services noted there was one letter of objection but upon review of the same, noted the wrong Bylaw number was quoted, and therefore will be dealt with in the upcoming Public Hearing.

Deputy Mayor Richard asked if there was anyone else present wishing to speak on Rezoning Bylaw 14-007. No one came forward.

Deputy Mayor Richard asked if the Applicant had anything further to discuss on Rezoning Bylaw 14-007. The Applicant did not have anything further.

Deputy Mayor Richard declared the public hearing closed at 2:53 p.m.

6.5 Public Hearing – Rezoning Bylaw 14-008; 788758 Alberta Inc.; Lot 2, Block 1, Plan 0828370; from Agricultural District (AG) to Rural Industrial District (RI);

Deputy Mayor Richard declared the public hearing open at 2:53 p.m.

Deputy Mayor Richard asked the Manager, Legislative Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation.

The Manager, Legislative Services advised that the advertising was done in accordance with applicable legislation prior to the recent expansion of the notification area. Since the expanded area was missed, notifications went out to the expanded area and a subsequent public hearing was scheduled. Therefore, this public hearing will be recessed and resumed on

April 22, 2014 to allow the affected residents the option to speak at that time.

Mr. Frank summarized the purpose for the hearing.

Deputy Mayor Richard asked if the Applicant was present and wishing to speak on Rezoning Bylaw 14-008. No one came forward.

Deputy Mayor Richard asked if there was anyone present wishing to speak in favour of Rezoning Bylaw 14-008. No one came forward.

Deputy Mayor Richard asked if there was anyone present wishing to speak in opposition of Rezoning Bylaw 14-008.

Melanie McConnell, Manager, Legislative Services read into record the following submissions against the proposed rezoning:

- Mr. Izak Ackermann/Dr. Wendy Ackermann;
- Matt Dyck;
- David & Andrea Sawatsky.

Deputy Mayor Richard asked if there was anyone else present wishing to speak in opposition of Rezoning Bylaw 14-008.

Allan Mallock was present and noted he was not for or against the proposed rezoning. Mr. Mallock voiced his concern regarding the safety of the road with the additional big truck traffic in the area. He further noted that he would be in favour of the development if a proper roadway was constructed.

Joey Taha, owner of Corner gas inquired if transportation was involved in this development, and expressed his concern regarding the safety of the road.

Deputy Mayor Richard asked if there was anyone else present wishing to speak on Rezoning Bylaw 14-008. No one came forward.

Deputy Mayor Richard thanked the presenters for their comments, and declared the public hearing recessed at 3:07 p.m.

RECESS

Deputy Mayor Richard called a recess at 3:07 p.m.

RECONVENE

Deputy Mayor Richard reconvened the meeting at 3:16 p.m. with all those Members of Council previously listed in attendance.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.6 Delegation – Grant Theroux – Concerns on Waste Disposal Fees;

Grant and Lucie Theroux were present to express their concern regarding the sewage dumping rate at the BNR Plant.

Clarification was provided that the County has not changed sewage dumping rates since 2007 and the only difference now is that dumped loads are more easily monitored and payment for extra loads is being enforced.

Deputy Mayor Richard thanked the delegation for their presentation.

6.7 Public Input Session.

There was no one present for the Public Input Session.

DISPOSITION OF DELEGATION BUSINESS

7.1 Delegation – Lucien Bourassa – Multiple Concerns;

14.302 Motion by Councillor Nowak to direct Administration to investigate Mr. Bourassa's road and bring forward a briefing regarding the same to a future Public Works Committee meeting.

CARRIED UNANIMOUSLY

14.303 Motion by Councillor Nowak that Administration brings forward the following to a future Public Works Committee meeting:

- History of the parcel known as the ski hill;
- Investigate the costs of bringing water and sewer to Missiwawi Lake;
- History of the Eagle's nest;
- Speed limit on Egg Lake road.

CARRIED UNANIMOUSLY

14.304 Motion by Councillor Siebold that Administration sends a letter of thanks to Mr. Bourassa and further, provides him with an update on his inquiries as information is gathered.

CARRIED UNANIMOUSLY

7.2 Delegation – Grant Theroux – Concerns on Waste Disposal Fees;

14.305 Motion by Councillor Haymour that Administration sends a letter of thanks to Mr. Theroux and further, provides him with an update on the results of the April 15, 2014 Public Works Committee meeting discussion.

CARRIED UNANIMOUSLY

14.306 Motion by Councillor Nowak to extend the meeting to the end of the agenda.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.1 RFD – Bylaw 14-005; Diamond Ridge Area Structure Plan – 2nd & 3rd Reading;

14.307 Motion by Councillor Siebold that Bylaw 14-005 be given second reading this 8th day of April, 2014.

CARRIED UNANIMOUSLY

14.308 Motion by Councillor Nowak that Bylaw 14-005 be given third and final reading this 8th day of April, 2014.

CARRIED UNANIMOUSLY

8.2 RFD – Rezoning Bylaw 14-006; Kingdom Diamond Ridge Gp Ltd.; Settlement Lot 67 (RL 67) and Settlement Lot 68 (RL 68); from Agricultural District (AG) to Narrow Lot Single Detached Dwelling District (NSD), Medium Density Hamlet Residential District (MDR), High Density Hamlet Residential District (HDR), Central Commercial District (C1) and Parks, Recreation and Open Spaces District (P) – 2nd & 3rd Reading;

14.309 Motion by Councillor Haymour that Bylaw 14-006 be given second reading this 8th day of April, 2014.

CARRIED UNANIMOUSLY

14.310 Motion by Councillor Thompson that Bylaw 14-006 be given third and final reading this 8th day of April, 2014.

CARRIED UNANIMOUSLY

8.3 RFD – Rezoning Bylaw No. 14-007; Lac La Biche County; Lot 5, Block 3, Plan 1325100; from Low Density Hamlet Residential District (LDR) to Central Commercial District (C1) – 2nd & 3rd Reading;

14.311 Motion by Councillor Thompson that Bylaw 14-007 be given second reading this 8th day of April, 2014.

CARRIED UNANIMOUSLY

14.312 Motion by Councillor Nowak that Bylaw 14-007 be given third and final reading this 8th day of April, 2014.

CARRIED UNANIMOUSLY

8.6 RFD – The Dimestore Fishermen Production Company – Marketing Opportunity (continued);

14.313 Motion by Councillor Thompson that Lac La Biche County authorizes the County’s participation in The Dimestore Fishermen Production Company television program and funds of up to \$9,450 are available for the production costs.

CARRIED UNANIMOUSLY

8.8 RFD – Sponsorship of the Annual Alberta CARE Fall Conference 2014 – Lac La Biche County;

Discussion ensued regarding Sponsorship of the Annual Alberta CARE Fall Conference 2014 in Lac La Biche County.

14.314 Motion by Councillor Siebold that Lac La Biche County does not host the 2014 CARE Conference but that the County offer the Devon Room for their event at no charge.

IN FAVOUR
Deputy Mayor Richard
Councillor Phillips
Councillor Siebold
Councillor Nowak

OPPOSED
Councillor Austin
Councillor Thompson
Councillor Haymour

CARRIED

NEW BUSINESS

8.8 RFD – Sponsorship of the Annual Alberta CARE Fall Conference 2014 – Lac La Biche County (continued);

14.315 Motion by Councillor Thompson that Administration draft and bring forward for endorsement, a letter to Alberta CARE outlining Council’s displeasure in Alberta CARE’s process of selecting a host community without the endorsement of the municipality.

IN FAVOUR
Deputy Mayor Richard
Councillor Austin
Councillor Phillips
Councillor Thompson
Councillor Haymour
Councillor Nowak

OPPOSED
Councillor Siebold

CARRIED

8.9 MGA Review (addition to agenda);

Discussion ensued regarding the MGA Review and whether anyone would be interested in completing the workbook on behalf of the County.

Councillor Haymour left Council Chambers at 4:45 p.m.

Councillor Haymour returned to Council Chambers at 4:46 p.m.

14.316 Motion by Councillor Haymour to allow Councillors Siebold, Nowak, Phillips and Richard to prepare a draft response to the MGA review workbook and to bring the same to the April 29, 2014 Special Council Meeting.

CARRIED UNANIMOUSLY

8.10 Airport House (addition to agenda).

Discussion ensued regarding the Employee Transitional Housing Policy and Procedure.

ADJOURNMENT

14.317 Motion by Councillor Siebold to adjourn the Regular Council Meeting of April 8, 2014 at 5:04 p.m.

CARRIED UNANIMOUSLY

Aurel Langevin, Mayor

**Jeff Lawrence, B. Comm, MPA
Interim Chief Administrative Officer**

ADOPTED