

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

**April 28, 2015 – 10:00 a.m.**

Minutes of the Lac La Biche County Regular Council Meeting held on April 28, 2015 at 10:00 a.m.

**CALL TO ORDER** Mayor Moghrabi called the meeting to order at 10:07 a.m.

**PRESENT**

Omer Moghrabi	Mayor
Wanda Austin	Councillor
Robert Richard	Councillor
Richard Olson	Councillor
David Phillips	Councillor
MJ Siebold	Councillor
Tim Thompson	Councillor
Hajar (Jerry) Haymour	Councillor
John Nowak	Councillor / Deputy Mayor

**STAFF IN  
ATTENDANCE**

Shadia Amblie	Interim Chief Administrative Officer/ Manager, Communications
Melanie McConnell	Interim Assistant Chief Administrative Officer/Senior Manager, Legislative & Information Services
Karen Gingras	Interim Senior Manager, Planning & Economic Development (in part)
Brian Shapka	Interim Senior Manager, Public Works (in part)
Dan Small	Senior Manager, Finance & Community Services (in part)
Julie MacIsaac	Communications Coordinator
Joanne Onciul	Legislative Services Coordinator

## **ADOPTION OF AGENDA**

15.278 Motion by Councillor Haymour to approve the April 28, 2015 Regular Council Meeting agenda as amended:

- Addition of Item 5.1 Tanker Base;
- Addition of Item 5.2 Garbage along Highways;
- Addition of Item 8.3 Personnel Matters (section 17 FOIP);
- Addition of Item 8.4 Plamondon Agricultural Society Arena (section 16 FOIP);
- Addition of Item 8.5 Land Matter – Negotiations (section 25 FOIP).

**CARRIED UNANIMOUSLY**

## **MOMENT OF SILENCE**

April 28 – National Day of Mourning – Mayor Moghrabi called for a moment of silence to commemorate all the employees that lost their lives to work-related incidents or occupational disease.

## **ADOPTION OF MINUTES**

3.1 April 14, 2015 – Regular Council Meeting.

Councillor Haymour noted that he voted in opposition to motion 15.257 as opposed to being in favour of the motion, and requested that the minutes be changed to reflect the same.

15.279 Motion by Councillor Siebold to adopt the April 14, 2015 Regular Council Meeting minutes as amended.

**CARRIED UNANIMOUSLY**

## **UNFINISHED BUSINESS**

4.1 There were no unfinished business items to discuss.

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

6.1 Delegation – Michael Epp – Hawkings Epp Dumont LLP;

RFD – 2014 Annual Financial Statements and Auditor’s Report (portions may be discussed in camera – s. 17 FOIP);

Michael Epp, representative for Hawkings Epp Dumont LLP, was in attendance and reviewed a PowerPoint presentation overviewing the following topics:

- Auditor's Report – inclusive of the scope, Canadian Auditing Standards, and opinion;
- Statement of Financial Position – comparison and explanation of 2013 and 2014 financial statements;
- Net Book Value of Tangible Capital Assets;
- Tangible Capital Asset Additions;
- Five-Year Debt to Tangible Capital Assets Summary;
- Revenue, Expenses by Function and Expenses by Object;
- Annual Surplus and Accumulated Surplus;
- Excess of Revenue over Expenses and Net Financial Assets (measure of the economic resources required by Lac La Biche County to provide services in the future).

Discussion ensued regarding the 2014 Annual Financial Statements and Auditor's Report.

#### **IN CAMERA SESSION**

15.280 Motion by Councillor Nowak to go in camera at 11:12 a.m.

**CARRIED UNANIMOUSLY**

6.1 Delegation – Michael Epp – Hawkings Epp Dumont LLP

RFD – 2014 Annual Financial Statements and Auditor's Report (portions may be discussed in camera – s. 17 FOIP) (continued);

#### **RECESS**

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

#### **RECONVENE**

Mayor Moghrabi reconvened the meeting at 11:20 a.m. with all those Members of Council previously listed in attendance.

It was confirmed with individuals wishing to speak at the 11:30 a.m. Public Hearing that the hearing would commence behind schedule.

#### **IN CAMERA SESSION**

6.1 Delegation – Michael Epp – Hawkings Epp Dumont LLP

RFD – 2014 Annual Financial Statements and Auditor's Report (continued);

## RETURN TO REGULAR MEETING

- 15.281 Motion by Councillor Olson to proceed with the meeting out of camera at 11:54 a.m.

**CARRIED UNANIMOUSLY**

## DISPOSITION OF DELEGATION BUSINESS

- 7.1 Delegation – Michael Epp – Hawkings Epp Dumont LLP

RFD – 2014 Annual Financial Statements and Auditor’s Report;

- 15.282 Motion by Councillor Haymour that County Council approves the 2014 Annual Financial Statements of Lac La Biche County, as presented in draft form.

**CARRIED UNANIMOUSLY**

- 15.283 Motion by Councillor Richard that County Council approves the 2014 Financial Information Return of Lac La Biche County, as presented in draft form.

**CARRIED UNANIMOUSLY**

- 15.284 Motion by Councillor Olson that County Council accepts the Auditor’s Report of the 2014 Annual Financial Statements of Lac La Biche County.

**CARRIED UNANIMOUSLY**

- 15.285 Motion by Councillor Nowak that County Council accepts the audit findings as presented to Council.

**CARRIED UNANIMOUSLY**

- 15.286 Motion by Councillor Siebold that County Council directs Administration to make the 2014 Annual Financial Statements and the Auditor’s Report available to the public via the following methods:

- The internet at the County’s website, [www.laclabichecounty.com](http://www.laclabichecounty.com);
- Hard copy at County Centre or by mail upon request.

**CARRIED UNANIMOUSLY**

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

6.2 Public Hearing – Rezoning Bylaw 15-011; SE-04-68-16-W4M; from Agricultural District (AG) to On-Site Estate Residential District 1 (OE1) and Natural Open Space District (NOS);

Mayor Moghrabi reviewed the public hearing process and declared the public hearing open at 12:00 p.m.

Mayor Moghrabi asked Melanie McConnell, Interim Assistant Chief Administrative Officer/Senior Manager, Legislative & Information Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. Ms. McConnell advised that this was the case, and further noted there were no written submissions.

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

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed bylaw.

There was no one present wishing to speak on the proposed bylaw.

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

There was no one present wishing to speak on the proposed bylaw.

Mayor Moghrabi declared the public hearing closed at 12:05 p.m.

6.3 Public Hearing - Rezoning Bylaw 15-013; Lot 9, Block 4, Plan 1220985; from Country Residential District (CR) to Rural Industrial District (RI);

Mayor Moghrabi declared the public hearing open at 12:05 p.m.

Mayor Moghrabi asked Melanie McConnell, Interim Assistant Chief Administrative Officer/Senior Manager, Legislative & Information Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. Ms. McConnell advised that this was the case, and further noted there were no written submissions.

Diane Cloutier, Planning & Development Officer, summarized the purpose for the hearing.

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed bylaw.

Anton Martushev, Applicant, was in attendance and provided an explanation of what his future plans are for the property if the rezoning is permitted.

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

There was no one present wishing to speak on the proposed bylaw.

Mayor Moghrabi thanked Mr. Martushev for his comments, and declared the public hearing closed at 12:20 p.m.

#### 6.4 Public Input Session.

There was no one present for the public input session.

### **DISPOSITION OF DELEGATION BUSINESS**

#### 7.2 Public Input Session.

There was no one present for the public input session.

### **URGENT MATTERS**

#### 5.1 Tanker Base (addition to agenda);

Councillor Austin expressed concern and shared pictures with Council of damage incurred at the tanker base within the Lac La Biche County Airport.

Brian Shapka, Interim Senior Manager, Public Works, was in attendance and noted this matter would be looked after.

#### 5.2 Garbage along Highways (addition to agenda).

Discussion ensued regarding maintenance on Highways 55 and 36 including garbage pick-up, grass cutting, weed spraying, and general road maintenance. Mr. Shapka provided an overview of the Provincial budget cuts and how they will affect the overall maintenance of these Provincial Highways.

Councillor Phillips left Council Chambers at 12:40 p.m.

**NEW BUSINESS**

- 9.2 RFD – Rezoning Bylaw 15-015; Lot 2, Plan 8121193; from Agricultural District (AG) to Highway Commercial District (HWC) – 1<sup>st</sup> Reading;

Councillor Phillips returned to Council Chambers at 12:44 p.m.

- 15.287 Motion by Councillor Olson that Bylaw 15-015 be given first reading this 28<sup>th</sup> day of April, 2015.

**CARRIED UNANIMOUSLY**

- 9.3 RFD – Rezoning Bylaw 15-011; SE-04-68-16-W4M from Agricultural District (AG) to On-Site Estate Residential District 1 (OE1) and Natural Open Space District (NOS) – 2<sup>nd</sup> & 3<sup>rd</sup> Readings;

- 15.288 Motion by Councillor Olson that Bylaw 15-011 be given second reading this 28<sup>th</sup> day of April, 2015.

**CARRIED UNANIMOUSLY**

- 15.289 Motion by Councillor Haymour that Bylaw 15-011 be given third and final reading this 28<sup>th</sup> day of April, 2015.

**CARRIED UNANIMOUSLY**

- 9.4 RFD – Rezoning Bylaw 15-013; Lot 9, Block 4, Plan 1220985 from Country Residential District (CR) to Rural Industrial District (RI) – 2<sup>nd</sup> & 3<sup>rd</sup> Readings;

- 15.290 Motion by Councillor Nowak to postpone this matter until later in the meeting to allow Administration to bring forward further information as requested.

**IN FAVOUR**  
**Mayor Moghrabi**  
**Councillor Austin**  
**Councillor Richard**  
**Councillor Olson**  
**Councillor Siebold**  
**Councillor Thompson**  
**Councillor Haymour**  
**Councillor Nowak**

**OPPOSED**  
**Councillor Phillips**

**CARRIED**

**RECESS**

Mayor Moghrabi called a recess at 1:10 p.m.

**RECONVENE**

Deputy Mayor Nowak reconvened the meeting at 2:30 p.m. with all those Members of Council previously listed in attendance, with the exception of Mayor Moghrabi. Deputy Mayor Nowak assumed the Chair.

**NEW BUSINESS**

9.4 RFD – Rezoning Bylaw 15-013; Lot 9, Block 4, Plan 1220985 from Country Residential District (CR) to Rural Industrial District (RI) – 2<sup>nd</sup> & 3<sup>rd</sup> Readings (continued);

Mayor Moghrabi entered Council Chambers at 2:34 p.m., Deputy Mayor Nowak continued to Chair the meeting.

15.291 Motion by Councillor Siebold that Bylaw 15-013 be given second reading this 28<sup>th</sup> day of April, 2015.

**DEFEATED UNANIMOUSLY**

15.292 Motion by Councillor Nowak that Administration brings forward a Rural Commercial District for inclusion in the Draft Land Use Bylaw.

**IN FAVOUR**  
**Mayor Moghrabi**  
**Councillor Austin**  
**Councillor Richard**  
**Councillor Olson**  
**Councillor Phillips**  
**Councillor Siebold**  
**Councillor Thompson**  
**Councillor Nowak**

**OPPOSED**  
**Councillor Haymour**

**CARRIED**

15.293 Motion by Councillor Thompson that Administration presents the option of lot consolidation and rezoning to the Applicant of rezoning application PD-15-009.

**CARRIED UNANIMOUSLY**

15.294 Motion by Councillor Siebold to direct Administration to waive the application fees for a subsequent application for rezoning to OE2 following consolidation should the Applicant decide to proceed.

**CARRIED UNANIMOUSLY**



9.5 RFD – Request for Deferral for Water and Sewer Levies for Lot 9A, Block 3, Plan 8920816;

15.295 Motion by Councillor Thompson that County Council approves the request to defer the offsite levies for Lot 9A, Block 3, Plan 8920816, until such time as the infrastructure is available at the parcel and further, that the levies be paid at the rate applicable at the time infrastructure is installed.

**IN FAVOUR**  
**Councillor Thompson**

**OPPOSED**  
**Mayor Moghrabi**  
**Councillor Austin**  
**Councillor Richard**  
**Councillor Olson**  
**Councillor Phillips**  
**Councillor Siebold**  
**Councillor Haymour**  
**Councillor Nowak**

**DEFEATED**

Councillor Thompson left Council Chambers at 3:15 p.m. and did not return to the meeting.

9.6 Briefing – Lift Station, Subdivision 2014-S-009, Diamond Ridge Development;

15.296 Motion by Councillor Olson to accept the briefing regarding Lift Station, Subdivision 2014-S-009, Diamond Ridge Development as information.

**CARRIED UNANIMOUSLY**

**IN CAMERA SESSION**

15.297 Motion by Councillor Austin to go in camera at 3:18 p.m.

**CARRIED UNANIMOUSLY**

Councillor Siebold left Council Chambers at 3:18 p.m.

Councillor Siebold returned to Council Chambers at 3:19 p.m.

Councillor Nowak left Council Chambers at 3:19 p.m.

Councillor Nowak returned to Council Chambers at 3:19 p.m.

8.1 RFD – Subdivision File 2010-S-003; Lac La Biche Feed Mill and Farm Supply Ltd; Lac La Biche Settlement, Pt. Hudson Bay Reserve (s. 25 FOIP);

Councillor Phillips left Council Chambers at 3:31 p.m.

Councillor Phillips returned to Council Chambers at 3:36 p.m.

Councillor Austin left Council Chambers at 3:52 p.m., and did not return to the meeting.

### **RETURN TO REGULAR MEETING**

15.298 Motion by Councillor Siebold to proceed with the meeting out of camera at 4:01 p.m.

**CARRIED UNANIMOUSLY**

### **EXTENTION OF MEETING**

15.299 Motion by Councillor Siebold to extend the April 28, 2015 Regular Council meeting to the end of the agenda.

**CARRIED UNANIMOUSLY**

### **IN CAMERA SESSION**

15.300 Motion by Councillor Siebold to go in camera at 4:02 p.m.

**CARRIED UNANIMOUSLY**

8.1 RFD – Subdivision File 2010-S-003; Lac La Biche Feed Mill and Farm Supply Ltd; Lac La Biche Settlement, Pt. Hudson Bay Reserve (s. 25 FOIP) (continued);

Councillor Haymour left Council Chambers at 4:09 p.m.

Councillor Haymour returned to Council Chambers at 4:10 p.m.

8.2 RFD – Subdivision File 2013-S-001; Lac La Biche Feed Mill and Farm Supply Ltd; Lac La Biche Settlement, Pt. Hudson Bay Reserve (s. 25 FOIP);

### **RECESS**

Mayor Moghrabi called a recess at 4:24 p.m.

### **RECONVENE**

Mayor Moghrabi reconvened the meeting at 4:31 p.m. with all those Members of Council previously listed in attendance.

## **IN CAMERA SESSION**

8.2 RFD – Subdivision File 2013-S-001; Lac La Biche Feed Mill and Farm Supply Ltd; Lac La Biche Settlement, Pt. Hudson Bay Reserve (s. 25 FOIP) (Continued);

8.3 Personnel Matters (section 17 FOIP) (addition to agenda);

Councillor Haymour left Council Chambers at 5:20 p.m.

Councillor Haymour returned to Chambers at 5:21 p.m.

8.4 Plamondon Agricultural Society Arena (section 16 FOIP) (addition to agenda);

Deferred to Special Council Meeting to be held on April 29, 2015.

8.5 Land Matter – Negotiations (section 25 FOIP) (addition to agenda).

Deferred to Special Council Meeting to be held on April 29, 2015.

## **RETURN TO REGULAR MEETING**

15.301 Motion by Councillor Siebold to proceed with the meeting out of camera at 5:42 p.m.

**CARRIED UNANIMOUSLY**

Councillor Nowak left Council Chambers at 5:42 p.m.

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

8.1 RFD – Subdivision File 2010-S-003; Lac La Biche Feed Mill and Farm Supply Ltd; Lac La Biche Settlement, Pt. Hudson Bay Reserve (s. 25 FOIP);

Councillor Nowak returned to Council Chambers at 5:44 p.m.

15.302 Motion by Councillor Siebold that the Servicing Agreement, as presented, is approved for Subdivision File 2010-S-003, owned by Lac La Biche Feed Mill and Farm Supply Ltd. for Lac La Biche Settlement, Pt. Hudson Bay Reserve.

**CARRIED UNANIMOUSLY**

8.1 RFD – Subdivision File 2010-S-003; Lac La Biche Feed Mill and Farm Supply Ltd; Lac La Biche Settlement, Pt. Hudson Bay Reserve (s. 25 FOIP) (continued);

15.303 Motion by Councillor Siebold that the Endeavour to Assist Agreement and Report be approved for the municipal improvements installed by Lac La Biche Feed Mill and Farm Supply Ltd., with respect to File 2010-S-003.

**IN FAVOUR**  
**Mayor Moghrabi**  
**Councillor Richard**  
**Councillor Olson**  
**Councillor Phillips**  
**Councillor Siebold**  
**Councillor Nowak**

**OPPOSED**  
**Councillor Haymour**

**CARRIED**

15.304 Motion by Councillor Nowak to rescind motion 14.294 made at the April 8, 2014 Regular Council Meeting that reads as follows:

*“Motion by Councillor Nowak that County Council denies the request for third extension for Subdivision Approval for File 2010-S-003.”,*

and further that the extension request for Subdivision File 2010-S-003; Lac La Biche Feed Mill and Farm Supply Ltd., be approved until December 31, 2015.

**CARRIED UNANIMOUSLY**

8.2 RFD – Subdivision File 2013-S-001; Lac La Biche Feed Mill and Farm Supply Ltd; Lac La Biche Settlement, Pt. Hudson Bay Reserve (s. 25 FOIP);

15.305 Motion by Councillor Richard to direct Administration to discuss, with the developer, the proposed amendments to the Servicing Agreement as discussed in camera, and further that Administration brings forward the results of the discussion along with the amended Servicing Agreement to a future meeting of Council for their consideration.

**CARRIED UNANIMOUSLY**

8.2 RFD – Subdivision File 2013-S-001; Lac La Biche Feed Mill and Farm Supply Ltd; Lac La Biche Settlement, Pt. Hudson Bay Reserve (s. 25 FOIP) (continued);

15.306 Motion by Councillor Siebold to rescind motion 13.222 made at the May 28, 2013 Regular Council Meeting that reads as follows:

*“Motion by Councillor Kumpula that Administration negotiates an Endeavour to Assist Agreement with Lac La Biche Feed Mill and Farm Supply Ltd. respecting the construction of a secondary access road to service the Madison Meadows subdivision.”*

**CARRIED UNANIMOUSLY**

8.3 Personnel Matters (section 17 FOIP) (addition to agenda);

15.307 Motion by Councillor Richard to enter into a service agreement with Urban Systems, as discussed in camera and further that a budget amendment for contracted services be brought forward at a future meeting.

**CARRIED UNANIMOUSLY**

15.308 Motion by Councillor Siebold that the remaining agenda items (8.4, 8.5, 9.1 and 9.7-9.10) be deferred to a special council meeting to be held at the conclusion of the April 29 Strategic Session.

**CARRIED UNANIMOUSLY**

8.4 Plamondon Agricultural Society Arena (section 16 FOIP) (addition to agenda);

Deferred to Special Council Meeting to be held on April 29, 2015.

8.5 Land Matter – Negotiations (section 25 FOIP) (addition to agenda).

Deferred to Special Council Meeting to be held on April 29, 2015.

## **NEW BUSINESS**

- 9.1 RFD – Statement of Revenues and Expenditures for the Period Ended March 31, 2015;

Deferred to Special Council Meeting to be held on April 29, 2015.

- 9.7 RFD – Permission to Host 2015 Pow Wow Days at the Bold Center;

Deferred to Special Council Meeting to be held on April 29, 2015.

- 9.8 RFD – Water Resources Management Task Force Terms of Reference;

Deferred to Special Council Meeting to be held on April 29, 2015.

- 9.9 RFD – Remittance of Funds for the Leo Johnston Memorial Bursary & Scholarship – 2013/2014 Academic Year;

Deferred to Special Council Meeting to be held on April 29, 2015.

- 9.10 RFD – Re-Appointment to the Agricultural Service Board.

Deferred to Special Council Meeting to be held on April 29, 2015.

## **ADJOURNMENT**

- 15.309 Motion by Councillor Haymour to adjourn the Regular Council Meeting of April 28, 2015 at 5:51 p.m.

**CARRIED UNANIMOUSLY**

---

**Omer Moghrabi, Mayor**

---

**Shadia Amblie  
Interim Chief Administrative Officer**