

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

August 9, 2016 – 10:00 a.m.

Minutes of the Lac La Biche County Regular Council Meeting held August 9, 2016 at 10 a.m.

CALL TO ORDER Deputy Mayor Nowak called the meeting to order at 10:10 a.m.

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

STAFF IN ATTENDANCE	Shadia Amblie	Chief Administrative Officer
	Melanie McConnell	Assistant Chief Administrative Officer
	Brian Shapka	Senior Manager, Public Works (in part)
	Gordon Shaw	Senior Manager, Planning & Development (in part)
	Dan Small	Senior Manager, Finance & Grants
	Jihad Moghrabi	Communications Coordinator (in part)
	Joanne Onciul	Legislative Services Coordinator

REGRETS	Omer Moghrabi	Mayor
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ADOPTION OF AGENDA

16.675 Motion by Councillor Haymour to approve the August 9, 2016 Regular Council Meeting agenda as amended:

- Move Agenda Item 8.16 to In Camera (s. 23 FOIP);
- Addition of Item 8.18 – Discussion – Road Maintenance.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

3.1 June 28, 2016 – Regular Council Meeting;

16.676 Motion by Councillor Olson to adopt the June 28, 2016 Regular Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

3.2 July 20, 2016 – Special Council Meeting;

16.677 Motion by Councillor Siebold to adopt the July 20, 2016 Special Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

3.3 July 29, 2016 – Special Council Meeting;

16.678 Motion by Councillor Phillips to adopt the July 29, 2016 Special Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

There was no unfinished business to discuss.

URGENT MATTERS

There were no urgent matters to discuss.

NEW BUSINESS

8.2 RFD – Landowner Request to Waive the Off-Site Levies as a Condition of Development Approval - File Number 2016-102; Lot 7, Block 19, Plan 4313BF;

16.679 Motion by Councillor Haymour that off-site levies in the amount of \$1,281.18 payable as a result of development approval for file number 2016-102 are waived for this approval only for the parcel legally described as Lot 7, Block 19, Plan 4313BF.

Tabling Motion:

16.680 Motion by Councillor Haymour to table Motion 16.679 until after the Public Hearing Session.

CARRIED UNANIMOUSLY

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.1 Public Hearing – Bylaw 16-015 – The Estates of Arbor Field Area Structure Plan (ASP);

Deputy Mayor Nowak reviewed the process for public hearings and declared the public hearing open at 10:22 a.m.

Deputy Mayor Nowak asked Melanie McConnell, Assistant Chief Administrative Officer 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 two written submissions that would be read into record later in the hearing. Ms. McConnell advised Council that a notice was posted at County Centre, in the Lac La Biche Post, and on County's website advising public of the relocation of Council Chambers.

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

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

Mr. Steve Engman, of SE Design and Consulting Inc., the Applicant, reviewed the process for the development of the Arbor Field Area Structure Plan (ASP) and confirmed that all notice requirements were complied with including public input sessions that were held.

Discussion ensued regarding the proposed ASP including future plans for water and wastewater services.

Councillor Richard left Council Chambers at 10:30 a.m.

Discussion continued regarding environmental reserves, wetlands, public use lots, and storm water management plans.

Deputy Mayor Nowak asked if there was anyone present wishing to speak in support of the proposed bylaw.

There was no one present wishing to speak in support of the proposed bylaw.

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

Ms. McConnell read into record, the following letters:

- A letter from Mr. Dave Cheyne in opposition to the proposed ASP;
- A letter from Mr. Jaafar Taha in opposition to the proposed ASP.

Deputy Mayor Nowak asked if the Applicant wishes to make any closing comments.

Mr. Engman addressed some of the concerns of Mr. Cheyne and Mr. Taha including the timeframe of the development, the wetland area within the ASP, and traffic concerns.

Mr. Engman responded to questions regarding water and sewer servicing within the ASP in the Serviced Estate Residential District 2 (ES2).

Mr. Marty Niles, developer, referenced the water and sewer servicing requirements in the ES2.

Deputy Mayor Nowak thanked the presenters for their comments, and declared the public hearing closed at 10:53 a.m.

RECESS

Deputy Mayor Nowak called a recess at 10:53 a.m.

RECONVENE

Deputy Mayor Nowak reconvened the meeting at 11:05 a.m. with all those Members of Council previously listed in attendance, with the exception of Councillors Richard and Thompson.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.2 Public Hearing – Bylaw 16-018 – Road Allowance (Laneway) Closure: All that portion of road allowance located within Settlement Lot 64 as shown on Plan 1224260 approved in the year 2012;

Deputy Mayor Nowak declared the public hearing open at 11:05 a.m.

Councillor Thompson entered Council Chambers at 11:05 a.m.

Deputy Mayor Nowak asked Melanie McConnell, Assistant Chief Administrative Officer 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.

Ms. Sheera Bourassa, Planning & Development Officer, summarized the purpose for the hearing and explained the rationale for closing the road allowance, on behalf of the Applicant, Lac La Biche County.

Deputy Mayor Nowak asked if there was anyone present wishing to speak in support of the proposed bylaw.

There was no one present wishing to speak in support of the proposed bylaw.

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

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

Deputy Mayor Nowak asked if the Applicant wishes to make any closing comments.

The Applicant did not wish to make any closing comments.

Deputy Mayor Nowak declared the public hearing closed at 11:07 a.m.

6.3 Public Hearing – Bylaw 16-020 – Rezoning of Lot N4,5, Block 11, Plan 2759HW from Hamlet Commercial (HC) to Mixed Use Residential-Business District (MRB).

Deputy Mayor Nowak reviewed the process for public hearings and declared the public hearing open at 11:08 a.m.

Deputy Mayor Nowak asked Melanie McConnell, Assistant Chief Administrative Officer 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.

Mr. Dustin Robson, Planning & Development Officer, summarized the purpose for the hearing.

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

The Applicant was not present to speak to the proposed bylaw.

Deputy Mayor Nowak asked if there was anyone present wishing to speak in support of the proposed bylaw.

There was no one present wishing to speak in support of the proposed bylaw.

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

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

Deputy Mayor Nowak declared the public hearing closed at 11:10 a.m.

NEW BUSINESS

8.2 RFD – Landowner Request to Waive the Off-Site Levies as a Condition of Development Approval - File Number 2016-102; Lot 7, Block 19, Plan 4313BF (continued);

16.681 Motion by Councillor Haymour to lift Motion 16.679 from the table.

CARRIED UNANIMOUSLY

Discussion ensued regarding the history of collecting off-site levies and what the triggers are for the collection of off-site levies.

Main Motion:

16.679 Motion by Councillor Haymour that off-site levies in the amount of \$1,281.18 payable as a result of development approval for file number 2016-102 are waived for this approval only for the parcel legally described as Lot 7, Block 19, Plan 4313BF.

CARRIED UNANIMOUSLY

16.682 Motion by Councillor Siebold to direct Administration to review the status of offsite levies of previously developed parcels within all basins, and further that Administration bring forward the former bylaws regarding offsite levies from the Town of Lac La Biche and Lakeland County.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.1 RFD – Bylaw 16-016 – Amity Beach Area Structure Plan (ASP) – 1st Reading;

16.683 Motion by Councillor Haymour that Bylaw 16-016 be given first reading this 9th day of August, 2016.

CARRIED UNANIMOUSLY

8.3 RFD – Landowner Request to Waive the Off-Site Levies as a Condition of Development Approval - File Number 2016-115; Lots 2 & 3, Block 19, Plan 3354KS;

16.684 Motion by Councillor Thompson that off-site levies in the amount of \$3,700.16 payable as a result of development approval for file number 2016-115 are waived for this approval only for the parcel legally described as Lots 2&3, Block 27, Plan 3354KS.

CARRIED UNANIMOUSLY

8.5 RFD – Bylaw 16-020 – Rezoning of Lot N4,5, Block 11, Plan 2759HW from Hamlet Commercial (HC) to Mixed Use Residential-Business District (MRB) – 2nd and 3rd Reading;

16.685 Motion by Councillor Olson that Bylaw 16-020 be given second reading this 9th day of August, 2016.

CARRIED UNANIMOUSLY

16.686 Motion by Councillor Haymour that Bylaw 16-020 be given third and final reading this 9th day of August, 2016.

CARRIED UNANIMOUSLY

8.6 Briefing – Available Lots and Properties Within and Immediately Surrounding the Hamlet of Lac La Biche;

Ms. Barb Dupuis, Project Coordinator, provide a PowerPoint Presentation to Council outlining the available lots and properties within and immediately surrounding the Hamlet of Lac La Biche.

Councillor Haymour left Council Chambers at 11:43 a.m.

Councillor Haymour returned to Council Chambers at 11:44 a.m.

8.6 Briefing – Available Lots and Properties Within and Immediately Surrounding the Hamlet of Lac La Biche (continued);

Councillor Olson left Council Chambers at 11:51 a.m.

Councillor Olson returned to Council Chambers at 11:52 a.m.

16.687 Motion by Councillor Siebold to defer agenda item 8.6 to such time that Administration has further information regarding the cost of residential subdivision development in the Hamlets.

CARRIED UNANIMOUSLY

8.7 Briefing – Previously Approved but Undeveloped Subdivisions within and Immediately Surrounding the Hamlet of Lac La Biche;

16.688 Motion by Councillor Siebold to defer agenda item 8.7 to such time that Administration has further information regarding the cost of residential subdivision development in the Hamlets.

CARRIED UNANIMOUSLY

8.8 RFD – Proposed Costs to Extend Plan Area for the South Lac La Biche Major Area Structure Plan – Revised Update;

16.689 Motion by Councillor Thompson that Administration is directed to increase the 2016 operating budget and enter into a service agreement with ParioPlan to prepare a planning framework for lands along the Hwy 36 corridor to be included within the South Lac La Biche Major Area Structure Plan up to a cost of \$36,584.63 exclusive of GST.

CARRIED UNANIMOUSLY

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.4 Public Input Session.

At 12:15 p.m., there was no one present for the public input session.

6.4.1 Disposition of Public Input Session (*if necessary*)

There was no one present for the Public Input Session.

NEW BUSINESS

8.9 Briefing – Resident Concern in Reference to Mandatory Curbside Program Participation;

16.690 Motion by Councillor Thompson to refer agenda item 8.9 Briefing – Resident Concern in Reference to Mandatory Curbside Program Participation to the Public Works Committee.

CARRIED UNANIMOUSLY

RECESS

Deputy Mayor Nowak called a recess at 12:37 p.m.

RECONVENE

Deputy Mayor Nowak reconvened the meeting at 2:24 p.m. with all those Members of Council previously listed in attendance, including Councillor Richard, and with the exception of Councillor Thompson.

NEW BUSINESS

8.4 RFD – Bylaw 16-015 – The Estates of Arbor Field Area Structure Plan (ASP) – 2nd and 3rd Reading;

Councillor Thompson entered Council Chambers at 2:27 p.m.

Discussion ensued regarding water and sewer servicing and wetland areas affected by the proposed Area Structure Plan.

Councillor Richard left Council Chambers at 2:39 p.m.

Councillor Richard returned to Council Chambers at 2:43 p.m.

16.691 Motion by Councillor Haymour that Bylaw 16-015 be given second reading this 9th day of August, 2016.

IN FAVOUR

**Deputy Mayor Nowak
Councillor Austin
Councillor Richard
Councillor Olson
Councillor Phillips
Councillor Thompson
Councillor Haymour**

OPPOSED

Councillor Siebold

CARRIED

8.4 RFD – Bylaw 16-015 – The Estates of Arbor Field Area Structure Plan (ASP) – 2nd and 3rd Reading (continued);

16.692 Motion by Councillor Richard that Administration discuss with the developer the proposed changes to the Estates of Arbor Field Area Structure Plan (ASP) to change the type of sewer servicing from sewer mounds to sewer holding tanks and cisterns or connection to municipal services, and further that the changes be brought forward to Council for third and final reading.

CARRIED UNANIMOUSLY

8.10 Discussion – Capital Project Update;

Mr. Brian Shapka, Senior Manager of Public Works, provided an overview to Council on the status of the 2016 capital projects to date. Discussion ensued regarding the same.

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

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

16.693 Motion by Councillor Haymour that Administration bring forward an RFD to the next Regular Council Meeting to discuss partnering with Fortis to complete the street lighting on 101 Avenue up to Beaverhill Road.

CARRIED UNANIMOUSLY

8.11 RFD – Approve Cancellation of 2016 Tax Penalties for County Property Owners Residing in Fort McMurray Area;

16.694 Motion by Councillor Haymour that Administration be directed to cancel the 2016 tax penalties of \$6,893.79 levied on outstanding balances on tax rolls (listed on the attachment) of County property owners residing in Fort McMurray area.

IN FAVOUR

Deputy Mayor Nowak

Councillor Austin

Councillor Richard

Councillor Olson

Councillor Phillips

Councillor Thompson

Councillor Haymour

OPPOSED

Councillor Siebold

CARRIED

EXTENSION OF MEETING

- 16.695 Motion by Councillor Olson to extend the August 9, 2016 Regular Council meeting to such time that all agenda items have been addressed.

CARRIED UNANIMOUSLY

NEW BUSINESS

- 8.12 RFD – Transfer of Funds to the Lac La Biche Regional Health Foundation;

- 16.696 Motion by Councillor Thompson that Lac La Biche County transfers \$110,000 from reserves to the Lac La Biche Regional Health Foundation.

CARRIED UNANIMOUSLY

- 16.697 Motion by Councillor Olson that Administration increase the 2016 operating budget by \$41,646.68 and grant the proceeds to the Lac La Biche Regional Health Foundation, representing gross proceeds of the 2014 and 2015 Golf Fore Health Golf Tournaments.

CARRIED UNANIMOUSLY

- 8.13 RFD – Letter of Support – Lac La Biche County Library Board;

- 16.698 Motion by Councillor Siebold that Lac La Biche County provides a letter of support to the Lac La Biche County Library Board for its grant application.

CARRIED UNANIMOUSLY

- 8.14 Discussion – Meeting with Ministers at AUMA Convention;

- 16.699 Motion by Councillor Haymour to direct Administration to schedule meetings with the following Ministers at the AUMA Convention:

- Minister of Municipal Affairs – Danielle Larivee;
- Minister of Economic Development and Trade – Deron Bilous;
- Minister of Culture and Tourism – Richardo Miranda;
- Minister of Health – Sarah Hoffman;

Motion 16.699 continued:

- Minister of Transportation – Brian Mason; and
- Minister of Advanced Education – Marlin Schmidt

and further, to prepare briefings for the topics discussed for Council's review.

IN FAVOUR

**Deputy Mayor Nowak
Councillor Austin
Councillor Richard
Councillor Olson
Councillor Phillips
Councillor Thompson
Councillor Haymour**

OPPOSED

Councillor Siebold

CARRIED

8.15 RFD – Appointment to Assessment Review Boards;

16.700 Motion by Councillor Olson to appoint Ron Epp as a local member to the County's local and composite assessment review boards, effective immediately and for a term ending May 31, 2019.

CARRIED UNANIMOUSLY

8.17 Discussion – Underutilized Fish Stocks in Northern Alberta.

16.701 Motion by Councillor Siebold to defer agenda item 8.17 Discussion – Underutilized Fish Stocks in Northern Alberta to the next Regular Council meeting.

CARRIED UNANIMOUSLY

8.18 Discussion – Road Maintenance (addition to agenda).

Councillor Olson raised concerns regarding safety issues with respect to the oiling on Campsite Road. Further discussion ensued regarding road maintenance concerns.

16.702 Motion by Councillor Olson to bring forward a briefing on road maintenance concerns as discussed during this meeting.

CARRIED UNANIMOUSLY

Deputy Mayor Nowak appointed Councillor Richard to act as Acting Chair in his absence.

RECESS Deputy Mayor Nowak called a recess at 4:26 p.m.

RECONVENE Acting Chair Richard reconvened the meeting at 4:34 p.m. with all those Members of Council previously listed in attendance, with the exception of Councillor Haymour and Deputy Mayor Nowak. Deputy Mayor Nowak did not return to the meeting.

IN CAMERA SESSION

16.703 Motion by Councillor Austin to go in camera at 4:35 p.m.

CARRIED UNANIMOUSLY

Councillor Haymour entered Council Chambers at 4:35 p.m.

IN CAMERA SESSION

8.16 Briefing – 2016 Municipal Census Update (s. 23 FOIP) (moved from New Business);

7.1 RFD – ID 349 Revenue Sharing Proposal (s. 25 FOIP);

7.2 RFD – Legal Matter – Potential Settlement of Lawsuit (s. 20 & 27 FOIP);

Councillor Olson left Council Chambers at 5:27 p.m.

Councillor Olson returned to Council Chambers at 5:28 p.m.

7.3 RFD – Purchase of County Owned Property (s. 25 FOIP).

Councillor Olson left Council Chambers at 5:41 p.m.

Councillor Olson returned to Council Chambers at 5:42 p.m.

RETURN TO REGULAR MEETING

16.704 Motion by Councillor Thompson to proceed with the meeting out of camera at 5:43 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

8.16 Briefing – 2016 Municipal Census Update (s. 23 FOIP) (moved from New Business);

16.705 Motion by Councillor Thompson to accept the 2016 Municipal Census update as information.

CARRIED UNANIMOUSLY

7.1 RFD – ID 349 Revenue Sharing Proposal (s. 25 FOIP);

16.706 Motion by Councillor Olson that Lac La Biche County submits a proposal to the Department of Municipal Affairs regarding ID 349 revenue allocation as discussed *in camera*.

CARRIED UNANIMOUSLY

7.2 RFD – Legal Matter – Potential Settlement of Lawsuit (s. 20 & 27 FOIP);

16.707 Motion by Councillor Thompson that County Administration be directed to issue a letter to the Plaintiff named in Genesis File No. 130067 as requested by the County’s insurers.

CARRIED UNANIMOUSLY

7.3 RFD – Purchase of County Owned Property (s. 25 FOIP);

Councillor Thompson left Council Chambers at 5:45 p.m. and did not return to the meeting.

16.708 Motion by Councillor Olson that clause 2(v) of Policy PI-61-012 being the Land Sale Procedure for a land sale through sole source process is waived in this transaction as the advertisement provision has been achieved through the planning process.

CARRIED UNANIMOUSLY

16.709 Motion by Councillor Austin that Administration is authorized to enter into an Offer to Purchase Agreement with Points West Living Lac La Biche Inc. for the sale of Lot 23MR, Block 6, Plan 1224260 and a portion of Lot 64, Plan LACLABI in the amount of Five Hundred and Fifty Thousand Dollars (\$550,000).

CARRIED UNANIMOUSLY

7.3 RFD – Purchase of County Owned Property (s. 25 FOIP)
(continued);

16.710 Motion by Councillor Phillips that Administration is authorized to enter into a Licence of Occupation with Points West Lac La Biche Inc. to allow it to enter onto Lot 23MR, Block 6, Plan 1224260 and a portion of Lot 64, Plan LACLABI to begin site works, foundation work, and framing of the assisted living facility.

CARRIED UNANIMOUSLY

16.711 Motion by Councillor Olson that the deep services issue from item 7.3 RFD – Purchase of County Owned Property be referred to the Public Works Committee meeting of August 10, 2016.

CARRIED UNANIMOUSLY

ADJOURNMENT

16.712 Motion by Councillor Haymour to adjourn the Regular Council Meeting of August 9, 2016 at 5:46 p.m.

CARRIED UNANIMOUSLY

John Nowak, Deputy Mayor

Robert Richard, Acting Chair

**Shadia Amblie
Chief Administrative Officer**