

LAC LA BICHE COUNTY

REGULAR COUNCIL MEETING

DATE: May 13, 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 April 22, 2014 Regular Council Meeting;
 - 3.2 April 23, 2014 Special Council Meeting – Budget;
 - 3.3 April 24, 2014 Special Council Meeting – Budget & Utilities Bylaws;
 - 3.4 April 29, 2014 Special Council Meeting – Financial Statements and Auditor’s Report.
4. UNFINISHED BUSINESS
 - 4.1 RFD – Rezoning Bylaw 14-015; Williams, Brian and Shelly; SW 10-65-14-W4M; from Agricultural District (AG) to Rural Industrial District (RI) – 1st Reading.
5. URGENT MATTERS
 - 5.1 Briefing – Mayor Resignation;
 - 5.2 RFD – Appointment of Acting Deputy Mayor.
6. PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS
 - 6.1 1:30 p.m. Delegation – Portage College Board;
 - 6.2 2:30 p.m. Public Hearing – Bylaw 14-003; Amendment to Bylaw 11-010 – Offsite Levies Bylaw;
 - 6.3 2:30 p.m. Public Hearing – Rezoning Bylaw 14-013; Lac La Biche County; Pt. of NW-16-63-11-W4M; from Agricultural District (AG) to Rural Industrial District (RI);
 - 6.4 3:00 p.m. Public Input Session.

7. DISPOSITION OF DELEGATION BUSINESS

7.1 Portage College Board;

7.2 Public Input Session.

8. NEW BUSINESS

8.1 RFD – By-Election to Fill the Mayor Vacancy;

8.2 RFD – Vacant Committee Appointments;

8.3 RFD – Bylaws 14-026 and 14-027 – 2014 Property Tax Bylaws – 1st, 2nd & 3rd Reading;

8.4 Briefing – 2014 Budget Summary Document;

8.5 RFD – Appointment of Weed Inspectors;

8.6 RFD – Road Use Agreement and Security Deposit on Township Rd 652 from Highway 855 for 4.8 km, Range Road 164, south of 663 for 2.4 km, and Range Road 163 for 3.2 km for a total of 10.4 km.;

8.7 RFD – County Council Position Statement regarding CN Rail;

8.8 RFD – Community Collaboration Initiative;

8.9 RFD – Lakeland Out of the Elements Society (Men’s Emergency Shelter) Insurance;

8.10 RFD – Hylo and Venice Centennial Event – Road Naming;

8.11 RFD – Request for First Extension to the Subdivision Approval for File 2012-S-009; Rachynski Land Surveys (1998) Ltd. (Nyuli, Leanne); Lot 7, Plan 8621366;

8.12 RFD – Rezoning Bylaw 14-023; Evangelical Lutheran Church in Canada; Lot 8, Block 1, Plan 2518ET; from Urban Reserve District (UR) to Public/Institutional District (PI) and High Density Hamlet Residential District (HDR) – 1st Reading;

8.13 RFD – Bylaw 14-003; Amendment to Bylaw 11-010 – Offsite Levies Bylaw – 2nd and 3rd Reading;

8.14 RFD – Rezoning Bylaw 14-013; Lac La Biche County; Pt. of NW-16-63-11-W4M; from Agricultural District (AG) to Rural Industrial District (RI) – 2nd and 3rd Reading;

8.15 Recording of Council Meetings (addition to the agenda);

8.16 Response to articles in the Lac La Biche Post (addition to the agenda);

8.17 Joint Use Agreement with Northern Lights School Division (addition to the agenda).

9. IN CAMERA SESSION

9.1 RFD – Land Matter – Purchase of Crown Land PLS 120183 (section 25 FOIP);

9.2 RFD – Land Matter – Purchase of Crown Land PLS 120184 (section 25 FOIP);

9.3 Legal Matters (addition to the agenda) (section 27 FOIP).

10. ADJOURNMENT

Adopted

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

May 13, 2014 – 10:00 a.m.

Minutes of the Lac La Biche County Regular Council Meeting held on May 13, 2014 at 10:00 a.m.

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

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

STAFF IN ATTENDANCE	Shadia Amblie	Interim Chief Administrative Officer/ Manager, Communications
	Melanie McConnell	Interim Assistant Chief Administrative Officer/Manager, Legislative Services
	Jeff Lawrence	General Manager, Operations (in part)
	Doug Topinka	Acting General Manager, Development & Community Services
	Dan Small	Senior Manager (in part)

Members of Council observed a minute of silence in memory of the recently passed volunteer firefighter.

ADOPTION OF AGENDA

14.392 Motion by Councillor Haymour to approve the May 13, 2014 Regular Council Meeting agenda as amended:

- Addition of Item 8.15 – Recording Council Meetings;
- Addition of Item 8.16 – Response to articles in the Lac La Biche Post;
- Addition of Item 8.17 – Discussion – Joint Use Agreement with Northern Lights School Division;
- Addition of Item 9.3 – Legal Matters (section 27 FOIP).

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

3.1 Regular Council Meeting of April 22, 2014;

14.393 Motion by Councillor Siebold to adopt the Regular Council Meeting minutes of April 22, 2014 as circulated.

CARRIED UNANIMOUSLY

3.2 Special Council Meeting of April 23, 2014 – Budget;

14.394 Motion by Councillor Siebold to adopt the Special Council Meeting minutes of April 23, 2014 as circulated.

CARRIED UNANIMOUSLY

3.3 Special Council Meeting of April 24, 2014 – Budget & Utilities Bylaws;

14.395 Motion by Councillor Haymour to adopt the Special Council Meeting minutes of April 24, 2014 as circulated.

CARRIED UNANIMOUSLY

3.4 Special Council Meeting of April 29, 2014 – Financial Statements and Auditor's Report.

14.396 Motion by Councillor Nowak to adopt the Special Council Meeting minutes of April 29, 2014 as circulated.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

4.1 RFD – Rezoning Bylaw 14-015; Williams, Brian and Shelly; SW 10-65-14-W4M; from Agricultural District (AG) to Rural Industrial District (RI) – 1st Reading.

14.397 Motion by Councillor Nowak to direct Administration to draft an amendment to the land use bylaw that lists harvesting of surface minerals as a discretionary use under the agricultural use zoning.

Councillor Thompson declared a conflict of interest upon Councillor Nowak making the above motion, as he owns a gravel pit that he may harvest in the future and left Council Chambers at 10:14 a.m.

Vote on main motion:

14.397 Motion by Councillor Nowak to direct Administration to draft an amendment to the land use bylaw that lists harvesting of surface minerals as a discretionary use under the agricultural use zoning.

CARRIED UNANIMOUSLY

Councillor Thompson returned to Council Chambers at 10:17 a.m.

14.398 Motion by Councillor Haymour that Bylaw 14-015 be given first reading this 13th day of May, 2014.

DEFEATED UNANIMOUSLY

14.399 Motion by Councillor Nowak that Lac La Biche County reimburse the rezoning application fees relating to defeated Bylaw 14-015.

CARRIED UNANIMOUSLY

URGENT MATTERS

5.1 Briefing – Mayor Resignation;

14.400 Motion by Councillor Siebold to accept the Briefing – Mayor Resignation as information.

CARRIED UNANIMOUSLY

5.2 RFD – Appointment of Acting Deputy Mayor.

Acting Mayor Richard opened the floor for nominations of Acting Deputy Mayor.

Councillor Haymour nominated Councillor Nowak. Councillor Nowak accepted the nomination.

Acting Mayor Richard called three more times for nominations of Acting Deputy Mayor. There were no further nominations.

14.401 Motion by Councillor Olson that nominations for Acting Deputy Mayor cease.

CARRIED UNANIMOUSLY

14.402 Motion by Councillor Thompson to appoint Councillor Nowak as Acting Deputy Mayor until such time as the Mayor vacancy is filled.

CARRIED UNANIMOUSLY

Councillor Nowak took the Oath of Office for the position of Deputy Mayor.

RECESS

Acting Mayor Richard called a recess at 10:35 a.m.

RECONVENE

Acting Mayor Richard reconvened the meeting at 10:46 a.m. with all those Members of Council previously listed in attendance.

NEW BUSINESS

Members of Council were introduced to the County's Administrator Municipal Intern, Carl Kuppra.

8.1 RFD – By-Election to Fill the Mayor Vacancy;

14.403 Motion by Councillor Haymour that County Council hold a by-election to fill the Mayor vacancy on Monday, July 21, 2014.

CARRIED UNANIMOUSLY

14.404 Motion by Councillor Phillips to appoint Melanie McConnell, Interim Assistant Chief Administrative Officer and Manager, Legislative Services as the Returning Officer for the Lac La Biche County July 21, 2014 Mayor by-election.

CARRIED UNANIMOUSLY

14.405 Motion by Councillor Siebold that Lac La Biche County holds an advance vote on Wednesday, July 16, 2014 at a time and location to be determined by the Returning Officer, in accordance with the provisions of the Local Authorities Election Act.

CARRIED UNANIMOUSLY

14.406 Motion by Councillor Nowak that Lac La Biche County provide for special ballots during the 2014 Mayor by-election, and further that special ballot applications be made by any one of the following methods: in writing; by telecopier (fax); in person; or by email.

CARRIED UNANIMOUSLY

8.1 RFD – By-Election to Fill the Mayor Vacancy (continued);

14.407 Motion by Councillor Olson to allocate \$20,000 from General Revenue for the July 21, 2014 Mayor by-election.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.2 RFD – Vacant Committee Appointments;

14.408 Motion by Councillor Haymour to authorize Acting Mayor Richard to serve on the following committees on an interim basis until the Mayor vacancy is filled: Regional Economic Development; Greater North Foundation; Lac La Biche – Northern Lights School Division Advocacy Committee; Health Services/Doctor Retention Committee; Northeast Alberta HUB; and the Oil Sands Developers Group.

CARRIED UNANIMOUSLY

14.409 Motion by Councillor Haymour to appoint Councillor Austin to the Municipal Planning Commission on an interim basis until the Mayor vacancy is filled.

CARRIED UNANIMOUSLY

14.410 Motion by Councillor Thompson to appoint Councillor Nowak as the interim Vice Chair of the Public Works Committee until the Mayor vacancy is filled.

CARRIED UNANIMOUSLY

8.3 RFD – Bylaws 14-026 and 14-027 – 2014 Property Tax Bylaws – 1st, 2nd & 3rd Readings;

14.411 Motion by Councillor Haymour that Bylaw 14-026 be given first reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

14.412 Motion by Councillor Thompson that Bylaw 14-026 be given second reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

8.3 RFD – Bylaws 14-026 and 14-027 – 2014 Property Tax Bylaws –
1st, 2nd & 3rd Readings (continued);

14.413 Motion by Councillor Nowak that Bylaw 14-026 be submitted for third and final reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

14.414 Motion by Councillor Siebold that Bylaw 14-026 be given third and final reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

14.415 Motion by Councillor Nowak that Bylaw 14-027 be given first reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

14.416 Motion by Councillor Austin that Bylaw 14-027 be given second reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

14.417 Motion by Councillor Haymour that Bylaw 14-027 be submitted for third and final reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

14.418 Motion by Councillor Nowak that Bylaw 14-027 be given third and final reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

8.4 Briefing – 2014 Budget Summary Document;

Members of Council provided feedback on the draft budget document.

14.419 Motion by Councillor Nowak to accept the 2014 budget summary document for information, as amended.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.5 RFD – Appointment of Weed Inspectors;

- 14.420 Motion by Councillor Siebold to appoint Kyle Leach and Daton Tchir as Weed Inspectors to perform the duties and functions as set forth in the Alberta Weed Control Act and as per Lac La Biche County Integrated Vegetation Management Policy PI-63-002, with an effective date of May 13, 2014 and culminating with the expiration of employment as set forth in the employment agreement with aforementioned employees.

CARRIED UNANIMOUSLY

8.6 RFD – Road Use Agreement and Security Deposit on Township Rd 652 from Highway 855 for 4.8 km, Range Road 164, south of 663 for 2.4 km, and Range Road 163 for 3.2 km for a total of 10.4 km.;

- 14.421 Motion by Councillor Siebold that Lac La Biche County obtains an agreement and a Security deposit of \$2,500.00 per kilometer on Township Rd 652 from Highway 855 for 4.8 km, Range Road 164, south of 663 for 2.4 km, and Range Road 163 for 3.2 km for a total of 10.4 km; and further that Administration brings this policy forward with an amended fee schedule by the end of June, 2014.

CARRIED UNANIMOUSLY

8.7 RFD – County Council Position Statement regarding CN Rail;

- 14.422 Motion by Councillor Phillips that County Council accepts the position statement regarding CN Rail as follows:

Rail Safety is a concern for Lac La Biche County especially as transportation of oil and dangerous goods by rail increases. We support the federal government's measures requiring railways to share dangerous goods information with municipalities. In an effort to improve the municipality's emergency response planning and to address other concerns such as blocked crossings, Lac La Biche County will continue to have discussions with CN Rail in regards to increasing the number of crossings and removal of the switching yards from the Hamlet of Lac La Biche.

CARRIED UNANIMOUSLY

RECESS Acting Mayor Richard called a recess at 11:57 a.m.

RECONVENE Acting Mayor Richard reconvened the meeting at 1:06 p.m. with all those Members of Council previously listed in attendance.

NEW BUSINESS

8.8 RFD – Community Collaboration Initiative;

Discussion ensued regarding the Community Collaboration Initiative.

14.423 Motion by Councillor Olson to table this item to later in the meeting.

CARRIED UNANIMOUSLY

Councillor Haymour left Council Chambers at 1:27 p.m.

8.9 RFD – Lakeland Out of the Elements Society (Men’s Emergency Shelter) Insurance;

Councillor Haymour returned to Council Chambers at 1:28 p.m.

Discussion ensued regarding options available to the Society for insurance.

14.424 Motion by Councillor Haymour to defer this item until such time as Administration can provide additional information on the options available.

CARRIED UNANIMOUSLY

RECESS Acting Mayor Richard called a recess at 1:34 p.m.

RECONVENE Acting Mayor Richard reconvened the meeting at 1:39 p.m. with all those Members of Council previously listed in attendance.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.1 Delegation – Portage College;

Acting Mayor Richard welcomed the delegation and introductions were made.

Ray Danyluk, Portage College Board of Governors Chair and Dr. Trent Keough, President was in attendance, along with other representatives of the Board of Governors and staff.

Mr. Danyluk and Dr. Keough provided an overview of the College business plan and educational programs. The delegation advised that the Lac La Biche campus serves as the hub for the College.

Mr. Danyluk provided an update with respect to student enrollment statistics and the associated provincial and federal funding for academic upgrading students.

The delegation advised that the College is able to develop programming that reacts to the needs of the community and industry. A discussion ensued on the programs available in St. Paul, Boyle and Cold Lake. Mr. Keough referenced an August 26 interview with the Lac La Biche Post on programs that have departed from the Lac La Biche campus.

A discussion ensued regarding the memorandum of understanding between the County and College for the potable water and wastewater management training as well as the reference testing laboratory.

Mr. Danyluk provided Council with a list of initiatives that are currently being reviewed and revisited by the College. A discussion ensued on the revised model for teaching outreach students.

Acting Mayor Richard thanked the College representatives for attending the meeting.

RECESS

Acting Mayor Richard recessed the meeting at 2:49 p.m.

RECONVENE

Acting Mayor Richard reconvened the meeting at 3:00 p.m. with all those Members of Council previously listed in attendance.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.2 Public Hearing – Bylaw 14-003; Amendment to Bylaw 11-010 – Offsite Levies Bylaw;

Acting Mayor Richard declared the public hearing open at 3:00 p.m.

Acting 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 and that there have been no written submissions submitted in favour or opposed to the proposed bylaw.

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

Acting Mayor Richard asked if there was anyone present wishing to speak in favour of proposed Bylaw 14-003. No one came forward.

Acting Mayor Richard asked if there was anyone present wishing to speak in opposition of proposed Bylaw 14-003.

Melvin Bobocel was in attendance and advised that he has concerns with the levies in the current form. Mr. Bobocel read his letter into the record, as attached to and forming part of these minutes. Mr. Bobocel was of the opinion that the County is to act as a facilitator for development.

Roy Worthington, representative of Royal LePage Realty spoke in opposition of the levies. Mr. Worthington advised that he is working with a number of developers and that he is required to provide development cost information to them. Mr. Worthington also noted that the community should work together to attract developers to spend money in Lac La Biche, and that a solution would be for levies to be paid over time. Mr. Worthington was of the opinion that there was a west versus east conflict that he would like to see resolved.

Alex Broadbent spoke in opposition of the levies. Mr. Broadbent listed several other communities that do not impose off site levies, and was of the opinion that developers are being chased away from the County. Mr. Broadbent advised that he is against off-site levies and that general municipal taxes should cover the associated costs. Mr. Broadbent also indicated his annoyance with the method of advertising for the public hearing.

Robert Rizzoli spoke in opposition to the proposed bylaw. Mr. Rizzoli advised that he is against the manner in which the levies are being implemented. Mr. Rizzoli was of the opinion that a fairer model should be developed. Mr. Rizzoli raised concerns that levies imposed would be of a greater value than the developable land(s). As well, Mr. Rizzoli raised concerns on the advertising of the hearing.

Acting Mayor Richard asked if there was anyone else present wishing to speak in opposition of proposed Bylaw 14-003. No one came forward.

Acting Mayor Richard thanked the presenters for their comments and declared the public hearing closed at 3:30 p.m.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.3 Public Hearing – Rezoning Bylaw 14-013; Lac La Biche County; Pt. of NW-16-63-11-W4M; from Agricultural District (AG) to Rural Industrial District (RI);

Acting Mayor Richard declared the Public Hearing open at 3:30 p.m.

Acting 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 and that there have been no written submissions submitted in favour or opposed to the proposed bylaw.

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

Acting Mayor Richard asked if there was anyone present wishing to speak in favour of Bylaw 14-013. No one came forward.

Acting Mayor Richard asked if there was anyone present wishing to speak in opposition to Bylaw 14-013. No one came forward.

Acting Mayor Richard declared the public hearing closed at 3:36 p.m.

6.4 Public Input Session.

Acting Mayor Richard declared the public input session open at 3:36 p.m.

Brian Strachuk was in attendance and advised that he had listened to the Portage College delegation and the public hearing on the off-site levy bylaw amendment. Mr. Strachuk was of the opinion that the application of off-site levies is very complex and encouraged Council to review the Corvus report. Mr. Strachuk also suggested that Council hold an information session with the public, realtors and developers to discuss off-site levies.

Acting Mayor Richard thanked Mr. Strachuk for his comments, and declared the public input session closed at 3:45 p.m.

RECESS

Acting Mayor Richard called a recess at 3:45 p.m.

RECONVENE

Acting Mayor Richard reconvened the meeting at 3:55 p.m., with all those Members of Council previously listed in attendance, with the exception of Councillor Haymour.

- 14.425 Motion by Councillor Nowak to extend the meeting time until the conclusion of the agenda.

CARRIED UNANIMOUSLY

NEW BUSINESS

- 8.8 RFD – Community Collaboration Initiative (continued);

Councillor Haymour returned to Council Chambers at 3:55 p.m.

Discussion ensued regarding the phase II attendees and the go-forward strategy.

- 14.426 Motion by Councillor Thompson to defer discussion on this item until such time as the Acting Mayor, Acting Deputy Mayor and Interim CAO have contacted the facilitator for additional information.

CARRIED UNANIMOUSLY

Councillor Nowak left Council Chambers at 4:04 p.m.

DISPOSITION OF DELEGATION BUSINESS

- 7.1 Portage College;

Councillor Nowak returned to Council Chambers at 4:06 p.m.

- 14.427 Motion by Councillor Haymour that Lac La Biche County collaborates with stakeholders to develop a strategy to retain and grow the college in Lac La Biche.

CARRIED UNANIMOUSLY

- 14.428 Motion by Councillor Phillips to forward a letter of thanks to the College for attending the meeting, and further that the letter reflect the County's desire to continue working together on joint ventures and areas of mutual benefit.

CARRIED UNANIMOUSLY

- 7.2 Public Input Session.

- 14.429 Motion by Councillor Haymour to forward a letter of thanks to Mr. Stratichuk for his presentation during the public input session.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.10 RFD – Hylo and Venice Centennial Event – Road Naming;

14.430 Motion by Councillor Nowak that Council approves the Hylo-Venice Centenary Committee’s request to historically name the following three roads in the Venice area:

- TWP RD 661A from RR 150 to RR 151 to “Piemonti Road”;
- RR 151 from HWY 663 to TWP RD 661 to “Bonifacio Drive”;
- RR 151 from TWP RD 661 to Venice Road to “Biollo Road”.

CARRIED UNANIMOUSLY

14.431 Motion by Councillor Austin that Council approves the Hylo-Venice Centenary Committee’s request to historically name the following four roads in Hylo:

- 10th Avenue to “Manca Road”;
- 10th Street to “DeAngelis Drive”;
- 11th Avenue to “Marini Drive”;
- 9th Street to “Michetti Drive”.

CARRIED UNANIMOUSLY

14.432 Motion by Councillor Siebold that \$1,250 be allocated from general revenue to fund the road signs and banners approved for the Hylo-Venice Centenary.

CARRIED UNANIMOUSLY

8.11 RFD – Request for First Extension to the Subdivision Approval for File 2012-S-009; Rachynski Land Surveys (1998) Ltd. (Nyuli, Leanne); Lot 7, Plan 8621366;

14.433 Motion by Councillor Nowak that County Council grants a six (6) month extension to the Subdivision Approval for File 2012-S-009 until November 13, 2014.

In Favour
Acting Mayor Richard
Councillor Austin
Councillor Olson
Councillor Phillips
Councillor Siebold
Councillor Haymour
Councillor Nowak

Opposed
Councillor Thompson

CARRIED

NEW BUSINESS

8.12 RFD – Rezoning Bylaw 14-023; Evangelical Lutheran Church in Canada; Lot 8, Block 1, Plan 2518ET; from Urban Reserve District (UR) to Public/Institutional District (PI) and High Density Hamlet Residential District (HDR) – 1st Reading;

14.434 Motion by Councillor Thompson that Bylaw 14-023 be given first reading this 13th day of May, 2014.

CARRIED UNANIMOUSLY

8.13 RFD – Bylaw 14-003; Amendment to Bylaw 11-010 – Offsite Levies Bylaw – 2nd and 3rd Reading;

14.435 Motion by Councillor Thompson to defer second reading on Bylaw 14-003 until such time as Council has reviewed the Corvus report on off-site levies and has received a presentation by Corvus Business Advisors at a future Public Works Committee Meeting.

CARRIED UNANIMOUSLY

8.14 RFD – Rezoning Bylaw 14-013; Lac La Biche County; Pt. of NW-16-63-11-W4M; from Agricultural District (AG) to Rural Industrial District (RI) – 2nd and 3rd Reading.

14.436 Motion by Councillor Siebold that Bylaw 14-013 be given second reading this 13th day of May, 2014.

In Favour
Councillor Olson
Councillor Phillips

Opposed
Acting Mayor Richard
Councillor Austin
Councillor Siebold
Councillor Thompson
Councillor Haymour
Councillor Nowak

DEFEATED

NEW BUSINESS

8.15 Recording of Council Meetings;

Discussion ensued regarding audio recording of Council meetings and making recordings available on the County’s website.

14.437 Motion by Councillor Haymour to consider recording Council Meetings in the future.

In Favour
Acting Mayor Richard
Councillor Austin
Councillor Olson
Councillor Siebold
Councillor Thompson
Councillor Haymour
Councillor Nowak

Opposed
Councillor Phillips

CARRIED

8.16 Response to articles in the Lac La Biche Post;

Discussion ensued regarding the recent articles in the Lac La Biche Post newspaper about the former Mayors resignation. Copies of these articles were distributed to Members of Council.

14.438 Motion by Councillor Olson that Council formalizes a response to the comments relating to the former Mayor’s resignation.

CARRIED UNANIMOUSLY

8.17 Joint Use Agreement with Northern Lights School Division.

Discussion ensued regarding the status of the joint use agreement with Northern Lights School Division.

14.439 Motion by Councillor Thompson to form a Council-Administration task force to review the Lac La Biche County – Northern Lights School Division joint use agreement, with a mandate to provide comments to Council as a whole on the agreement, and further that the task force consist of the following three Council Members: Councillors Thompson, Olson and Nowak.

CARRIED UNANIMOUSLY

RECESS Acting Mayor Richard called a recess at 5:22 p.m.

RECONVENE Acting Mayor Richard reconvened the meeting at 5:49 p.m., with all those Members of Council previously listed in attendance.

IN CAMERA SESSION

14.440 Motion by Councillor Olson to go in camera at 5:49 p.m.

CARRIED UNANIMOUSLY

9.1 Land Matter – Purchase of Crown Lands PLS 120183 (section 25 FOIP);

9.2 Land Matter – Purchase of Crown Lands PLS 120184 (section 25 FOIP);

9.3 Legal Matters (section 27 FOIP).

RETURN TO REGULAR MEETING

14.441 Motion by Councillor Olson to proceed with the meeting out of camera at 6:32 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

9.1 Land Matter – Purchase of Crown Lands PLS 120183 (section 25 FOIP);

14.442 Motion by Councillor Haymour that by May 30, 2014, Lac La Biche County withdraws the application to purchase Crown land legally described as NE 28-66-14-W4.

CARRIED UNANIMOUSLY

9.2 Land Matter – Purchase of Crown Lands PLS 120184 (section 25 FOIP);

14.443 Motion by Councillor Olson that by May 30, 2014, Lac La Biche County withdraws the application to purchase Crown lands legally described as NE/SE/SW 27-66-14-W4.

CARRIED UNANIMOUSLY

IN CAMERA SESSION

9.3 Legal Matters (section 27 FOIP) (continued).

14.444 Motion by Councillor Haymour to go in-camera at 6:33 p.m.

CARRIED UNANIMOUSLY

RETURN TO REGULAR MEETING

14.445 Motion by Councillor Haymour to proceed with the meeting out of camera at 7:00 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

9.3 Legal Matters (section 27 FOIP) (continued).

No action required.

ADJOURNMENT

14.446 Motion by Councillor Thompson to adjourn the Regular Council Meeting of May 13, 2014 at 7:00 p.m.

CARRIED UNANIMOUSLY

John Nowak, Acting Mayor

Date

**Shadia Amblie
Interim Chief Administrative Officer**

Date

Public Hearing: May 13/14
Bylaw 14-003
Melvin Bobocel

May 12, 2014

Lac La Biche County

PO Box 1679

Lac La Biche, AB

TOA 2C0

RE: BYLAW 14-003

Dear Sir/Madam

We are writing this letter in response to your proposed Bylaw 14-003. There are several concerns which we would like to have addressed. They include but may not be limited to the following;

1. In your opening statement you are quoted as saying one of the levy charges reflects transportation. Despite this, there are no transportation costs attached to a great many of your proposed schedules (Lakeview Basin, Lac La Biche Basin, Mission Basin, and Plamondon Basin located within the development area).
2. In the current plan, there is only one accommodation for Commercial/Industrial, that being identified with a decimal point four (.4). Why is there not proper reflection of this land usage?
3. Why are there such huge inequities and levies from one area to the next?
 - a. Lac La Biche Basin – substantially cheapest rates, with one exception yet water and sewer has been provided at taxpayer expense.
 - b. Mission and Plamondon Basin show higher levy rates than Lac La Biche Basin, but are substantially less than Lakeview Basin.
 - c. Lakeview Basin – consistently highest levy rates. Why is this the case?
4. In regard to transportation, sanitation, and water infrastructure. Does the implementation of these levies relieve the Developer of the responsibility of constructing roads, water and sewer on the said Development? Is the County now accepting this responsibility? Please clarify what the Developer receives in return for these levies.
5. Paragraph 16 of your Terms and Rates, states that revenue generated by these levies will be invested. What type of investment will be made, and since these are Public

dollars, will the taxpayers have any input as to the types of investments? Who is responsible for potential losses?

6. Levies are higher than land value at present market rates.
7. Why are levies charged on a "Per Hectare" basis? Such pricing would make large development, such as storage yards, parking lots, etc. prohibitive yet water and sewer usage would be minimal.

In conclusion, it is our contention that your current plan is seriously flawed for many reasons. The most serious repercussion is that these levies will provide further road blocks for potential developers. Council appears to be in a rush to adopt this Bylaw. A very short period of time was allowed for people who will be seriously affected by the Bylaw to contemplate options and provide a response.

In our view, as per previous meetings in regards to Industrial area development, Council seems once again determined to confound development in certain areas despite the clear wishes of potential developers. Inevitably such attitudes will cause potential developers to seek establishing businesses elsewhere.

Yours truly,



Melvin Bobocel