

**LAC LA BICHE COUNTY**

**REGULAR COUNCIL MEETING**

**DATE:** October 8, 2013  
**TIME:** 1:30 p.m.  
**PLACE:** Council Chambers  
County Centre

**AGENDA**

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. ADOPTION OF MINUTES
  - 3.1 September 24, 2013 Regular Council Meeting;
  - 3.2 October 1, 2013 Special Council Meeting.
4. UNFINISHED BUSINESS
  - 4.1 RFD – Bylaw 13-038 – Amend Land Use Bylaw 12-024 regarding Work Camps (hand-out);
  - 4.2 Declaration of Surplus Lands (addition to agenda).
5. URGENT MATTERS
6. PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS
  - 6.1 1:35 p.m. Public Hearing – Rezoning Bylaw 13-032; 1081767 Alberta Ltd.; Pt. NW 11-67-13-W4M; from Agricultural District (AG) to Highway Commercial District (HWC);
  - 6.2 2:00 p.m. Leo Johnston Memorial Memorandum of Understanding Signing;
  - 6.3 2:15 p.m. Public Input Session.
7. DISPOSITION OF DELEGATION BUSINESS
8. NEW BUSINESS
  - 8.1 RFD – Rezoning Bylaw 13-032; 1081767 Alberta Ltd.; Pt. NW 11-67-13-W4M; from Agricultural District (AG) to Highway Commercial District (HWC) – 2<sup>nd</sup> and 3<sup>rd</sup> Readings;

- 8.2 RFD – Rezoning Bylaw 12-026; T. White Trucking Ltd.; Pt. SW 07-67-12-W4M; from Agricultural District (AG) to Rural Industrial District (RI) – 2<sup>nd</sup> and 3<sup>rd</sup> Readings;
- 8.3 RFD – Rezoning Bylaw 12-042; Rod Perron; Lot 1, Block 1, Plan 0828370; from Agricultural District (AG) to Rural Industrial District (RI) – 2<sup>nd</sup> and 3<sup>rd</sup> Readings;
- 8.4 RFD – Rezoning Bylaw 13-036; Franklin Parts & Equipment Ltd.; Pt. SE 1-67-14-W4M; from Agricultural District (AG) to Highway Commercial District (HWC) and Natural Open Space District (NOS) – 1<sup>st</sup> Reading;
- 8.5 RFD – Rezoning Bylaw 13-037; Lebas, Lucien; Plan 1021121, Block 1, Lots 3 to 7 rezoned from Country Residential District (CR) to Rural Industrial District (RI); Plan 1021121, Block 1, Lot 8 rezoned from Agricultural District (AG) to Rural Industrial District (RI); Plan 1120376, Block 1, Lot 1 rezoned from Country Residential District (CR) to Rural Industrial District (RI); Plan 0924394, Block 1, Lot 1A rezoned from Country Residential District (CR) to Rural Industrial District (RI) – 1<sup>st</sup> Reading;
- 8.6 RFD – Dumasfield Stormwater Management Plan & Land Servicing Report;
- 8.7 RFD – Bold Center Strategic Plan;
- 8.8 RFD – Protective Services Capital Budget Amendment;
- 8.9 RFD – Bylaw 12-006 – Fire Protection;
- 8.10 RFD – Cancellation of the October 22, 2013 Regular Council Meeting;
- 8.11 Road Maintenance (addition to agenda);
- 8.12 Road Closure (addition to agenda).
9. NOTICES OF MOTION
10. IN CAMERA SESSION
  - 10.1 Land Matter (section 25 FOIP);
  - 10.2 FOIP Matter (section 16 FOIP).
11. ADJOURNMENT

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

**October 8, 2013 – 1:30 p.m.**

Minutes of the Lac La Biche County Regular Council Meeting held on October 8, 2013 at 1:30 p.m.

**CALL TO ORDER** Mayor Langevin called the meeting to order at 1:30 p.m.

**PRESENT**

Aurel Langevin	Mayor
Alvin Kumpula	Councillor
Robert Richard	Councillor
Guy Piquette	Councillor
Eugene Uganecz	Councillor
MJ Siebold	Councillor
Tim Thompson	Councillor
John Nowak	Councillor

**STAFF IN  
ATTENDANCE**

Roy Brideau	Chief Administrative Officer
Nancy Broadbent	General Manager, Corporate Services
Gordon Frank	General Manager, Development & Community Services
Jeff Lawrence	General Manager, Operations
Shadia Amblie	General Manager, Communications & Human Services
Melanie Kanarek	Manager, Legislative Services

**REGRETS**

Gail Broadbent-Ludwig	Councillor / Deputy Mayor
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**ADOPTION OF AGENDA**

13.438 Motion by Councillor Nowak to approve the October 8, 2013 Regular Council Meeting agenda as amended:

- Addition of Item 4.2 – Declaration of Surplus Lands;
- Addition of Item 8.11 – Road Maintenance;
- Addition of Item 8.12 – Road Closure.

**CARRIED UNANIMOUSLY**

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

- 6.1 Public Hearing – Rezoning Bylaw 13-032; 1081767 Alberta Ltd.; Pt. NW 11-67-13-W4M; from Agricultural District (AG) to Highway Commercial District (HWC);

Mayor Langevin declared the public hearing open at 1:35 p.m.

Mayor Langevin 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.

General Manager, Development & Community Services, Gordon Frank and Planning Consultant, Dave Dittrick summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised one written submission was received from Brian Deheer and read the same into record, as attached to and forming part of these minutes.

Mayor Langevin asked if there was anyone else present wishing to speak to Rezoning Bylaw 13-032.

Conrad and Ruby Karpetz, developers of the property, were present and noted they were in favour of the development. In response to Mr. Deheer's concerns, the developers indicated that there is no outflow to the Northwest and that it is high ground all the way around the proposed development.

Mayor Langevin thanked the presenters for their comments and declared the public hearing closed at 1:45 p.m.

## **ADOPTION OF MINUTES**

- 3.1 Regular Council Meeting of September 24, 2013;

13.439 Motion by Councillor Kumpula to adopt the Regular Council Meeting minutes of September 24, 2013 as presented.

**CARRIED UNANIMOUSLY**

3.2 Special Council Meeting of October 1, 2013.

13.440 Motion by Councillor Piquette to adopt the Special Council Meeting minutes of October 1, 2013 as presented.

**CARRIED UNANIMOUSLY**

#### **UNFINISHED BUSINESS**

4.1 RFD – Bylaw 13-038 – Amend Land Use Bylaw 12-024 regarding Work Camps;

13.441 Motion by Councillor Thompson that Bylaw 13-038 be given first reading this 8<sup>th</sup> day of October, 2013.

**CARRIED UNANIMOLUSLY**

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

6.2 Leo Johnston Memorial Memorandum of Understanding Signing;

Chief Administrative Officer, Roy Brideau provided an overview of the Leo Johnston Memorial Memorandum of Understanding. General Manager, Corporate Services, Nancy Broadbent introduced the representatives from the Leo Johnston Memorial: Bev Moghrabi, Associate Vice President, Student Services, Portage College & Ron Johnston, Father of the late Leo Johnston.

Mayor Langevin signed the agreement with the College representative.

6.3 Public Input Session.

Mayor Langevin declared the public input session open at 2:15 p.m.

There was no one present for the public input session.

Mayor Langevin declared the public input session closed at 2:16 p.m.

**UNFINISHED BUSINESS**

4.2 Declaration of Surplus Land.

13.442 Motion by Councillor Siebold that Council declare surplus and make available for sale the following land: Area 1 described as Lot 3, Block 3, Plan 1320611.

**CARRIED UNANIMOUSLY**

**DISPOSITION OF DELEGATION BUSINESS**

7.1 No action required.

**NEW BUSINESS**

8.1 RFD – Rezoning Bylaw 13-032; 1081767 Alberta Ltd.; Pt. NW 11-67-13-W4M; from Agricultural District (AG) to Highway Commercial District (HWC) – 2<sup>nd</sup> and 3<sup>rd</sup> Readings;

13.443 Motion by Councillor Richard that Bylaw 13-032 be given second reading this 8<sup>th</sup> day of October, 2013.

**CARRIED UNANIMOUSLY**

13.444 Motion by Councillor Uganecz that Bylaw 13-032 be given third and final reading this 8<sup>th</sup> day of October, 2013.

**CARRIED UNANIMOUSLY**

8.2 RFD – Rezoning Bylaw 12-026; T. White Trucking Ltd.; Pt. SW 07-67-12-W4M; from Agricultural District (AG) to Rural Industrial District (RI) – 2<sup>nd</sup> and 3<sup>rd</sup> Readings;

13.445 Motion by Councillor Uganecz that Bylaw 12-026 be given second reading this 8<sup>th</sup> day of October, 2013.

Councillor Richard left Council Chambers at 2:33 p.m.

**IN FAVOUR**  
**Mayor Langevin**  
**Councillor Piquette**  
**Councillor Uganecz**  
**Councillor Thompson**  
**Councillor Nowak**

**OPPOSED**  
**Councillor Kumpula**  
**Councillor Siebold**

**CARRIED**

8.2 RFD – Rezoning Bylaw 12-026; T. White Trucking Ltd.; Pt. SW 07-67-12-W4M; from Agricultural District (AG) to Rural Industrial District (RI) – 2<sup>nd</sup> and 3<sup>rd</sup> Readings (continued);

13.446 Motion by Councillor Thompson that Bylaw 12-026 be given third and final reading this 8<sup>th</sup> day of October, 2013.

**IN FAVOUR**  
**Mayor Langevin**  
**Councillor Piquette**  
**Councillor Uganecz**  
**Councillor Thompson**  
**Councillor Nowak**

**OPPOSED**  
**Councillor Kumpula**  
**Councillor Siebold**

**CARRIED**

**RECESS** Mayor Langevin called a recess at 2:40 p.m.

**RECONVENE** Mayor Langevin reconvened the meeting at 2:50 p.m. with all those Members of Council previously listed in attendance, including Councillor Richard.

**NEW BUSINESS**

8.3 RFD – Rezoning Bylaw 12-042; Rod Perron; Lot 1, Block 1, Plan 0828370; from Agricultural District (AG) to Rural Industrial District (RI) – 2<sup>nd</sup> and 3<sup>rd</sup> Readings;

13.447 Motion by Councillor Thompson that Bylaw 12-042 be given second reading this 8<sup>th</sup> day of October, 2013.

**IN FAVOUR**  
**Mayor Langevin**  
**Councillor Kumpula**  
**Councillor Richard**  
**Councillor Piquette**  
**Councillor Uganecz**  
**Councillor Thompson**  
**Councillor Nowak**

**OPPOSED**  
**Councillor Siebold**

**CARRIED**

8.3 RFD – Rezoning Bylaw 12-042; Rod Perron; Lot 1, Block 1, Plan 0828370; from Agricultural District (AG) to Rural Industrial District (RI) – 2<sup>nd</sup> and 3<sup>rd</sup> Readings (continued);

13.448 Motion by Councillor Nowak that Bylaw 12-042 be given third and final reading this 8<sup>th</sup> day of October, 2013.

**IN FAVOUR**

**Mayor Langevin  
Councillor Kumpula  
Councillor Richard  
Councillor Piquette  
Councillor Uganecz  
Councillor Thompson  
Councillor Nowak**

**OPPOSED**

**Councillor Siebold**

**CARRIED**

8.4 RFD – Rezoning Bylaw 13-036; Franklin Parts & Equipment Ltd.; Pt. SE 1-67-14-W4M; from Agricultural District (AG) to Highway Commercial District (HWC) and Natural Open Space District (NOS) – 1<sup>st</sup> Reading;

13.449 Motion by Councillor Uganecz that Bylaw 13-036 be given first reading this 8<sup>th</sup> day of October, 2013.

**CARRIED UNANIMOUSLY**

8.5 RFD – Rezoning Bylaw 13-037; Lebas, Lucien; Plan 1021121, Block 1, Lots 3 to 7 rezoned from Country Residential District (CR) to Rural Industrial District (RI); Plan 1021121, Block 1, Lot 8 rezoned from Agricultural District (AG) to Rural Industrial District (RI); Plan 1120376, Block 1, Lot 1 rezoned from Country Residential District (CR) to Rural Industrial District (RI); Plan 0924394, Block 1, Lot 1A rezoned from Country Residential District (CR) to Rural Industrial District (RI) – 1<sup>st</sup> Reading;

13.450 Motion by Councillor Richard that Bylaw 13-037 be given first reading this 8<sup>th</sup> day of October, 2013.

**CARRIED UNANIMOUSLY**



8.6 RFD – Dumasfield Stormwater Management Plan & Land Servicing Report;

13.451 Motion by Councillor Piquette that Council approves Administration entering into an engineering services agreement with Genivar respecting the preparation of the Dumasfield Stormwater Management Plan and Land Servicing Report to a maximum of \$149,500.00 to be staged over two years, with \$25,000.00 coming from the Planning and Development Department's Operating Budget in 2013; and the remaining \$124,500.00 to be included within the Planning and Development Department's 2014 Operating Budget.

**CARRIED UNANIMOUSLY**

8.7 RFD – Bold Center Strategic Plan;

13.452 Motion by Councillor Uganecz to approve the Bold Center Strategic Plan as amended, and further that the plan be made available to the general public.

**IN FAVOUR**

**Mayor Langevin  
Councillor Richard  
Councillor Piquette  
Councillor Uganecz  
Councillor Siebold**

**OPPOSED**

**Councillor Kumpula  
Councillor Thompson  
Councillor Nowak**

**CARRIED**

8.8 RFD – Protective Services Capital Budget Amendment;

13.453 Motion by Councillor Kumpula that the Capital Budget be amended such that the amount of \$100,000 allocated for the construction of a dog pound is reallocated to the capital purchase of forty five (45) new sets of personnel protective equipment for Lac La Biche County firefighters at a cost of \$2,207 per set, as the construction of the pound is no longer required as the County contracts out the housing of stray dogs.

**CARRIED UNANIMOUSLY**

13.454 Motion by Councillor Kumpula that Lac La Biche County donate the replaced/surplus firefighting personal protective equipment units to developing countries under the Canadian Aid for Fire Services Abroad program.

**CARRIED UNANIMOUSLY**

**NEW BUSINESS**

8.9 RFD – Bylaw 12-006 – Fire Protection;

13.455 Motion by Councillor Nowak that Bylaw 12-006 be given third and final reading this 8<sup>th</sup> day of October, 2013.

**CARRIED UNANIMOUSLY**

8.10 RFD – Cancellation of the October 22, 2013 Regular Council Meeting.

13.456 Motion by Councillor Thompson to cancel the October 22, 2013 Regular Council Meeting.

**CARRIED UNANIMOUSLY**

8.11 Road Maintenance;

A discussion ensued regarding road maintenance concerns throughout the County.

8.12 Road Closure.

It was noted that this item should be discussed during the in-camera session.

**RECESS**

Mayor Langevin called a recess at 4:07 p.m.

**RECONVENE**

Mayor Langevin reconvened the meeting at 4:30 p.m. with all those Members of Council previously listed in attendance.

**IN CAMERA SESSION**

13.457 Motion by Councillor Uganecz to go in camera at 4:30 p.m.

**CARRIED UNANIMOUSLY**

10.1 Land Matter (section 25 FOIP);

8.12 Road Closure (section 25 FOIP).

**RETURN TO REGULAR MEETING**

13.458 Motion by Councillor Kumpula to proceed with the meeting out of camera at 5:17 p.m.

**CARRIED UNANIMOUSLY**

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

10.1 Land Matter (section 25 FOIP).

13.459 Motion by Councillor Kumpula that Lac La Biche County enter into an agreement with Cynthia and Darren Quintal, landowner(s) of SE-2-67-13-W4 Range Road 131, TWP 663; for the transfer of ownership of 1.33 acres to be registered as a road for public use.

**CARRIED UNANIMOUSLY**

8.12 Road Closure (section 25 FOIP).

No action required.

**ADJOURNMENT**

13.460 Motion by Councillor Piquette to adjourn the Regular Council Meeting of October 8, 2013 at 5:19 p.m.

**CARRIED UNANIMOUSLY**

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**Aurel Langevin, Mayor**

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**J. Roy Brideau, CLGM, CMM  
Chief Administrative Officer**

Brian Deheer  
PO Box 2503  
Lac La Biche AB TOA 2C0

Monday, October 7, 2013

Mayor Aurel Langevin  
Members of Lac La Biche County Council  
c/o PO Box 1679  
Lac La Biche AB TOA 2C0



Re: Public Hearing for Bylaw 13-032

Dear Mayor Langevin and members of Council:

I am writing to provide my comments on Bylaw 13-032, to rezone Part of NW 11, Tp 67, R 13 W4M from Agricultural to Highway Commercial. I will be unable to attend the Public Hearing on Tuesday, October 8, so I will provide my comments in writing.

Although I have some concerns, I am not writing to oppose this rezoning: it makes sense for a number of reasons. It's on the highway (Bypass Road/881), and it's at a good intersection. The County's new Municipal Development Plan (MDP) has identified part of this parcel as an area for Highway Commercial development. The intersection already contains the Corner Gas Esso station, and this is a good location for other highway-related service businesses.

My concern, however, has to do with the natural features in the parcel in question, and how these features are connected to the lands and water features around it. The parcel itself contains a lake (unnamed), as shown in the attachment to the bylaw. This lake is easily visible from the highway, and I have often noticed it when driving past. As shown in the County's Wetland Inventory, the lake is surrounded by a marsh and a shrub fen. A short distance to the west of this lake/wetland lies a treed fen.

The Bylaw attachment also shows a stream channel flowing from the lake, heading northwest, flowing into Claude Lake. It's not clear whether this channel is the main outflow from the unnamed lake, as other references show this unnamed lake to be draining south into another creek. It's possible that it could drain in both directions. At any rate, both routes would carry water from the unnamed lake into and through Claude Lake.

The location of this lake, stream channel and the surrounding wetlands is in the middle of the parcel of land. They roughly form a triangle that splits the parcel into two pieces of high, dry ground on the east and west. I would support any action of Council that would direct development toward these dry land areas, and away from the water-related natural features.

This lake is part of a larger wetland complex, made up of 8 lakes, including Toodles, Leicester, Birkland and Claude lakes, as well as various wetland types, including 11 marshes, 7 bogs, and 23 fens. I have written about this wetland complex recently in another letter dated September 22, for another public hearing, so I won't go into detail here about the wetlands. Suffice it to say that such a rich diversity of water features provides a wealth of habitat for various birds, animals and plant species. And of course, the various other benefits provided by wetlands occur here too: absorbing rain/floodwaters, recharging groundwater aquifers, and helping to purify waters flowing into Lac La Biche.

I'm aware of various policies, from both Lac La Biche County and the Government of Alberta, that reinforce this. As I mentioned in my previous letter, the new Alberta Wetlands Policy and the work in progress by Lac La Biche County on a wetlands policy of its own, both emphasize the value of wetlands to a healthy ecosystem. The County also has a Watershed Management Plan for the Lac La Biche watershed; this Plan rightfully emphasizes the integral connections between land & water. And the newly approved Municipal Development Plan states in several places that the County will try to encourage **sustainable development**. Specifically, it states in Part 9, the goal of trying to "protect natural environmental resources such as lakes, streams, wetlands, riparian areas, and groundwater." Finally, the County was recognized as a municipal leader for its Riparian Setback Matrix Model, a policy that sets buffer zones around water bodies, so that the riparian habitat in these buffer zones is protected.

With these policies in place, you may ask, why am I writing? Why am I concerned? What's the worry? I am concerned because these policies have not always been applied, or they are new or untried, or for one reason or another, they have just not been effective.

I moved to Lac La Biche in 1992. I've learned that over the years, wetlands in this area have been fragmented, modified, drained, filled, built upon, and destroyed. This was considered part of progress, and I'm sure that at the time, they were viewed as acceptable sacrifices. Of course, times change, and we know more now about the value of these water features. Now we are trying to conserve them in their natural state. But we still have enormous pressure for new development projects. So, how do we achieve both: conservation and development?

I am glad for the work on wetland conservation that the County and the Province have started; I would like to see results. I am glad for the County's riparian policy, but I don't know how often it has been applied, and I get the impression it's not applied as often as it should be. I am glad for provincial water legislation, and that all water bodies, to the bed and shore, are the property of the Crown, and I'm glad that sometimes, this serves to protect water bodies adequately, but too often it doesn't. I'm glad that the MDP states the goals of sustainable development and protecting our valuable natural features. But it doesn't always achieve this. Protection is balanced with development. All too often, developments are approved, and nature is sacrificed.

When I first learned about the County's Watershed Management Plan, I was impressed. The County was being proactive, I thought, about ensuring a healthy watershed, healthy lakes, healthy ecosystems. Any activity on land has an impact on the adjacent water systems, this is obvious. It looked to me like the County recognized this, and took it to heart. I knew that municipalities can accomplish a great deal of conservation goals through their functions of land-use planning, and development approvals. I had great hopes for this policy to get results, to make a difference.

I realize that my expectations were unrealistic; call it high hopes, or wishful thinking. A watershed plan, or a municipal development plan, or a riparian setback policy, can't achieve these goals. I see it depends on the decisions of Council. The support of the community can help, but ultimately it's Council that decides what stays and what goes.

Recently I learned that Lac La Biche was hosting a gathering of Development Officers from across the province, and that one of the guest speakers was Avi Friedman, a Professor of Architecture at McGill University. Again, I was impressed. I asked about what said, and I learned that, among other things, he spoke about various environmental ideas in the planning and development process, such as building green, limiting urban sprawl, etc.

I would have enjoyed hearing him. I'm sure he would have noted that here in Lac La Biche County, with our wealth of wetlands, many of them still intact, we have an opportunity to avoid the path of many larger urban areas, where these features were destroyed years ago, in the name of progress, and where now, many of them are spending enormous amounts of money to restore them to more natural conditions.

You as County Councillors can help us avoid this unsustainable path. You have these various useful tools at your disposal, and you have the power to use them. My requests to you are:

- I ask that you recognize this unnamed lake as a permanent and naturally occurring water body (under Section 3 of the Public Lands Act,) and require any development proposal to leave sufficient buffers to protect the rich riparian habitat around the lake.
- I ask that you identify the stream channels that connect it to the surrounding wetland complex, and require similar buffers along this stream, to maintain or improve the wetland ecosystems.
- I ask that the County and the Alberta government together identify the marshes and fens that surround the lake, and protect the riparian habitat they contain.
- I ask that you confirm that the County's riparian setback policy will be applied when a development proposal is made. The policy, applied in a manner that is fair and reasonable, would help to ensure, as stated in the MDP, "that all new development is carried out in a way that minimizes negative impacts on rivers, streams, lakes, wetlands, riparian areas, forests and groundwater."
- I ask that you make the developer aware of these considerations, for use in preparing any development plans, and that the Planning and Development Department staff also be reminded of them when any development application is made.

This parcel, with its combination of dry land along a highway at a desirable location, and a rich diversity of wetlands and water bodies adjacent to it, offers an opportunity to strike a healthy balance and make a step toward sustainable development. I hope you will agree. Thank you for your consideration of my comments.

Sincerely,

A handwritten signature in blue ink that reads "Brian Deheer". The signature is written in a cursive style with a large initial 'B'.

Brian Deheer