

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

August 27, 2013 – 1:30 p.m.

Minutes of the Lac La Biche County Regular Council Meeting held on August 27, 2013 at 1:30 p.m.

CALL TO ORDER Mayor Langevin called the meeting to order at 1:35 p.m.

PRESENT	Aurel Langevin	Mayor
	Alvin Kumpula	Councillor
	Robert Richard	Councillor
	Guy Piquette	Councillor
	Eugene Uganecz	Councillor
	MJ Siebold	Councillor
	Tim Thompson	Councillor (entered at 1:35 p.m.)
	Gail Broadbent-Ludwig	Councillor / Deputy Mayor
	John Nowak	Councillor (entered at 1:37 p.m.)

STAFF IN ATTENDANCE	Roy Brideau	Chief Administrative Officer
	Dan Small	General Manager, Corporate Services (in part)
	Gordon Frank	General Manager, Development & Community Services (in part)
	Jeff Lawrence	General Manager, Operations (in part)
	Shadia Amblie	General Manager, Communications & Human Services (in part)
	Melanie Kanarek	Manager, Legislative Services (in part)

ADOPTION OF AGENDA

13.344 Motion by Councillor Uganecz to approve the August 27, 2013 Regular Council Meeting agenda as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

3.1 Regular Council Meeting of July 23, 2013;

13.345 Motion by Councillor Siebold to adopt the Regular Council Meeting minutes of July 23, 2013 as circulated.

CARRIED UNANIMOUSLY

3.2 Special Council Meeting of July 24, 2013.

A typographical error was noted on page 4 of the July 24, 2013 minutes, whereby the last sentence of the third paragraph should read “He further expressed some frustrations regarding the switching yard in Lac La Biche and stated that he is not opposed to development.”

13.346 Motion by Councillor Piquette to adopt the Special Council Meeting minutes of July 24, 2013 as amended.

CARRIED UNANIMOUSLY

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.1 Public Hearing – Elinor Lake Resort; Plan 0825293, Unit A; Rezoning Bylaw 12-053; from Agricultural District (AG) to Direct Control District 3 (DC3) and Bylaw 13-021; Adoption of Elinor Lake Area Structure Plan;

Mayor Langevin declared the public hearing open at 1:37 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.

The Manager, Planning and Development summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised that one letter was received in opposition of the proposed bylaws, as attached to and forming part of these minutes. The Manager, Legislative Services read the letter into record.

Mayor Langevin asked if there was anyone else present wishing to speak to the proposed bylaws.

Brett Binny, agent for the Elinor Lake Condo Association was present and stated that the condo board had no opposition to the proposal. Mr. Binny advised that the board would like Council to consider long range planning,

whereby the condo association could participate in the subdivision process to understand the future management obligations. Mr. Binny also advised that the board would like the County to ensure that all planning criteria are adhered to. Mr. Binny concluded that the board has no objection and believes this would be a wonderful addition to the community.

Members of Council questioned Mr. Binny if the developer had met with the board and if the public consultation requirements had been met for the area structure plan. It was noted by Mr. Binny and Administration that the developer had met with the board, but had not held the public consultations in accordance with County policy.

Members of Council questioned the concerns raised by the letter which was read into record. Administration advised that the concerns are with the existing development and that conditions can be imposed with the new proposal at the subdivision stage.

Brian Locher, representative from DCL Siemens, advised that DCL prepared the stormwater plan that was prepared for phase one. Mr. Locher also noted that the concerns raised in the letter can be addressed at the subdivision stage.

Mayor Langevin asked if there was anyone else present wishing to speak to proposed Bylaws 12-053 and 13-021. There was no one else present.

Mayor Langevin thanked the presenters for their comments, and declared the public hearing closed at 2:02 p.m.

6.1 Public Hearing – Rezoning Bylaw 13-025; Duigou, Erwin; SW 14-67-14 W4M; from Agricultural District (AG) to Service Estate Residential 2 (ES2);

Mayor Langevin declared the public hearing open at 2:03 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.

The Manager, Planning & Development summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised that no written submissions were received.

Mayor Langevin asked if there was anyone present wishing to speak to proposed Bylaw 13-025. There was no one present.

Mayor Langevin declared the public hearing closed at 2:05 p.m.

6.3 Public Hearing – Rezoning Bylaw 13-026; Bochkarev, Dennis; Lot 1, Block 2, Plan 0928661; from Agricultural District (AG) to On-Site Estate Residential (OE1);

Mayor Langevin declared the public hearing open at 2:05 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.

The Manager, Planning & Development summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised that no written submissions were received.

Mayor Langevin asked if there was anyone present wishing to speak to proposed Bylaw 13-026. There was no one present.

Mayor Langevin declared the public hearing closed at 2:07 p.m.

6.4 Public Hearing – Rezoning Bylaw 13-027; Annie INC; 4-19-66-13 W4M & NW 19-66-13 W4M; from Agricultural District (AG) to Highway Commercial District (HWC);

Mayor Langevin declared the public hearing open at 2:08 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.

The Manager, Planning & Development summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised that no written submissions were received.

Mayor Langevin asked if there was anyone present wishing to speak to proposed Bylaw 13-027. There was no one present.

Mayor Langevin declared the public hearing closed at 2:09 p.m.

6.5 Public Hearing – Bylaw 13-028; Amendment to Land Use Bylaw 12-024 – Removal of “Campground” as a Discretionary Use in the Agricultural District (AG);

Mayor Langevin declared the public hearing open at 2:10 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.

The Manager, Planning & Development summarized the purpose for the hearing.

Mayor Langevin asked the Manager, Legislative Services if any written submissions were received. The Manager, Legislative Services advised that no written submissions were received.

Mayor Langevin asked if there was anyone present wishing to speak to proposed Bylaw 13-028. There was no one present.

Mayor Langevin declared the public hearing closed at 2:011 p.m.

NEW BUSINESS

8.1 RFD - Elinor Lake Resort; Plan 0825293, Unit A; Rezoning Bylaw 12-053; from Agricultural District (AG) to Direct Control District 3 (DC3) and Bylaw 13-021; Adoption of Elinor Lake Area Structure Plan – 2nd & 3rd Readings;

13.347 Motion by Councillor Kumpula to table item 8.1 until Council receives information from Administration on the current Elinor Lake development, specifically completion and compliance.

In Favour	Opposed
Councillor Kumpula	Mayor Langevin
Councillor Richard	Councillor Piquette
Councillor Thompson	Councillor Uganecz
	Councillor Siebold
	Councillor Broadbent-Ludwig
	Councillor Nowak

DEFEATED

13.348 Motion by Councillor Uganecz that Bylaw 12-053 be given second reading this 27th day of August, 2013.

In Favour	Opposed
Mayor Langevin	Councillor Kumpula
Councillor Piquette	Councillor Richard
Councillor Uganecz	Councillor Thompson
Councillor Siebold	
Councillor Broadbent-Ludwig	
Councillor Nowak	

CARRIED

13.349 Motion by Councillor Nowak that Bylaw 12-053 be given third reading this 27th day of August, 2013.

In Favour	Opposed
Mayor Langevin	Councillor Kumpula
Councillor Piquette	Councillor Richard
Councillor Uganecz	Councillor Thompson
Councillor Siebold	
Councillor Broadbent-Ludwig	
Councillor Nowak	

CARRIED

13.350 Motion by Councillor Nowak to table Bylaw 13-021 until such time as the proper consultation be carried out in accordance with County policy.

In Favour
Mayor Langevin
Councillor Kumpula
Councillor Richard
Councillor Piquette
Councillor Siebold
Councillor Thompson
Councillor Broadbent-Ludwig
Councillor Nowak

Opposed
Councillor Uganecz

CARRIED

8.2 RFD - Rezoning Bylaw 13-025; Duigou, Erwin; SW 14-67-14 W4M from Agricultural District (AG) to Service Estate Residential 2 (ES2) – 2nd & 3rd Readings;

13.351 Motion by Councillor Nowak that Bylaw 13-025 be given second reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

13.352 Motion by Councillor Uganecz that Bylaw 13-025 be given third reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

8.3 RFD - Rezoning Bylaw 13-026; Bochkarev, Dennis; Lot 1, Block 2, Plan 0928661; from Agricultural District (AG) to On-Site Estate Residential (OE1) – 2nd & 3rd Readings;

13.353 Motion by Councillor Siebold that Bylaw 13-026 be given second reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

13.354 Motion by Councillor Piquette that Bylaw 13-026 be given third reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

8.4 RFD - Rezoning Bylaw 13-027; Annie INC; 4-19-66-13 W4M & NW 19-66-13 W4M; from Agricultural District (AG) to Highway Commercial District (HWC) – 2nd & 3rd Readings;

13.355 Motion by Councillor Richard that Bylaw 13-027 be given second reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

13.356 Motion by Councillor Uganecz that Bylaw 13-027 be given third reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

8.5 RFD – Bylaw 13-028; Amendment to Land Use Bylaw 12-024 – Removal of “Campground” as a Discretionary Use in the Agricultural District (AG) – 2nd & 3rd Readings;

13.357 Motion by Councillor Richard that Bylaw 13-028 be given second reading this 27th day of August, 2013.

**In Favour
Councillor Nowak**

**Opposed
Mayor Langevin
Councillor Kumpula
Councillor Richard
Councillor Piquette
Councillor Uganecz
Councillor Siebold
Councillor Thompson
Councillor Broadbent-Ludwig**

DEFEATED

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.1 Public Input Session.

Mayor Langevin declared the public input session open at 2:47 p.m.

There was no one present for the public input session.

Mayor Langevin declared the public input session closed at 2:50 p.m.

RECESS

Mayor Langevin recessed the meeting at 2:50 p.m.

RECONVENE

Mayor Langevin reconvened the meeting at 3:05 p.m., with all those Members of Council previously listed in attendance.

NEW BUSINESS

- 8.6 RFD – Rezoning Bylaw 13-005; Lac La Biche County; Lot 24, Block 1, Plan 1025313 from Urban Reserve (UR) to Low Density Hamlet Residential District (LDR) and Arterial Commercial/Shopping Centre District (C2) – 2nd & 3rd Readings;

Councillor Siebold abstained from voting on motions 13.358 & 13.359 as she was absent from the March 26, 2013 public hearing for Bylaw 13-005.

- 13.358 Motion by Councillor Broadbent-Ludwig that Bylaw 13-005 be given second reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

- 13.359 Motion by Councillor Uganecz that Bylaw 13-005 be given third reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

- 8.7 RFD – Bylaw 13-020 – Lac La Biche County Municipal Development Plan – 2nd & 3rd Readings;

Councillor Thompson abstained from voting on motions 13.360 – 13.362 as he was absent from the July 24, 2014 public hearing for Bylaw 13-020.

- 13.360 Motion by Councillor Uganecz that Bylaw 13-020 be given second reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

- 13.361 Motion by Councillor Nowak that Bylaw 13-020 be amended so that Map 6A designates Lot 51, Lac La Biche Settlement as Residential-Estate.

CARRIED UNANIMOUSLY

13.362 Motion by Councillor Piquette that Bylaw 13-020 be amended so that Map 6A designates Lots 1-3, Block 1, Plan 1021953 (Pt. NW 22-66-14 W4M) as Agricultural.

In Favour	Opposed
Mayor Langevin	Councillor Richard
Councillor Kumpula	Councillor Siebold
Councillor Piquette	Councillor Broadbent-Ludwig
Councillor Uganecz	Councillor Nowak

DEFEATED

RECESS

Mayor Langevin called a recess at 4:20 p.m.

RECONVENE

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

NEW BUSINESS

8.7 RFD – Bylaw 13-020 – Lac La Biche County Municipal Development Plan – 2nd & 3rd Readings (cont'd);

Councillor Thompson abstained from voting on motions 13.363 & 13.365 as he was absent from the July 24, 2014 public hearing for Bylaw 13-020.

13.363 Motion by Councillor Uganecz that Bylaw 13-020 be amended so that Map 6A designates the following lands as Industrial:

- Pt. NE 9/Pt. NW 10/SW 10-67-13-W4M;
- Lot 1, Block 1 Plan 042 4118;
- Lot 1, Block 1, Plan 062 7275; and
- All those lands contained therein Pt. of the NW/NE 11-67-13 W4M and Pt. of the SE/NE 10-67-13 W4M which are south of Highway 881.

In Favour	Opposed
Mayor Langevin	Councillor Broadbent-Ludwig
Councillor Kumpula	
Councillor Richard	
Councillor Piquette	
Councillor Uganecz	
Councillor Siebold	
Councillor Nowak	

CARRIED

- 13.364 Motion by Councillor Richard that Bylaw 13-020 be amended so that section 1.4 (Population Changes) be replaced with the following:

“As a result of anticipated oil sands development, the AOSA CRISP report has forecasted a total population in the County of 24,000 by 2045. The permanent County population as of 2013 was 9,094³. It is the local view that although population growth will be experienced, it will not be to the extent anticipated by the CRISP. As an alternative, a population forecast of 2% was assumed for the purposes of this MDP. On the basis of this assumption, the total permanent population of the County is anticipated to be 16,473 by 2043⁴ (30 years)”.

³Source: 2013 Municipal Census, Lac La Biche County.

- 13.365 Motion by Councillor Richard to table motion 13.364 to later in the meeting.

CARRIED UNANIMOUSLY

- 8.8 RFD – Rezoning Bylaw 13-031; Lac La Biche County; Lot 1, Block 3, Plan 1121750 from Low Density Hamlet Residential District (LDR) to Arterial Commercial/Shopping Centre District (C2) – 1st Reading;

- 13.366 Motion by Councillor Uganecz that Bylaw 13-031 be given first reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

- 8.9 RFD – Rezoning Bylaw 13-032; 1081767 Alberta Ltd; Pt. NW 11-67-13 W4M from Agricultural District (AG) to Highway Commercial District (HWC) – 1st Reading;

- 13.367 Motion by Councillor Piquette that Bylaw 13-032 be given first reading this 27th day of August, 2013.

CARRIED UNANIMOUSLY

- 8.10 RFD - Rezoning Bylaw 13-033; ParioPlan Incorporated; Pt. of NE-9-67-13-W4M; Pt. of NW-10-67-13-W4M; Pt. of SW-10-67-13-W4M; Lot 1, Block 1, Plan 0627275; Lot 1, Block 1, Plan 0424118; from Agricultural District (AG) to Rural Industrial District (RI) – 1st Reading;

13.368 Motion by Councillor Piquette that Bylaw 13-033 be given first reading this 27th day of August, 2013.

In Favour
Mayor Langevin
Councillor Kumpula
Councillor Richard
Councillor Piquette
Councillor Uganecz
Councillor Siebold
Councillor Thompson
Councillor Nowak

Opposed
Councillor Broadbent-Ludwig

CARRIED

13.369 Motion by Councillor Uganecz to extend the meeting to the conclusion of the agenda.

CARRIED UNANIMOUSLY

IN CAMERA SESSION

13.370 Motion by Councillor Uganecz to go in-camera at 5:15 p.m.

CARRIED UNANIMOUSLY

10.3 Delegation – Gravel Matter (section 25 FOIP);

Councillor Piquette left Council Chambers at 5:54 p.m.

Councillor Piquette returned to Council Chambers at 5:55 p.m.

RECESS

Mayor Langevin called a recess at 5:55 pm.

RECONVENE

Mayor Langevin reconvened the meeting at 6:15 p.m., with all those Members of Council previously listed in attendance.

IN CAMERA SESSION

10.5 Delegation - Land Matter (*without prejudice discussion*) (section 25 FOIP).

RETURN TO REGULAR MEETING

13.371 Motion by Councillor Nowak to proceed with the meeting out of camera at 6:42 p.m.

CARRIED UNANIMOUSLY

RECESS 13.372 Motion by Councillor Broadbent-Ludwig to recess the meeting until 8:00 p.m.

CARRIED UNANIMOUSLY

RECONVENE Mayor Langevin reconvened the meeting at 8:10 p.m., with all those Members of Council previously listed in attendance, except Councillor Kumpula. Councillor Kumpula did not return to the meeting.

NEW BUSINESS

8.7 RFD – Bylaw 13-020 – Lac La Biche County Municipal Development Plan – 2nd & 3rd Readings (cont’d);

Councillor Thompson abstained from voting on motions 13.373 & 13.364 as he was absent from the July 24, 2014 public hearing for Bylaw 13-020.

13.373 Motion by Councillor Richard to lift motion 13.364 from the table.

CARRIED UNANIMOUSLY

Tabled Motion:

13.364 Motion by Councillor Richard that Bylaw 13-020 be amended so that section 1.4 (Population Changes) be replaced with the following:

“As a result of anticipated oil sands development, the AOSA CRISP report has forecasted a total population in the County of 24,000 by 2045. The permanent County population as of 2013 was 9,094³. It is the local view that although population growth will be experienced, it will not be to the extent anticipated by the CRISP. As an alternative, a population forecast of 2% was assumed for the purposes of this MDP. On the basis of this assumption, the total permanent population of the County is anticipated to be 16,473 by 2043⁴ (30 years)”.

³Source: 2013 Municipal Census, Lac La Biche County.

CARRIED UNANIMOUSLY

8.11 RFD - Financial Report – To July 31, 2013;

13.374 Motion by Councillor Uganecz that County Council accepts the Lac La Biche Financial Report to July 31, 2013, as presented.

CARRIED UNANIMOUSLY

8.12 RFD - Solid Waste Management Committee Resignation;

13.375 Motion by Councillor Richard that County Council accepts, with regret, the resignation of Les Diachinsky from the Solid Waste Management Committee, effective immediately.

CARRIED UNANIMOUSLY

8.13 September 3, 2013 Meetings.

13.376 Motion by Councillor Nowak to cancel the September 3, 2013 Strategic Session and to commence the September 3, 2013 Policy and Priorities Committee Meeting at 9:00 a.m.

In Favour

Mayor Langevin

Councillor Kumpula

Councillor Richard

Councillor Piquette

Councillor Uganecz

Councillor Siebold

Councillor Thompson

Councillor Nowak

Opposed

Councillor Broadbent-Ludwig

CARRIED

IN CAMERA SESSION

13.377 Motion by Councillor Siebold to go in camera at 8:25 p.m.

CARRIED UNANIMOUSLY

10.2 RFD – Request to Waive Property Tax Penalties (section 16 FOIP);

10.1 Delegation – Hawkins, Epp, Dumont – Discussion of Audit Management Letter (section 17 FOIP);

RETURN TO REGULAR MEETING

13.378 Motion by Councillor Piquette to proceed with the meeting out of camera at 10:20 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

- 10.1 Delegation – Hawkins, Epp, Dumont – Discussion of Audit Management Letter (section 17 FOIP);

This item will appear on a future Council agenda for acceptance of the Audit Management Letter.

- 10.2 RFD – Request to Waive Property Tax Penalties (section 16 FOIP);

- 13.379 Motion by Councillor Piquette that Lac La Biche County declines the request by the property owners No. 9009 and 4490 to waive tax penalties of \$21,723.58 and \$7,272.55 respectively.

CARRIED UNANIMOUSLY

- 10.3 Delegation – Gravel Matter (section 25 FOIP);

No action required.

- 10.5 Delegation - Land Matter (*without prejudice discussion*) (section 25 FOIP).

No action required.

ADJOURNMENT

- 13.380 Motion by Councillor Uganecz to adjourn the Regular Council Meeting of August 27, 2013 at 10:22 p.m.

CARRIED UNANIMOUSLY

Aurel Langevin, Mayor

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