

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

**August 25, 2009 – 1:30 p.m.**

**MINUTES OF August 25, 2009** Minutes of the Lac La Biche County Council meeting held on August 25, 2009.

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

<b>PRESENT</b>	Peter Kirylchuk	Mayor
	Phil Lane	Councillor
	Greg Bochkarev	Councillor
	Eugene Uganecz	Councillor
	Terry Colosimo	Councillor
	Heather Stromquist	Councillor
	Gordon Coutney	Councillor
	Cecilia Quist	Deputy Mayor/Councillor
	Duane Coleman	Chief Administrative Officer
	Barry Kolenosky	Director, Community Services
	Rodney Boyko	Director, Corporate Services
	Lucien Cloutier	County Clerk

<b>ABSENT</b>	Dave Lozinski	Councillor
	Ed Mazurek	Director, Infrastructure Services

**ADDITIONS TO AGENDA** Council reviewed the agenda and made the following amendments:

Additions:

13.1 Personnel Issue

<b>ADOPTION OF AGENDA</b>	09.289	Motion by Councillor Lane to approve the August 25, 2009 agenda as amended.
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**CARRIED UNANIMOUSLY**

<b>ADOPTION OF MINUTES</b>	3.1	Regular Council Meeting July 14, 2009
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09.290 Motion by Councillor Quist to adopt the Regular Council Meeting minutes of July 14, 2009 as circulated.

**CARRIED UNANIMOUSLY**

**CORPORATE  
SERVICES**

7.1 RFD - Mid-Year Financial Statements.

09.291 Motion by Councillor Quist to accept the 2009 Mid-Year Financial Statements as information, as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

**COMMUNITY  
SERVICES**

8.1 RFD - License Agreement and Development Permit Regarding Development File 2008-173;

09.292 Motion by Councillor Lane that County Council enter into a License Agreement with Fozey and Seham Fyith, as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

8.2 RFD - Request for First Extension – Development Agreement for Subdivision File 2007-S-073;

09.293 Motion by Councillor Coutney that County Council grant a one (1) year extension to the Development Agreement for Subdivision Approval File #2007-S-073 to August 25, 2010.

**CARRIED UNANIMOUSLY**

8.3 RFD - Request for First Extension – Development Agreement for Subdivision File 2008-S-022;

09.294 Motion by Councillor Uganecz that County Council grant a one (1) year extension to the Development Agreement for Subdivision Approval File #2008-S-022 until August 25, 2010.

**CARRIED UNANIMOUSLY**

8.4 RFD - Request for First Extension – Development Agreement for Subdivision File 2008-S-039;

09.295 Motion by Councillor Stromquist that County Council grant a one (1) year extension to the Development Agreement for Subdivision Approval File #2008-S-039 to August 25, 2010.

**CARRIED UNANIMOUSLY**

8.5 RFD - Safety Codes Agency Agreement.

09.296 Motion by Councillor Lane that County Council hereby approves Administration to enter into an agreement with The Inspections Group Inc. for compliance monitoring pursuant to the Alberta Safety Codes Act and the Uniform Quality Management Plan.

**CARRIED UNANIMOUSLY**

**GENERAL  
ADMIN**

10.1 RFD - Proclamation – Muscular Dystrophy Awareness Month, September 2009;

09.297 Motion by Councillor Stromquist that County Council proclaim the month of September 2009 as Muscular Dystrophy Awareness Month in Lac La Biche County.

**CARRIED UNANIMOUSLY**

10.2 RFD - Proclamation – International Fetal Alcohol Spectrum Disorder (FASD) Awareness Day, September 9, 2009;

09.298 Motion by Councillor Quist that County Council proclaim September 9, 2009 as International Fetal Alcohol Spectrum Disorder Awareness Day in Lac La Biche County.

**CARRIED UNANIMOUSLY**

10.3 RFD - Deletion of Lakeland County Policies.

09.299 Motion by Councillor Stromquist that County Council delete the following former Lakeland County policies:

- CS-005 Accounts Receivable Collections;
- CS-014 Reserve Funds;
- CS-010 Corporate Credit Card;
- CS-009 Cheque Signing Authority;
- CS-013 Annual Operating and Capital Budget; and
- PW-005 Permit to Cut Hay on Right of Way.

**CARRIED UNANIMOUSLY**

**BYLAWS**

11.1 RFD - Bylaw #09-027 – Amendment to LLB Lake Management Plan ASP from Rural Conservation Area to Recreation Area and Residential Area – 1<sup>st</sup> reading;

- 09.230 Motion by Councillor Lane that bylaw 09-027 be given first reading this 25<sup>th</sup> day of August, 2009.  
**CARRIED UNANIMOUSLY**
- 11.2 RFD - Bylaw #09-031 – Amendment to Former Town of LLB LUB to replace Section 7.7 Residential Manufactured Home Park District – 1<sup>st</sup> reading;
- 09.231 Motion by Councillor Uganecz that bylaw 09-031 be given first reading this 25<sup>th</sup> day of August, 2009.  
**CARRIED UNANIMOUSLY**
- 11.3 RFD - Bylaw #09-026 – Rezoning – Dacha Developments; Pt of RL 52-67-14 W4th from AG to ES1 and NOS – 1<sup>st</sup> reading;
- 09.232 Motion by Councillor Stromquist that bylaw 09-026 be given first reading this 25<sup>th</sup> day of August, 2009.  
**CARRIED UNANIMOUSLY**
- 11.4 RFD- Bylaw #09-021 – Community Standards Bylaw.
- 09.233 Motion by Councillor Coutney that bylaw 09-021 be given first reading this 25<sup>th</sup> day of August, 2009.  
**CARRIED UNANIMOUSLY**
- 09.234 Motion by Councillor Quist that bylaw 09-021 be given second reading this 25<sup>th</sup> day of August, 2009.  
**CARRIED UNANIMOUSLY**
- 09.235 Motion by Councillor Colosimo that bylaw 09-021 be submitted for third and final reading this 25<sup>th</sup> day of August, 2009.  
**CARRIED UNANIMOUSLY**
- 09.236 Motion by Councillor Lane that bylaw 09-21 be given third reading this 25<sup>th</sup> day of August, 2009.  
**CARRIED UNANIMOUSLY**

**RECESS**

Mayor Kirylchuk called a recess at 1:55 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 2:00 p.m., with all those previously listed in attendance except Councillor Colosimo and Councillor Coutney.

**DELEGATIONS/  
PUBLIC  
HEARINGS**

**RECESS** Mayor Kirylchuk called a recess at 2:00 p.m.

**RECONVENE** Mayor Kirylchuk reconvened the meeting at 2:01 p.m., with all those previously listed in attendance including Councillor Colosimo and Councillor Coutney.

**DELEGATIONS/  
PUBLIC  
HEARINGS**

5.1 Tender Opening – Multiplex Access Road Paving;

Gilles Melanson, Manager of Transportation Services, and Mike Dowhun, DCL Siemens Representative opened the tender packages for all those present:

Lac La Biche County  
Multiplex Access Road Paving:

No.	Tenderer	Tender Security	Addendum	Construction Time Days	Total Tender Amount incl. GST
1	Allied Paving	YES	YES	Oct. 31/09	\$1,380,020.25
2	Camp 5 Paving	YES	YES	21 days	\$1,001,934.15
3	E-Construction	YES	YES	300 days	\$1,286,954.29

Councillor Bochkarev left Council Chambers at 2:07 p.m.

**IN CAMERA  
SESSION**

09.237 Motion by Councillor Quist to go in camera at 2:08 p.m.

**CARRIED UNANIMOUSLY**

13.1 Personnel Issue

**RETURN TO  
REGULAR MEETING**

09.238 Motion by Councillor Stromquist to proceed with the meeting out of camera at 2:17 p.m.

**CARRIED UNANIMOUSLY**

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

09.239 Motion by Councillor Stromquist to nominate Duane Coleman, Chief Administrative Officer, for the R.W. Hay Award which recognizes excellence in rural municipal administration.

**CARRIED UNANIMOUSLY**

**RECESS** Mayor Kirylchuk called a recess at 2:18 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 2:45 p.m., with all those individuals previously listed in attendance.

**DELEGATIONS/  
PUBLIC  
HEARINGS**

5.2 Public Hearing – Bylaw #09-010 – Domain Estates ASP; Domain Properties; NW 28-67-16 W4M;

Mayor Kirylchuk declared the public hearing open at 2:45 p.m.

Mayor Kirylchuk asked the County Clerk to confirm whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The County Clerk advised that this was the case.

The County Clerk summarized the purpose of the hearing.

Mayor Kirylchuk asked the County Clerk if any written submissions were received. The County Clerk advised that one written submission was received: a letter from Lac La Biche Natural Gas Co-op Ltd. The County Clerk read the letter into the record as attached to and forming part of these minutes.

Mayor Kirylchuk asked if there was anyone wishing to speak to the proposed bylaw.

Joni Bourassa is opposed to the proposed bylaw. Ms. Bourassa raised concerns regarding potential population density of the area, municipal servicing, environmental impacts and adequate access to the proposed development. Ms. Bourassa stated that she is not opposed to development but has concerns with this proposal. Ms. Bourassa's comments are attached to and form part of these minutes.

Larry Amiot is opposed to the proposed bylaw. Mr. Amiot raised concerns about population increase and traffic on Township Road 675. Mr. Amiot was of the opinion that an exit road to Highway 55 should be mandatory. Mr. Amiot noted environmental concerns due to the creek that runs through the property. Mr. Amiot's comments are attached to and form part of these minutes.

Andre Contant is opposed to the proposed bylaw. Mr. Contant raised concerns about the creek, water, sewer and road traffic. Mr. Contant's concerns are attached to and form part of these minutes.

Mayor Kirylchuk recessed the public hearing for Bylaw #09-010 at 3:00 p.m.

5.3 Public Hearing – Bylaw #09-028 – Amendment to LLB Lake Management Plan ASP; Remas Properties; RL 9:

Mayor Kirylchuk declared the public hearing open at 3:03 p.m.

Mayor Kirylchuk asked the County Clerk to confirm whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The County Clerk advised that this was the case.

The County Clerk summarized the purpose of the hearing.

Mayor Kirylchuk asked the County Clerk if any written submissions were received. The County Clerk advised that two written submissions were received: emails from Jim & Bev Maclean and Denis & Antoinette Lord. The County Clerk read the emails into the record as attached to and forming part of these minutes.

Mayor Kirylchuk asked if there was anyone wishing to speak to the proposed bylaw.

Councillor Bochkarev left Council Chambers at 3:09 p.m.

Councillor Bochkarev returned to Council Chambers at 3:10 p.m.

Mike Benke, a consultant with IBI Group, is the applicant of this bylaw. Mr. Benke stated that this project is designed to be a private recreational resort under a condominium style ownership. Mr. Benke provided a Council Brief on this project, which is attached to and forms part of these minutes.

Guy Lambert is opposed to the proposed bylaw. Mr. Lambert raised concerns about the lack of information from the developers and environmental impacts. Mr. Lambert's concerns are attached to and form part of these minutes.

Mayor Kirylchuk recessed the public hearing for Bylaw #09-028 at 3:24 p.m.

5.4 Public Hearing – Bylaw #09-029 – Rezoning; Remas Properties; RL 9; AG to RR;

Mayor Kirylchuk declared the public hearing open at 3:25 p.m.

Mayor Kirylchuk asked the County Clerk to confirm whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The County Clerk advised that this was the case.

The County Clerk summarized the purpose of the hearing.

Mayor Kirylchuk asked the County Clerk if any written submissions were received. The County Clerk advised that two written submissions were received: the previously noted emails from Jim & Bev Maclean and Denis & Antoinette Lord read into record during the public hearing for Bylaw #09-028.

Mayor Kirylchuk asked if there was anyone wishing to speak to the proposed bylaw.

Alain Houle is opposed to this proposed bylaw. Mr. Houle raised concerns about the development becoming a campground and the potential devaluation of neighbouring lots. Mr. Houle's comments are attached to and form part of these minutes.

Roger Richard is opposed to this proposed bylaw. Mr. Richard raised concerns about the lack of communication from the developers, increases in vehicular and nautical traffic and the potential for this development to evolve into a campground. Mr. Richard stated that this proposed development is not consistent with other adjacent country residential lots.

Mayor Kirylchuk recessed the public hearing for Bylaw #09-029 at 3:41 p.m.

Councillor Stromquist left Council Chambers at 3:42 p.m.

5.5 Public Hearing – Bylaw #09-030 – LUB Amendment to RR District; Remas Properties;

Mayor Kirylchuk declared the public hearing open at 3:43p.m.

Councillor Bocharov left Council Chambers at 3:43 p.m.

Mayor Kirylchuk asked the County Clerk to confirm whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The County Clerk advised that this was the case.

The County Clerk summarized the purpose of the hearing.

Mayor Kirylchuk asked the County Clerk if any written submissions were received. The County Clerk advised that two written submissions were received: the previously noted emails from Jim & Bev Maclean and Denis & Antoinette Lord read into record during the public hearing for Bylaw #09-028.

Councillor Stromquist returned to Council Chambers at 3:44 p.m.

Mayor Kirylchuk asked if there was anyone wishing to speak to the proposed bylaw.

Bruce Piggott, representative for the land owners, stated that he did not expect this proposal to be so controversial.

Councillor Bochkarev returned to Council Chambers at 3:45 p.m.



Mr. Piggott stated that this development is modeled after a private recreational park near Two Hills. Mr. Piggott stated that this design is environmentally sensitive and that the developer has completed bio physical, geotechnical and environmental reviews. Mr. Piggott stated that the developer will continue to modify the design and that they are prepared to work with the neighbours. Mr. Piggott stated that this type of development is in high demand due to the relative affordability to other types of permanent developments.

Alain Houle is opposed to this proposed bylaw. Mr. Houle raised concerns about the density of the lots and that the fact that there would not be permanent structures built. Mr. Houle stated that there are vacant lots in Bayview Beach that are as affordable as this proposal.

Al Burry is opposed to this proposed bylaw and bylaws #09-028 and #09-029. Mr. Burry raised concerns about this development meeting the intent of the land use bylaw, environmental impacts and the suitability of these lands for this development. Mr. Burry's comments are attached to and form part of these minutes.

Mayor Kirylchuk declared the public hearings for bylaw #09-028, bylaw #09-029 and bylaw #09-030 closed at 4:20 p.m.

5.2 Public Hearing – Bylaw #09-010 – Domain Estates ASP; Domain Properties; NW 28-67-16 W4M (cont'd);

Mayor Kirylchuk asked if there was anyone else wishing to speak to the proposed bylaw.

Danita Shewchuk, representative for the developers, stated that to date has not heard any opposition to this proposed bylaw. Ms. Shewchuk stated that she would like an opportunity to respond to the concerns raised during the public hearing.

Mayor Kirylchuk declared the public hearing for bylaw #09-010 closed at 4:22 p.m.

5.6 Public Hearing – Bylaw #09-035 – Affordable Housing Area Structure Plan; Domain Properties; Lot 5, Block 1, Plan 2518ET;

Mayor Kirylchuk declared the public hearing open at 4:23 p.m.

Mayor Kirylchuk asked the County Clerk to confirm whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The County Clerk advised that this was the case.

The County Clerk summarized the purpose of the hearing.

Mayor Kirylchuk asked the County Clerk if any written submissions were received. The County Clerk advised that no written submissions were received.

Mayor Kirylchuk asked if there was anyone wishing to speak to the proposed bylaw. No one was present to speak.

Mayor Kirylchuk declared the public hearing closed at 4:26 p.m.

5.7 Public Hearing – Bylaw #09-032 – Rezoning; Domain Properties; NW-28-67-16 W4M; AG to CR & NOS.

Mayor Kirylchuk declared the public hearing open at 4:27 p.m.

Mayor Kirylchuk asked the County Clerk to confirm whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The County Clerk advised that this was the case.

The County Clerk summarized the purpose of the hearing.

Mayor Kirylchuk asked the County Clerk if any written submissions were received. The County Clerk advised that one written submission was received: the previously noted letter from Lac La Biche Natural Gas Co-op read into record during the public hearing for Bylaw #09-010.

Mayor Kirylchuk asked if there was anyone wishing to speak to the proposed bylaw.

Joni Bourassa, Larry Amiot and Andre Contant are all opposed to the proposed bylaw, and each noted the same concerns raised during the public hearing for bylaw #09-010.

Leo Piquette is opposed to this proposed bylaw. Mr. Piquette feels that this development is too large for the local infrastructure and that a direct connection to Highway 55 should be necessary.

Danita Shewchuk, representative for the developers, stated that no previous objections were heard until today.

Mayor Kirylchuk declared the public hearing closed at 4:33 p.m.

**ADJOURNMENT** 09.240

Motion by Councillor Ugancz to adjourn the Regular Council meeting of August 25, 2009 at 4:33 p.m.

**CARRIED UNANIMOUSLY**

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**Peter Kirylchuk, Mayor**

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**Duane L. Coleman, CLGM  
Chief Administrative Officer**