

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

**October 27, 2009 – 2:00 p.m.**

**MINUTES OF** Minutes of the Lac La Biche County Council meeting held on October 27, 2009.  
**October 27, 2009**

**CALL TO ORDER** Mayor Peter Kirylchuk called the meeting to order at 2:35 p.m.

<b>PRESENT</b>	Peter Kirylchuk	Mayor
	Phil Lane	Councillor
	Dave Lozinski	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, Planning and Infrastructure Services
	Rodney Boyko	Director, Corporate Services
	Lucien Cloutier	Manager, Legislative and Information Services

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

Additions:

- 10.4 Chamber of Commerce;
- 13.1 Lower Athabasca Regional Plan.

**ADOPTION OF AGENDA** 09.318 Motion by Councillor Lane to approve the October 27, 2009 agenda without the Chamber of Commerce item.

**In Favour**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Colosimo**  
**Councillor Stromquist**  
**Councillor Coutney**

**Opposed**  
**Mayor Kirylchuk**  
**Councillor Lozinski**  
**Councillor Bochkarev**  
**Councillor Quist**

**CARRIED**

**COMMUNITY SERVICES**

8.3 RFD - Multiplex Locked in Pricing;

A discussion ensued regarding a Multiplex Fixed Price Agreement and the total cost of the project.

Item 8.3 was continued following the public hearing.

**DELEGATIONS/  
PUBLIC  
HEARINGS**

5.1 Public Hearing – Bylaw #09-038 – Rezoning – Rizzoli Dan/Rizzoli Paul & Victoria; S ½ of SW 32-66-13 W4M; from AG to LDR;

Mayor Kirylchuk declared the public hearing open at 2:46 p.m.

Mayor Kirylchuk asked the Legislative and Information Services Manager whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Legislative and Information Services Manager advised that this was the case.

The Legislative and Information Services Manager summarized the purpose of the hearing.

Mayor Kirylchuk asked the Legislative and Information Services Manager if any written submissions were received. The Legislative and Information Services Manager advised that no written submissions were received.

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

Mayor Kirylchuk declared the public hearing closed at 2:46 p.m.

**COMMUNITY SERVICES**

8.3 RFD - Multiplex Locked in Pricing (cont'd);

09.319 Motion by Councillor Lane that County Council approves to lock in a fixed price of \$49,400,667.00 for the Multiplex and enter into a Fixed Price Agreement (CCD#2 contract).

09.320 Motion by Councillor Bochkarev to table motion 09.319 until County Council has an opportunity to review the CCD#2 Contract.

**In Favour**  
**Councillor Lozinski**  
**Councillor Bochkarev**

**Opposed**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Colosimo**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**DEFEATED**

Vote on Main Motion:

09.319 Motion by Councillor Lane that County Council approves to lock in a fixed price of \$49,400,667.00 for the Multiplex and enter into a Fixed Price Agreement (CCD#2 contract).

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Colosimo**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Lozinski**  
**Councillor Bochkarev**

**CARRIED**

Item 8.3 was continued following the public hearing.

**DELEGATIONS/  
PUBLIC  
HEARINGS**

5.2 Public Hearing – Bylaw #09-027 – Amendment to LLB Lake Management Plan ASP from Rural Conservation Area to Recreation Area and Residential Area & Bylaw #09-026 – Rezoning – Dacha Development Inc. – Pt of RL 52-67-14 W4 from AG to ES1 and NOS;

Mayor Kirylchuk declared the public hearing open at 3:05 p.m.

Mayor Kirylchuk asked the Legislative and Information Services Manager whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Legislative and Information Services Manager advised that this was the case.

The Legislative and Information Services Manager summarized the purpose of the hearing.

Mayor Kirylchuk asked the Legislative and Information Services Manager of any written submissions were received. The Legislative and Information Services Manager advised that two written submissions were received; one from Mara Development Corp. Ltd. and one from Lac La Biche Gas Co-op Ltd. The Legislative and Information Services Manager read the letters into record as attached to and forming part of these minutes.

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

Harriet Rabien is opposed to the proposed bylaw. Ms. Rabien raised concerns regarding the conceptual scheme, the stormwater management plan, lake access, the condition of McGrane Road and the density of the proposed development. Ms. Rabien's comments are attached to and forming part of these minutes.

Debbie Stevens is opposed to the proposed bylaw. Ms. Stevens raised concerns regarding the state of Lac La Biche Lake, the density of the proposed development, the stormwater management plan, walking trails, and water and sewer servicing. Ms. Steven's concerns are attached to and forming part of these minutes.

Danita Shewchuk is the representative for the developers. Ms. Shewchuk stated that the conceptual plan can be amended once rezoning is approved. Ms. Shewchuk noted that the developers have conducted biophysical, slope and riparian studies, and further that the developer will work with the County to meet the requirements of all planning documents.

Dan Hansen is opposed to this proposed bylaw. Mr. Hansen raised concerns regarding how the County will handle these types of developments. Mr. Hansen stated that he is concerned with the proposed stormwater management plan keeping Lac La Biche Lake healthy.

Mayor Kirylchuk closed the public hearing at 3:32 p.m.

**RECESS**

Mayor Kirylchuk called a recess at 3:32 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 3:39 p.m., with all those individuals previously listed in attendance.

**COMMUNITY SERVICES**

8.3 RFD - Multiplex Locked in Pricing (cont'd);

09.321 Motion by Councillor Lane that County Council approves the additional locked in cost of \$561,144.00 for the paving for the Multiplex Community Hall parking lot.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Colosimo**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Lozinski**  
**Councillor Bochkarev**

**CARRIED**

**DELEGATIONS/  
PUBLIC  
HEARINGS**

5.3 Armin Preiksaitis, Armin Preiksaitis & Associates – Elinor Lake ASP.

Mayor Kirylchuk welcomed the delegation to the meeting. Armin Preiksaitis and Jamie Kitlarchuk were present to provide an overview of the Elinor Lake Area Structure Plan.

Mr. Preiksaitis updated all those present on the Elinor Lake ASP project to date. Mr. Preiksaitis stated the objectives, history, location, area constraints, goal, objectives and implementation of this ASP. Mr. Preiksaitis' presentation is attached to and forming part of these minutes.

Mayor Kirylchuk thanked Mr. Preiksaitis and Mr. Kitlarchuk for their presentation.

**RECESS**

Mayor Kirylchuk called a recess at 4:10 p.m. to complete the Organizational Meeting Agenda.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 4:48 p.m., with all those individuals previously listed in attendance.

**ADOPTION OF  
MINUTES**

3.1 Regular Council Meeting  
September 22, 2009

09.344 Motion by Councillor Quist to adopt the Regular Council Meeting minutes of September 22, 2009 as circulated.

**CARRIED UNANIMOUSLY**

3.2 Regular Council Meeting  
October 13, 2009

09.345 Motion by Councillor Stromquist to adopt the Regular Council Meeting minutes of October 13, 2009 as circulated.

**CARRIED UNANIMOUSLY**

3.3 Special Council Meeting  
October 14, 2009

09.346 Motion by Councillor Lane to adopt the Special Council Meeting minutes of October 14, 2009 as circulated.

**CARRIED UNANIMOUSLY**

**DISPOSITION OF  
DELEGATION  
BUSINESS**

6.1 Armin Preiksaitis & Associates.

It was noted that this item would be discussed during Community Services Item 8.4.

**CORPORATE  
SERVICES**

7.1 RFD - Elinor Lake Subdivision.

09.347 Motion by Councillor Lane that Lot 1, 2 and 13 of Block 2 Plan 9021984 be offered for purchase to the existing residents on the said land for consideration and signatures with the following conditions that all past tax arrears and outstanding leave fees and penalties are waived at the price of \$5,833.33/acre plus GST.

**CARRIED UNANIMOUSLY**

09.348 Motion by Councillor Uganecz that leases on Lot 1 of Block 1, Lot 6 of Block 2 and Lot 5, 6 and 7 of Block 3 all within Plan 90219484 be terminated subject to Section 10(b) of the lease with option to purchase agreement and provide notice to the affected parties. Further that Administration obtain market value appraisals on said properties, for the purposes of offering these parcels for sale to the general public.

**CARRIED UNANIMOUSLY**

**COMMUNITY  
SERVICES**

8.1 RFD - Policy No. CM-61-004; Environmental Reserve and Municipal Reserve Demarcation Policy;

09.349 Motion by Councillor Quist that County Council approves the Environmental Reserve and Municipal Reserve Demarcation Policy CM-61-004, as attached to and forming part of these minutes, and further deletes former Lake County Environmental Reserve and Municipal Reserve Demarcation Policy PS-023.

**CARRIED UNANIMOUSLY**

8.2 RFD - Appointment of Agricultural Fieldman;

09.350 Motion by Councillor Uganecz that County Council appoint Kyle Beniuk as the Agricultural Fieldman, Doug Richardson as the Assistant Agricultural Fieldman and Krystle Fedoretz as the Manager of Environmental Planning, to perform the duties and functions as set forth in the Weed Control Act, Agricultural Pests Act, Soil Conservation Act and Agricultural Service Board Act and per Lac La Biche County Integrated Vegetation Management Policy CM-62-008, with an effective date of October 27, 2009 and terminating with the termination of employment.

**CARRIED UNANIMOUSLY**

8.4 RFD - First Draft Elinor Lake Area Structure Plan.

09.351 Motion by Councillor Lane to adopt the first draft of the Elinor Lake Area Structure Plan, as attached to and forming part of these minutes, and proceed to public consultation.

**CARRIED UNANIMOUSLY**

## **INFRASTRUCTURE SERVICES**

9.1 RFD - Draft Policy – IS-30-016 – Road Protection Permit Policy;

09.352 Motion by Councillor Colosimo to approve draft policy IS-30-016 Road Protection Permit Policy, as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

9.2 RFD – Draft Policy – AC-12-011 – Health & Safety Awards Program;

09.353 Motion by Councillor Stromquist to approve draft policy AC-12-011 Health & Safety Awards Program, as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

9.3 RFD – Natural Gas Supply Contract.

09.354 Motion by Councillor Lane that County Council approves Administration to proceed to enter into a Natural Gas supply agreement with Gas Alberta Inc. for a 5 year term and to transfer \$52,912.00 from the natural gas expansion reserve to support a debenture to Gas Alberta Inc. and to purchase shares into Gas Alberta Inc. at a rate of \$1.00 per share for a total of \$412.00.

**CARRIED UNANIMOUSLY**

**GENERAL  
ADMIN**

10.1 RFD - Deletion of Former Town of Lac La Biche Policies;

09.355 Motion by Councillor Quist that County Council delete the following former Town of Lac La Biche Policies:

- 26-02 – Free Standing Signs;
- 26-03 – Remediating Dangerous & Unsightly Property;
- 31-07 – Naming of Subdivisions, Public Facilities & Streets;
- 61-01 – Dwelling Relocation;
- 61-02 – Contributions to Developers;
- 61-03 – Lease of Public Parking Space to Developers; and
- 61-04 – Letters of Credit.

**CARRIED UNANIMOUSLY**

10.2 RFD – Updated Policies – Bare Land Condominium, Water and Sewer Endeavour to Assist, and New Road Construction Request;

09.356 Motion by Councillor Lozinski for Administration to prepare an amendment to the Lac La Biche County Land Use Bylaw to exclude future Bare Land Condominium zonings.

**In Favour  
Councillor Lozinski**

**Opposed  
Mayor Kirylchuk  
Councillor Lane  
Councillor Bochkarev  
Councillor Uganecz  
Councillor Colosimo  
Councillor Stromquist  
Councillor Coutney  
Councillor Quist**

**DEFEATED**



09.357 Motion by Councillor Lane that County Council approves Bare Land Condominium Policy CM-61-005, Water and Sewer Endeavour to Assist Policy CM-61-006, and New Road Construction Request Policy IS-30-015, as attached to and forming part of these minutes, and deletes former Lakeland County Bare Land Condominium Policy PS-024, Water and Sewer Endeavour to Assist Policy PS-029 and New Road Construction Request Policy PW-010.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Colosimo**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Lozinski**  
**Councillor Bochkarev**

**CARRIED**

10.3 RFD - Proclamation – World Diabetes Day, November 14, 2009.

09.358 Motion by Councillor Bochkarev that County Council proclaim November 14, 2009 as World Diabetes Day in Lac La Biche County.

**CARRIED UNANIMOUSLY**

## **BYLAWS**

11.1 RFD - Bylaw 09-031 – Amend the Former Town of Lac La Biche LUB No. 1151/99; LLB Development Inc.; replace section 7.7 Residential Manufactured Home Park District – RMHP; 2<sup>nd</sup> and 3<sup>rd</sup> readings;

09.359 Motion by Councillor Quist that Bylaw 09-031 be given second reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

09.360 Motion by Councillor Stromquist that Bylaw 09-031 be given third reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

11.2 RFD – Bylaw 09-036 – Rezoning – UMA Engineering (Applicant)/LLB County (Owner); Pt of NE 26-65-16 W4M (Leased under MLL #820053) & NW 25-65-16 W4M (Deeded Land); from AG to DC4; 1<sup>st</sup> reading;

Councillor Colosimo declared a conflict of interest as he owns a solid waste transport business, and left Council Chambers at 5:20 p.m.

09.361 Motion by Councillor Lane that Bylaw 09-036 be given first reading this 27<sup>th</sup> day of October, 2009.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Lozinski**  
**Councillor Bochkarev**

**CARRIED**

Councillor Colosimo returned to Council Chambers at 5:29 p.m.

11.3 RFD – Bylaw 09-046 – Local Improvement Levy – Lakeview Estates; 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> readings;

09.362 Motion by Councillor Quist that Bylaw 09-046 be given first reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

09.363 Motion by Councillor Stromquist that Bylaw 09-046 be given second reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

09.364 Motion by Councillor Lane that Bylaw 09-046 be submitted for third and final reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

09.365 Motion by Councillor Uganecz that Bylaw 09-046 be given third reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

11.4 RFD - Bylaw 09-020 – Animal Control Bylaw; 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> readings.

09.366 Motion by Councillor Coutney that Bylaw 09-020 be given first reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

09.367 Motion by Councillor Quist that Bylaw 09-020 be given second reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

09.368 Motion by Councillor Lozinski that Bylaw 09-020 be submitted for third and final reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

09.369 Motion by Councillor Colosimo that Bylaw 09-020 be given third reading this 27<sup>th</sup> day of October, 2009.

**CARRIED UNANIMOUSLY**

**IN CAMERA SESSION**

09.370 Motion by Councillor Lane to go in camera at 5:32 p.m.

**CARRIED UNANIMOUSLY**

**RECESS**

Mayor Kirylchuk called a recess at 5:32 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 5:37 p.m., with all those individual previously listed in attendance.

13.1 Lower Athabasca Regional Plan.

**RETURN TO REGULAR MEETING**

09.371 Motion by Councillor Uganecz to proceed with the meeting out of camera at 5:52 p.m.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

09.372 Motion by Councillor Uganecz to adjourn the Regular Council meeting of October 27, 2009 at 5:52 p.m.

**CARRIED UNANIMOUSLY**

---

**Peter Kirylchuk, Mayor**

---

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