

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

October 28, 2014 – 10:00 a.m.

Minutes of the Lac La Biche County Regular Council Meeting held on October 28, 2014 at 10:00 a.m.

CALL TO ORDER Mayor Moghrabi called the meeting to order at 10:04 a.m.

PRESENT	Omer Moghrabi	Mayor
	Wanda Austin	Councillor
	Richard Olson	Councillor
	David Phillips	Councillor
	MJ Siebold	Councillor
	John Nowak	Councillor (entered at 10:06 a.m.)
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)
	Dan Small	Senior Manager (in part)
	Jihad Moghrabi	Communications Coordinator (in part)
	Joanne Onciul	Legislative Services Coordinator
REGRETS	Robert Richard	Councillor / Deputy Mayor
	Tim Thompson	Councillor
	Hajar (Jerry) Haymour	Councillor

ADOPTION OF AGENDA

Councillor Nowak entered Council Chambers at 10:06 a.m.

14.744 Motion by Councillor Nowak to approve the October 28, 2104 Regular Council Meeting agenda as amended:

- Addition of Item 5.1 – Organizational Meeting;
- Addition of Item 8.10 – November/December Council Meeting Dates;
- Addition of 9.3 – Personnel Matters (section 17 FOIP).

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

3.1 October 14, 2014 Regular Council Meeting;

14.745 Motion by Councillor Phillips to adopt the October 14, 2014 Regular Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

3.2 October 21, 2014 Special Council Meeting;

14.746 Motion by Councillor Siebold to adopt the October 21, 2014 Special Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

3.3 October 22, 2014 Special Council Meeting;

14.747 Motion by Councillor Olson to adopt the October 22, 2014 Special Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

4.1 There was no unfinished business.

URGENT MATTERS

5.1 Organizational Meeting.

Discussion ensued regarding the rescheduling of the Organizational meeting due to the absence of three Council members.

14.748 Motion by Councillor Siebold that the Organizational meeting be rescheduled for October 30, 2014 at 1:30 p.m. and that the same be held in Council Chambers.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.1 RFD – Statement of Revenues & Expenditures for the Period Ending October 22, 2014;

14.749 Motion by Councillor Olson that County Council accepts the Lac La Biche Statement of Revenues & Expenditures for the Period Ended October 22, 2014.

CARRIED UNANIMOUSLY

8.2 RFD – Tender 2014-32-15 100 Avenue Lane Improvements from 100 Street to 101 Street;

14.750 Motion by Councillor Nowak that Tender 2014-32-15 for 100 Avenue lane improvements not be awarded this year and be re-tendered along with the remainder of the lane improvements for the 2015 budget year, and further that the 2014 funds be carried over to the 2015 budget year.

CARRIED UNANIMOUSLY

8.3 RFD – Range Road 132;

14.751 Motion by Councillor Nowak to accept the transfer of ownership of the realigned portion of Range Road 132 to Lac La Biche County at no cost to the County.

CARRIED UNANIMOUSLY

8.4 RFD – Joint Use of Facilities Agreement with Northern Lights School Division No. 69;

14.752 Motion by Councillor Siebold that County Council approves the Joint Use of Facilities Agreement with Northern Lights School Division No. 69 as attached to and forming part of these minutes.

CARRIED UNANIMOUSLY

8.5 RFD – Rezoning Bylaw 14-039; Calnash Trucking Ltd.; SE-18-67-14-W4M; from Agricultural District (AG) to Rural Industrial District (RI) – 1st Reading;

14.753 Motion by Councillor Siebold that Bylaw 14-039 be given first reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 11:04 a.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 11:21 a.m. with all those Members of Council previously listed in attendance.

NEW BUSINESS

8.8 RFD – Chief Administrative Officer Bylaw & Employment Conditions Policy;

14.754 Motion by Councillor Nowak that Bylaw 14-041 be given first reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

14.755 Motion by Councillor Siebold that Bylaw 14-041 be given second reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

14.756 Motion by Councillor Siebold that Bylaw 14-041 be submitted for third and final reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

14.757 Motion by Councillor Nowak that Bylaw 14-041 be given third and final reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

14.758 Motion by Councillor Siebold to adopt the revised Employment Conditions Policy CS-03-014, as attached to and forming part of these minutes.

CARRIED UNANIMOUSLY

8.9 RFD – Appointment of Fire Guardians for the 2014-2015 Fire Permit Season;

14.759 Motion by Councillor Olson to appoint the following emergency response staff as Fire Guardians for the 2014-2015 fire permit seasons. These personnel will be responsible to undertake duties and functions as set forth in Fire Protection Bylaw 12-006 or succeeding bylaw, with an effective start date of November 1, 2014. Personnel include:

- Larry Fayad, Lac La Biche District, District Deputy Fire Chief;
- Shane Bair, Lac La Biche District, Platoon Fire Chief;
- Mark Weibe, Owl River, Platoon Fire Chief;
- Curtis McGillvray, District Deputy Fire Chief;
- Draper Dempsey, Plamondon District, Platoon Fire Chief;
- Peter Lewis, Plamondon District, District Deputy Fire Chief;
- Brad Bow, Hylo District, Platoon Fire Chief;
- David Bayduza, Hylo District, Captain;
- Phillip Arnett, Rich Lake District, District Deputy Fire Chief;
- Nicole Gordon, LLB County, Community Peace Officer; and
- John Kokotilo, Regional Fire Chief/Manager of Fire Services.

CARRIED UNANIMOUSLY

8.10 November/December Meeting Dates (addition to agenda).

14.760 Motion by Councillor Olson to reschedule the November 11, 2014 Regular Council Meeting to Monday, November 10, 2014 and that the same be held at 10:00 a.m. in Council Chambers.

CARRIED UNANIMOUSLY

IN CAMERA SESSION

14.761 Motion by Councillor Austin to go in camera at 11:45 a.m.

CARRIED UNANIMOUSLY

9.3 Personnel Matters (section 17 FOIP) (addition to agenda).

RETURN TO REGULAR MEETING

14.762 Motion by Councillor Olson to proceed with the meeting out of camera at 12:07 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

9.3 Personnel Matters (section 17 FOIP) (addition to agenda).

14.763 Motion by Councillor Nowak that Administration be authorized to proceed with rectification of issue discussed in camera and further, that the Waste Bylaw be brought forward for Council’s review at the next Policy & Priorities Committee Meeting.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 12:08 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 1:30 p.m. with all those Members of Council previously listed in attendance.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.1 Public Hearing - Bylaw 14-028; Adoption of Richard Estates Area Structure Plan and Rezoning Bylaw 14-032; Scheffer Andrew Ltd.; Pt. RL-45-67-14-W4M; from Agricultural District (AG) to Serviced Estate Residential District 2 (ES2);

Mayor Moghrabi provided an overview of the Public Hearing process and declared the public hearing open at 1:30 p.m.

Mayor Moghrabi 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.

Rylan Palmer-Dixon, Planner summarized the purpose for the hearing.

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed Bylaw 14-028 (Richard Estates Area Structure Plan) or Rezoning Bylaw 14-032.

6.1 Public Hearing - Bylaw 14-028; Adoption of Richard Estates Area Structure Plan and Rezoning Bylaw 14-032; Scheffer Andrew Ltd.; Pt. RL-45-67-14-W4M; from Agricultural District (AG) to Serviced Estate Residential District 2 (ES2) (continued);

Michael Gourley, Branch Manager, Scheffer Andrew Ltd., provided a presentation to Council with respect to the proposed development. Carol Hebert and Koreen Nashim were also present to answer any questions on behalf of the land owners, Frank and Carmen Nashim.

Mr. Gourley highlighted the following information as it pertains to the proposed development:

- Proposed development is an estate residential community comprised of approximately 70 fully serviced lots ranging from 1 to 3 acres in size;
- Use of Natural Open Space District as buffers;
- Natural Storm Water Management Practices and design to conserve the wetland areas;
- Water and Sanitary Servicing;
- Retained trees on site, only small areas were disturbed for clearing of roadways – looking for minimal impact;
- Environmental Reserve Easements were taken into consideration;
- Preservation of large areas for trees that allows for pathways and walkways;
- Goal is to provide young families a place to live in this robust community while keeping the environment safe;
- Reviewed the staging plan of the development.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed Bylaw 14-028 (Richard Estates Area Structure Plan) or Rezoning Bylaw 14-032.

Carol Hebert and Koreen Nashim noted they are in support of the development.

Interim Assistant Chief Administrative Officer and Manager, Legislative Services, Melanie McConnell read into record a letter in support of the development from Brian Deheer on behalf of the Environmental Stewardship Advisory Committee, as attached to and forming part of these minutes.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed Bylaw 14-028 (Richard Estates Area Structure Plan) or Rezoning Bylaw 14-032.

6.1 Public Hearing - Bylaw 14-028; Adoption of Richard Estates Area Structure Plan and Rezoning Bylaw 14-032; Scheffer Andrew Ltd.; Pt. RL-45-67-14-W4M; from Agricultural District (AG) to Serviced Estate Residential District 2 (ES2) (continued);

Ms. McConnell read into record a letter in opposition to the development from Jillian Flett, as attached to and forming part of these minutes.

Mayor Moghrabi asked if the Applicant wishes to make any closing comments.

Mr. Gourley noted that Ms. Flett's concerns from the public meeting were taken into consideration by Scheffer Andrew Ltd.'s environmental department as well as the County's Resource Recovery, Environmental & Agricultural Services Manager, Barry Kolenosky. The following are some of the highlights of the responses given to Ms. Flett:

- Alberta standards for density and runoff;
- Stormwater quality and quality control storm pods are to Alberta Standards;
- Nutrient settlements are in the ditches;
- Minimal trees will be cleared for roads;
- Lac La Biche County does not require impact studies and one was not done for Richard Estates;
- Examples were provided of how impacts would be minimized – protection of corridors; options for making this a green community; keep the integrity of Environmental Consultant for the Richard Estates.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 2:09 p.m.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.2 Delegation – Diamond Ridge Development – Rik Nikoniuk;

Rik Nikoniuk and Jason King, representatives of Diamond Ridge Development were present and introduced themselves to all those present.

Mr. Nikoniuk noted that his intention for meeting with Council was to provide an overview of where they are with their development, where they want to be, and the barriers they have addressed. Mr. Nikoniuk provided a handout to Council, and read through pages 1 – 3.

Discussion ensued regarding offsite levies for the development.

Mayor Moghrabi thanked the delegation for their presentation.

6.3 Public Input Session.

There was no one present for the public input session.

NEW BUSINESS

8.6 RFD – Bylaw 14-028; Adoption of Richard Estates Area Structure Plan – 2nd & 3rd Reading;

14.764 Motion by Councillor Austin that Council accepts the changes made to Bylaw 14-028 as discussed in the public hearing, and as attached to and forming part of these minutes.

CARRIED UNANIMOUSLY

14.765 Motion by Councillor Nowak that Bylaw 14-028 be given second reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

14.766 Motion by Councillor Siebold that Bylaw 14-028 be given third and final reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

8.7 RFD - Rezoning Bylaw 14-032; Scheffer Andrew Ltd.; Pt. RL-45-67-14-W4M; from Agricultural District (AG) to Serviced Estate Residential District 2 (ES2) – 2nd & 3rd Reading;

14.767 Motion by Councillor Nowak that Bylaw 14-032 be given second reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

14.768 Motion by Councillor Siebold that Bylaw 14-032 be given third and final reading this 28th day of October, 2014.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 2:46 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 2:55 p.m. with all those Members of Council previously listed in attendance, with the exception of Councillor Phillips.

DISPOSITION OF DELEGATION BUSINESS

Councillor Phillips returned to Council Chambers at 2:55 p.m.

7.1 Delegation – Diamond Ridge Development – Rik Nikoniuk;

Discussion ensued regarding development processes in the County.

14.769 Motion by Councillor Phillips to send a thank you letter to Diamond Ridge Development for their presentation, and further, to advise that Administration will continue with the negotiations to move forward with the development.

CARRIED UNANIMOUSLY

IN CAMERA SESSION

14.770 Motion by Councillor Siebold to go in camera at 3:09 p.m.

CARRIED UNANIMOUSLY

9.1 Discussion – Transitional Plan (section 17 FOIP);

9.2 RFD – Subdivision Development Matter (section 27 FOIP) – (hand-out);

Above noted matter is to be discussed at a future meeting of Council and was not discussed at this meeting.

RETURN TO REGULAR MEETING

14.771 Motion by Councillor Austin to proceed with the meeting out of camera at 3:41 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

9.1 Discussion – Transitional Plan (section 17 FOIP);

14.772 Motion by Councillor Nowak to approve the expenditure, of not more than \$4,000, for the development of office space at McArthur.

CARRIED UNANIMOUSLY

9.1 Discussion – Transitional Plan (section 17 FOIP) (continued);

14.773 Motion by Councillor Phillips to accept the proposed organizational structure as information, and further that Administration brings forward a Job Description and Business Case for the creation of the Planning and Economic Development Senior Manager position.

CARRIED UNANIMOUSLY

EXTEND THE MEETING

14.774 Motion by Councillor Olson to extend the October 28, 2014 Regular Council Meeting to the end of the agenda.

CARRIED UNANIMOUSLY

IN CAMERA SESSION

14.775 Motion by Councillor Siebold to go in camera at 3:50 p.m.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 3:50 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 4:00 p.m. with all those Members of Council previously listed in attendance.

IN CAMERA SESSION

9.3 Personnel Matters (section 17 FOIP) (addition to agenda).

RETURN TO REGULAR MEETING

14.776 Motion by Councillor Nowak to proceed with the meeting out of camera at 4:51 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

9.3 Personnel Matters (section 17 FOIP) (addition to agenda).

No further action required.

ADJOURNMENT

14.777 Motion by Councillor Phillips to adjourn the Regular Council Meeting of October 28, 2014 at 4:51 p.m.

CARRIED UNANIMOUSLY

Omer Moghrabi, Mayor

**Shadia Amblie
Interim Chief Administrative Officer**