

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

NOVEMBER 25, 2014 – 10:00 a.m.

Minutes of the Lac La Biche County Regular Council Meeting held on November 25, 2014 at 10:00 a.m.

CALL TO ORDER Mayor Moghrabi called the meeting to order at 10:01 a.m.

PRESENT	Omer Moghrabi	Mayor
	Wanda Austin	Councillor
	Robert Richard	Councillor
	Richard Olson	Councillor
	David Phillips	Councillor
	MJ Siebold	Councillor
	Tim Thompson	Councillor
	Hajar (Jerry) Haymour	Councillor
	John Nowak	Councillor / Deputy Mayor (entered at 10:04 a.m.)

STAFF IN ATTENDANCE	Shadia Amblie	Interim Chief Administrative Officer/ Manager, Communications
	Melanie McConnell	Interim Assistant Chief Administrative Officer/Manager, Legislative Services
	Karen Gingras	Interim Senior Manager, Planning & Economic Development
	Jeff Lawrence	Senior Manager, Recreation & Community Enhancement
	Dan Small	Senior Manager, Finance & Community Services
	Julie MacIsaac	Communications Coordinator
	Joanne Onciul	Legislative Services Coordinator

ADOPTION OF AGENDA

14.836 Motion by Councillor Siebold to approve the November 25, 2014 Regular Council Meeting agenda as amended:

- Addition of Item 9.7 RFD – Facility Support for Santa’s Helpers;
- Addition of Item 9.8 Snow Clearing on Roads and Highways.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

3.1 November 10, 2014 Regular Council Meeting.

Councillor Nowak entered Council Chambers at 10:04 a.m.

14.837 Motion by Councillor Richard to adopt the November 10, 2014 Regular Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

4.1 There were no unfinished business items.

URGENT MATTERS

5.1 There were no urgent matters.

NEW BUSINESS

9.1 RFD – Request for First Extension to the Subdivision Approval File 2013-S-046; Menard, EJ and Raymonde; NW-23-67-16-W4M;

Discussion ensued regarding the application process for requesting an extension on subdivision approval files. It was suggested that the application include a section where the applicant can set out completed conditions and explain the reasoning why an extension is needed for conditions that have not been met.

14.838 Motion by Councillor Haymour that County Council grants a one (1) year extension to the Subdivision Approval for File 2013-S-046 until December 4, 2015.

CARRIED UNANIMOUSLY

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.1 Public Hearing - Rezoning Bylaw 14-039; Calnash Trucking Ltd.; Pt. of SE-18-67-14-W4M from Agricultural District (AG) to Rural Industrial District (RI);

Mayor Moghrabi provided an overview of the Public Hearing process and declared the public hearing open at 10:15 a.m.

Sheera Bourassa, Planning and Development Officer, summarized the purpose for the hearing, and noted that proper notice was provided.

Mayor Moghrabi asked the Senior Manager, Legislative Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Senior Manager, Legislative Services advised that this was the case and further noted that no written submissions were received.

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed bylaw.

Murray Schur, Sharie Boehlke, Kevin Nashim, and Mike Boehlke were present on behalf of the Applicant, Calnash Trucking Ltd.

Mr. Schur provided a PowerPoint presentation outlining the following:

- An overview of Calnash Trucking Ltd.;
- The company's scope of work;
- Description of the proposed land and purpose for rezoning the same;
- Provided their opinion on the benefits to the County of rezoning the said land;
- Noted that the adjacent property has been rezoned industrial;
- Provided closing remarks with a request for Council to support the rezoning.

Discussion ensued regarding the proposed rezoning and the future plans of the remaining section of land.

Councillor Nowak left Council Chambers at 10:33 a.m.

Councillor Nowak returned to Council Chambers at 10:34 a.m.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw.

No one came forward.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw.

Karen Meena and John Virkki, adjacent landowners to the proposed rezoning, were present and noted they were in opposition of the proposed bylaw and provided the following comments:

- Ms. Meena and Mr. Virkki purchased their land in 2004; at that time, the surrounding lands were zoned agricultural;

6.1 Public Hearing - Rezoning Bylaw 14-039; Calnash Trucking Ltd.; Pt. of SE-18-67-14-W4M from Agricultural District (AG) to Rural Industrial District (RI) (continued);

- In 2009, it was apparent to Ms. Meena and Mr. Virkki that an increased amount of rig equipment was being stored on the adjacent property – It was assumed that the storage of equipment was approved;
- In 2012, the Land Use Bylaw was amended to remove industrial use (was discretionary) on agricultural lands;
- In 2013, Ms. Meena and Mr. Virkki built their home with the intention of retiring there;
- Expressed concern over the extra truck traffic (100+ trucks) up and down the adjacent road at all hours of the day and night;
- Spoke with other adjacent landowners that stated they were unaware that the company did not have permission to utilize their land as a rig equipment storage area;
- Raised concern in potentially having a work camp 300 feet from their home.

Mayor Moghrabi thanked Ms. Meena and Mr. Virkki for their presentation.

Mike Boehlke, adjacent landowner to the proposed rezoning, was present and noted he was in favour of the proposed development.

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

Mr. Schur provided closing comments and expressed his opinion that the rezoning is required to operate the business, is an excellent use of the property, and promotes further opportunities for existing businesses. He further noted that the company will work together with adjacent land owners to make it a positive development.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 10:48 a.m.

RECESS

Mayor Moghrabi called a recess at 10:50 a.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 10:58 a.m. with all those Members of Council previously listed in attendance, with the exception of Councillors Richard, Olson, and Haymour.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.2 Delegation – Plamondon Playground Group;

Kim Gauthier and Morris Holota, Representatives of École Plamondon were present and introduced themselves to Council.

Councillor Richard returned to Council Chambers at 10:59 a.m.

Council introduced themselves to the delegation.

Councillor Olson returned to Council Chambers at 11:00 a.m.

Councillor Haymour returned to Council Chambers at 11:00 a.m.

Ms. Gauthier and Mr. Holota provided background information along with pictures of the Plamondon playground project. They noted that there were several expenses they did not foresee and therefore were not budgeted for. Because of these unforeseen expenses, they have fallen short on funds to pay outstanding invoices, despite their efforts in fundraising over \$70,000 for the project. It was noted that some of the playground equipment they had budgeted for was not purchased due to the unexpected expenditures. Although these added features are considered niceties, and the group would like them added to their playground, their main concern is the payment of outstanding invoices in the amount of \$7,520.

Discussion ensued regarding the Plamondon playground project.

Mayor Moghrabi thanked the delegation for their presentation.

DISPOSITION OF DELEGATION BUSINESS

7.1 Delegation – Plamondon Playground Group;

14.839 Motion by Councillor Haymour that County Council approves the funding to cover outstanding invoices from Blackout Holdings and J. Lemay Contracting Ltd. in the amount of \$7,520.00, acknowledging that the playground group has submitted a \$5,000 grant application which is accounted for in the 2014 budget.

CARRIED UNANIMOUSLY

Councillor Olson left Council Chambers at 11:22 a.m.

NEW BUSINESS

- 9.2 RFD - Subdivision File No. 2014-S-020; Elinor Lake Resort; Unit A, Plan 0825293;

Councillor Olson returned to Council Chambers at 11:27 a.m.

Discussion ensued regarding Direct Control Districts in the Land Use Bylaw.

14.840 Motion by Councillor Nowak that Council approves the application for subdivision File No. 2014-S-020, Elinor Lake Resort subject to the following conditions:

1. Pursuant to the Subdivision and Development Regulations, the owner/developer shall provide legal and physical access to each lot created;
2. Municipal Emergency response numbering signs are to be posted at each parcel entrance;
3. Pursuant to Section 645(1)(d) of the Municipal Government Act, all outstanding property taxes must be paid.

CARRIED UNANIMOUSLY

14.841 Motion by Councillor Nowak to direct Administration to seek clarification on existing bare land condos, the dissolution of such, and County liabilities, and further that these concerns be referred to the Land Use Bylaw revision consultant.

CARRIED UNANIMOUSLY

Councillor Olson left Council Chambers at 11:55 a.m.

IN CAMERA SESSION

14.842 Motion by Councillor Phillips to go in camera at 11:55 a.m.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 11:55 a.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 12:03 p.m. with all those Members of Council previously listed in attendance, including Councillor Olson.

IN CAMERA

8.1 Briefing – Legal Matter – Endeavour to Assist (section 27 FOIP);

Councillor Nowak left Council Chambers at 12:27 p.m.

Councillor Nowak returned to Council Chambers 12:27 p.m.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

Melanie McConnell, Interim Acting Chief Administrative Officer, checked the waiting area and noted there was no one present for the public input session.

IN CAMERA

8.1 Briefing – Legal Matter – Endeavour to Assist (section 27 FOIP) (continued);

Councillor Olson left Council Chambers at 1:04 p.m.

Councillor Olson returned to Council Chambers at 1:05 p.m.

RECESS

Mayor Moghrabi called a recess at 1:18 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 2:35 p.m. with all those Members of Council previously listed in attendance, with the exception of Councillor Nowak.

IN CAMERA

8.1 Briefing – Legal Matter – Endeavour to Assist (section 27 FOIP) (continued);

Councillor Nowak entered Council Chambers at 2:41 p.m.

8.2 Briefing – Land Matter – Dumasfield Storm Water Management Plan (section 25 FOIP) – (hand-out);

Jim Blaney, C.E.T., Senior Municipal Manager, Municipal Infrastructure Alberta with WSP Canada Inc. was present to provide information with respect to the Dumasfield Storm Water Management Plan.

RETURN TO REGULAR MEETING

14.843 Motion by Councillor Nowak to proceed with the meeting out of camera at 4:01 p.m.

CARRIED UNANIMOUSLY

EXTEND THE MEETING

14.844 Motion by Councillor Nowak to extend the November 25, 2014 Regular Council Meeting to the end of the agenda.

CARRIED UNANIMOUSLY

IN CAMERA SESSION

14.845 Motion by Councillor Nowak to go in camera at 4:02 p.m.

CARRIED UNANIMOUSLY

8.2 Briefing – Land Matter – Dumasfield Storm Water Management Plan (section 25 FOIP) – (hand-out) (continued);

RECESS

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

RECONVENE

Mayor Moghrabi reconvened the meeting at 4:28 p.m. with all those Members of Council previously listed in attendance, with the exception of Councillors Haymour and Olson.

IN CAMERA SESSION

8.3 RFD – Legal Matter – HCL/Ironman (section 27 FOIP) – (hand-out).

Councillor Siebold declared a conflict of interest due to personal interests and left Council Chambers at 4:28 p.m.

Councillor Olson and Councillor Haymour returned to Council Chambers at 4:29 p.m.

RETURN TO REGULAR MEETING

14.846 Motion by Councillor Olson to proceed with the meeting out of camera at 5:01 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

8.3 RFD – Legal Matter – HCL/Ironman (section 27 FOIP) – (hand-out);

14.847 Motion by Councillor Phillips that Administration be authorized to resolve the issues as recommended by legal counsel, Reynolds, Mirth, Richards, and Farmer LLP, dated November 25, 2014 (RMRF File No. 78930-075 WWB).

IN FAVOUR
Mayor Moghrabi
Councillor Austin
Councillor Richard
Councillor Olson
Councillor Phillips

OPPOSED
Councillor Thompson
Councillor Haymour
Councillor Nowak

CARRIED

Councillor Siebold returned to Council Chambers at 5:04 p.m.

8.1 Briefing – Legal Matter – Endeavour to Assist (section 27 FOIP);

14.848 Motion by Councillor Olson that Administration continues to review and negotiate the Endeavor to Assist as discussed *in camera*.

CARRIED UNANIMOUSLY

8.2 Briefing – Land Matter – Dumasfield Storm Water Management Plan (section 25 FOIP) – (hand-out);

14.849 Motion by Councillor Thompson that Administration brings forward a Request for Decision regarding the Dumasfield Storm Water Management Plan to the December 9, 2014 Regular Council Meeting.

CARRIED UNANIMOUSLY

NEW BUSINESS

9.3 RFD – Statement of Revenues & Expenditures for the Period Ended October 31, 2014;

14.850 Motion by Councillor Thompson that County Council accepts the Lac La Biche Statement of Revenues & Expenditures for the Period Ended October 31, 2014, as presented.

CARRIED UNANIMOUSLY

9.4 RFD – PI-41-001 Water Conservation Policy;

It was noted that the last sentence in paragraph one of the Water Conservation Policy be struck out as it is redundant.

14.851 Motion by Councillor Olson that County Council approves PI-41-001, Water Conservation Policy as attached to and forming part of these minutes, as amended.

CARRIED UNANIMOUSLY

9.5 RFD – Pool Policies and Procedures - CM-71-018 Pool Allocation and CM-71-019 Pool Admission & Supervision;

Councillor Haymour left Council Chambers at 5:29 p.m.

14.852 Motion by Councillor Siebold to approve the Pool Allocation Policy CM-71-018 and Pool Admission and Supervision Policy CM-71-019 as presented.

CARRIED UNANIMOUSLY

9.6 Briefing – Bold Center Free Admission Day – January 3, 2015;

Councillor Nowak declared a conflict of interest due to his business interests and left Council Chambers at 5:31 p.m.

14.853 Motion by Councillor Olson to accept the briefing regarding Bold Center Free Admission Day – January 3, 2015 as information, and further that a Request for Decision be brought forward to Council with respect to the same to the December 9, 2014 Regular Council Meeting.

CARRIED UNANIMOUSLY

Councillor Nowak and Councillor Haymour returned to Council Chambers at 5:37 p.m.

9.7 RFD – Facility Support for Santa’s Helpers (addition to agenda);

14.854 Motion by Councillor Richard to approve the waiver of fees for the rental period requested by Santa’s Helpers for the use of the Jubilee Hall to prepare Christmas hampers.

CARRIED UNANIMOUSLY

NEW BUSINESS

9.8 Snow Clearing on Roads and Highways (addition to agenda).

Discussion ensued regarding the maintenance of Provincial highways located in Lac La Biche County. Safety concerns were raised with the amount of accidents that have been happening in the County and how this issue can be resolved.

14.855 Motion by Councillor Olson to direct Administration to write a letter to the Premier and Minister of Transportation, and copy the Regional Director and Carillion with respect to the County's concerns regarding the maintenance on Provincial roads in Lac La Biche County.

CARRIED UNANIMOUSLY

ADJOURNMENT

14.856 Motion by Councillor Siebold to adjourn the Regular Council Meeting of November 25, 2014 at 6:18 p.m.

CARRIED UNANIMOUSLY

Omer Moghrabi, Mayor

**Shadia Amblie
Interim Chief Administrative Officer**