

**LAC LA BICHE COUNTY  
REGULAR COUNCIL MEETING  
HYLO COMMUNITY HALL**

**September 13, 2011 – 7:00 p.m.**

**MINUTES OF Sept 13, 2011** Minutes of the Lac La Biche County Council meeting held on September 13, 2011.

**CALL TO ORDER** Mayor Peter Kirylchuk called the meeting to order 7:02 p.m.

**PRESENT**

Peter Kirylchuk	Mayor
Alvin Kumpula	Councillor
Aurel Langevin	Deputy Mayor/Councillor
Guy Piquette	Councillor
Eugene Uganecz	Councillor
MJ Siebold	Councillor
Tim Thompson	Councillor
Gail Broadbent	Councillor
John Nowak	Councillor
Duane Coleman	Chief Administrative Officer
Barry Kolenosky	Director, Planning and Infrastructure Services
Maurice Brousseau	Director, Community Services
Lucien Cloutier	Manager, Legislative and Information Services

**ABSENT** Nil.

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

Additions:

10.7 CAO's performance Appraisal

**ADOPTION OF AGENDA**

11.491 Motion by Councillor Broadbent to approve the September 13, 2011 agenda as amended.

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

- 3.1 Regular Council Meeting  
September 13, 2011
  
- 11.492 Motion by Councillor Piquette to adopt the Regular Council Meeting minutes of July 12, 2011 as presented.

**CARRIED UNANIMOUSLY**

**DELEGATIONS/  
PUBLIC  
HEARINGS**

- 5.1 7:05pm Public Input Session

Janet Meardi made a presentation on behalf of the 5HV Seniors' Club

Mrs. Meardi explained that there are two different clubs – the Recreation and Agricultural Club, and the 5HV Seniors' Club. They occupy different parts of the same building complex. She thanked the County for providing assistance with recent upgrades to their facilities.

Mrs. Meardi suggested that the County consider advising clubs when they may hear about funding each year. She also expressed concern on the current road maintenance flag policy in that it is too restrictive to only allow two flags to be signed-out per residence at any one time. Mrs. Meardi expressed an interest in the County considering the expansion of its paratransit system to more dates and hours. She also asked for consideration from the County to cut the grass in the local cemetery to assist the local residents who care for the cemetery. She also noted that a committee is in the process of being formed to celebrate 100 years of the establishment of the area. This will occur in 2014.

Ms. Shauna Hannin, President of the Hylo/Venic Recreation and Agricultural Society was present. She provided Council with a general overview of their activities. She expressed concern regarding lost grant funding documentation submitted to the County and other documentation.

The Mayor thanked Ms. Hannin for her presentation and advised that the County would get back to her regarding her concern.

**RECESS** Mayor Kirylchuk called a recess at 7:19 p.m.

**RECONVENE** Mayor Kirylchuk reconvened the meeting at 7:24 p.m. with all those listed in attendance.

Sherryl Verboom requested that the County look into the possibility of putting in a stop sign rather than just a crossing sign at the rail crossing between Kinosiu and Missawawi Lakes. The CAO advised that Administration will look into this matter.

Mrs. Janet Meardi inquired as to whether or not Council has looked into the possibility of widening SH 663. The Mayor advised Mrs. Meardi that the province has jurisdiction over that roadway but Council could lobby the government on this matter. He suggested that Mrs. Meardi contact the MLA. Administration noted that a letter was sent to the Province by the County in the spring requesting consideration for improvements to the noted roadway.

5.2/5.3 7:30 p.m. Public Hearing – Bylaw No. 11-005; Lake Ridge Estates Area Structure Plan (ASP) for E ½ 19-68-12-W4M;

The Mayor called the Public Hearing to order at 7:30 p.m. The Mayor inquired as to whether or not the hearing had been advertised in accordance with the applicable legislation. The Manager, Legislative and Information Services indicated that it had been.

The Manager, Legislative and Information Services read the following letters into record as attached to and forming part of these minutes:

1. Colleen and Ric Hildebrandt;
2. Ken and Delores Wasyleski;
3. Guy Gauthier;
4. Don and Gail Hall;
5. Canadian Natural Resources Limited.

Carol Montgomery and Gene Sobolewski (Associate Engineering Alberta Ltd.) were present to speak in favor of the proposed bylaws. Mrs. Montgomery advised that they had met on several occasions with Canadian Natural Resources to resolve any issues and they have agreed to further meetings with them. Mrs. Montgomery advised that they have met with local residents in an open house that was voluntarily set-up. She advised that the developers intend on establishing a high quality development that is sensitive to, and preserves, the rural nature of the community. This will mean installing architectural controls. The topography of the land will be preserved. She favours establishment of a riparian area that will promote the environmental integrity of the area.

Councillor Langevin inquired as to whether or not sufficient setbacks had been established to the oilfield-related developments on and near the subject property, to the company

owners' (CNRL's) satisfaction. Mrs. Montgomery advised that this has not yet been achieved. There is a need for further discussions.

Councillor Kumpula inquired regarding the proposed manner of water/sewer servicing. Mr. Sadlowski advised that sewer servicing would consist of sewage holding tanks. For water, in some cases it may be possible to drill wells.

Mr. Sadlowski advised that a communal water and/or sewer system is not anticipated as part of the development. The Storm Water system will comply with the requirements of the Water Act. He also noted that there will be no boat launch created for the new development.

Councillor Kumpula noted that people purchasing land in the development may have an expectation that there is lake access. Mr. Sadlowski advised that one of the key selling features of the proposed development will be the preservation of the pristine nature of the lake.

Mr. Guy Gauthier spoke. He advised that he is neither in favour nor opposed to the proposed bylaws. He stated that he is representing the community association. He noted that people are going to buy lake property to use the lake. He expressed concerns over increases in traffic. He expressed a desire for the area to be kept as it is. He does not favor a big parking lot at the existing boat launch. He spoke in favour of there being an additional meeting and stated that there was no written notification of the hearing. He expressed an interest for a meeting to be arranged at a time, date and location that is easier for the local people to attend. He expressed concern regarding potential environmental impacts as a result of the proposed development. He also stated that he was aware of a potential campsite on the west side of the lake and that this will place additional pressure on the lake. There could be an adverse impact on fish stocks. Consideration should be given to whether or not the proposed new development would have a boat launch.

Councillor Langevin inquired regarding whether or not there has been an assessment of the carrying capacity of the lake for development. Mrs. Montgomery advised that she asked that same question to their planners and they have indicated that they are unaware any such thing. An environmental assessment has been completed.

The Mayor thanked the presenters for their presentations. He called for further presentations and, as no-one came forward, the Mayor closed the Public Hearing at 8:02 p.m.

5.4                    7:30 p.m.            Public Hearing – Bylaw No. 11-018; Rezoning of Lot J, Plan 1197HW and Lot P, Plan 1197HW from Urban Reserve (UR) to Arterial Commercial/Shopping Centre District 2 (C2);

The Mayor called the Public Hearing to order at 8:03 p.m. The Mayor inquired as to whether or not the hearing had been advertised in accordance with the applicable legislation. The Manager, Legislative and Information Services indicated that it had been.

The Mayor inquired as to whether or not any written submissions had been received. The Manager, Legislative and Information Services advised that none had been received.

The Mayor inquired if anyone wished to speak to the proposed bylaw. No one present requested to speak on this matter. The Mayor closed the Hearing at 8:04 p.m.

5.5                    7:30 p.m.            Public Hearing – Bylaw No. 11-020; Rezoning of South ½ of Lot D, Plan 658HW from Urban Reserve (UR) to Low Density Hamlet Residential (LDR);

The Mayor called the Public Hearing to order at 8:05 p.m. The Mayor inquired as to whether or not the hearing had been advertised in accordance with the applicable legislation. The Manager, Legislative and Information Services indicated that it had been.

The Mayor inquired as to whether or not any written submissions had been received. The Manager, Legislative and Information Services advised that none had been received.

The Mayor inquired if anyone wished to speak to the proposed bylaw. No one present requested to speak on this matter. The Mayor closed the Hearing at 8:07 p.m.

5.6                    7:30 p.m.            Public Hearing – Bylaw No. 10-030; Rezoning of NE 36-66-15-W4M from Manufactured Home Community (MHD) to Direct Control District 5 (DC5).

The Mayor declared the public meeting open at 8:08 p.m. The Mayor inquired as to whether or not the hearing had been advertised in accordance with the applicable legislation. The Manager, Legislative and Information Services indicated that it had been.

The Mayor inquired as to whether or not any written submissions had been received. The Manager, Legislative and Information Services advised that a letter had been received from Shirley Duperron. The letter was read into record and is attached to and forming part of these minutes.

Carol Huddleston spoke in opposition of the proposed bylaw. She advised that she has concerns with fallen trees and holes in her yard. She noted that she does not see how this benefits her.

Councillor Broadbent inquired how many meetings the residents had with the developer. Mrs. Duperron advised that they had three meeting with the developer. Mrs. Duperron advised that she was frustrated with the lack of progress on issues within the park. Councillor Broadbent asked her to clarify if any concerns had been resolved. Mrs. Duperron advised that some gravel had been brought in and two trees had been removed. She also advised that she has had no contact with the park owner since the 2009 meeting.

Mrs. Duperron stated that the Pine Lane park provides affordable housing and that she was concerned as to where persons would go if the proposal proceeded as some could not afford it.

Mr. Wayne Duplessis, on behalf of the Developer, went through a presentation which is attached to and forming part of these minutes.

Councillor Langevin inquired as to if the engineering report prepared allowed for drainage of the sewage treatment pond to the adjacent field. Mr. Duplessis advised that it did and that doing so is a normal procedure. It is allowed under provincial guidelines once the sewage has been sitting for a year.

Councillor Langevin asked Mr. Duplessis to advise regarding whether or not there are any dangerous trees, if any had been removed and if it was necessary for residents to submit a formal complaint form for same.

Mr. Duplessis was of the opinion that dangerous tree removal is not relevant to their rezoning request. He added that the owner has been trying to address this concern and that a professional tree mover had come in for this purpose.

Councillor Langevin inquired regarding a meeting held on June 1, 2011 and the manner in which the developer attempted to get a hold of him. Mr. Duplessis advised that they called Councillor Langevin and left a message and they do not know how he didn't get the message.

Councillor Langevin asked if the Park is still for sale. Mr. Duplessis advised that he is of the understanding that it is.

Councillor Broadbent noted that her greatest concern was with the areas of concern from the residents which appear to have not been attended to. She was of the opinion that they should be address at this time. Mr. Duplessis noted that many issues are resolved and that the owner is prepared to address concerns such as fencing for the lagoon. They must be addressed regardless of whether or not the proposal moves ahead. Some things, however, could only be improved once there are lot sales, such as substantial road improvements which could cost in the magnitude of \$500,000.

Councillor Kumpula inquired as to if and when residents were made aware of the contents of the information presented by the developer. Mr. Duplessis advised that some of it was. They just received the information on the proposed condo fees but the fees are very similar to what was previously projected. The existing owner would set the initial fees up and when the lots are sold, the condo association would be in charge of setting fees, etc.

The Mayor asked if there were any further presentations. As there were none, the Mayor closed the Public Hearing at 9:08 p.m.

**RECESS** Mayor Kirylchuk called a recess at 9:08 p.m.

**RECONVENE** Mayor Kirylchuk reconvened the meeting at 9:19 p.m. with all those listed in attendance.

5.7 9:00 p.m. Greg Lindgren, Sobeys West  
Re: Land Sales

Mr. Greg Lindgren and Mr. Willie Abougouche were present to discuss future possible locations for a new Sobeys store. They expressed their preference for the lands immediately south of McArthur Place due to its proximity to the downtown of Lac La Biche. The other location being considered is near the Bold Center. They would only favour that option if another “anchor” business, such as a Canadian Tire, was located there as well.

It was noted that there may or may not be registrations such as caveats on the “ball-diamond” property that could hinder such a development on those lands.

The Chairman thanked the delegation for their presentation.

5.8 9:30 p.m. Rob McKinley, Lac La Biche Post  
Re: Advertising

Rob McKinley and Claire Gauvreau were present to discuss the Post’s service to the County and, in particular the County Connector.

Mr. McKinley provided Council with a summary of readership statistics. Ms. Gauvreau noted that Council is exploring alternatives for distributing the County Connector. She expressed that the Post would like to continue with the current arrangement in which the County Connector appears weekly in the Lac La Biche Post.

The Chairman thanked the delegation for their presentation.

**DISPOSITION OF  
DELEGATION  
BUSINESS**

6.7 9:00 p.m. Greg Lindgren, Sobeys West  
Re: Land Sales

11.493 Motion by Councillor Nowak to send a letter of thanks to Sobeys for their presentation and for Administration to do a title search on the property in question and investigate any registrations or encumbrances on the title.

**CARRIED UNANIMOUSLY**

**COMMUNITY  
SERVICES**

8.1 RFD – Adoption of Library Board Letter of Understanding;

11.494 Motion by Councillor Uganecz to lift motion 11.424 off the table.

**CARRIED UNANIMOUSLY**

11.495 Motion by Councillor Siebold to adopt the Letter of Understanding between Lac La Biche County and the Lac La Biche County Library Board as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

8.2 RFD – Memorandum of Understanding with the R.M. of Wood Buffalo –  
Emergency Preparedness;

11.496 Motion by Councillor Piquette that County Council enters into an agreement of understanding with the Regional Municipality of Wood Buffalo, to provide reasonable efforts to establish and facilitate an enhanced collaborative process for emergency preparedness, as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

8.3 RFD – Bold Center Main and Second Floor Food Services Lease Space Approvals.

Councillor Broadbent declared a conflict as she submitted a proposal and she left the Council Chambers at 10:23 p.m.

11.497 Motion by Councillor Uganecz to authorize Lac La Biche County Administration to proceed with negotiations with 1599802 Alberta Ltd., operating as Salt Steak and Seafood, as the most suitable lessee for the 786 square second floor Bold Center food services lease space.

**CARRIED UNANIMOUSLY**

11.498 Motion by Councillor Kumpula to table awarding the 1<sup>st</sup> floor lease space in the Bold Center.

<b>In Favour</b>	<b>Opposed</b>
<b>Mayor Kirylchuk</b>	<b>Councillor Uganecz</b>
<b>Councillor Kumpula</b>	
<b>Councillor Langevin</b>	
<b>Councillor Piquette</b>	
<b>Councillor Siebold</b>	
<b>Councillor Thompson</b>	
<b>Councillor Nowak</b>	

**CARRIED**

Councillor Broadbent re-entered to the meeting at 10:30 p.m.

**PLANNING AND  
INFRASTRUCTURE  
SERVICES**

9.1 RFP – Request for Proposal; Lac La Biche County Municipal Development Plan.

11.499 Motion by Councillor Langevin to approve the Terms of Reference as attached to and forming part of these minutes and to proceed with request for proposals to undertake a Municipal Development Plan for Lac La Biche County, which will include a detailed planning framework for the Hamlet of Lac La Biche.

**CARRIED UNANIMOUSLY**

9.2 RFD – Draft Integrated Vegetation Management Plan Policy PI-63-002;

11.500 Motion by Councillor Uganecz to approve Policy PI-63-002 as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

9.3 RFD – Draft Ice Road Construction Procedures Policy PI-30-020;

11.501 Motion by Councillor Thompson to approve Policy PI-30-020 as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

9.4 RFD – 2011 Water and Sewer Projects Update;

11.502 Motion by Councillor Siebold that Administration put the 2011 Lac La Biche Hamlet water and sewer projects of 101B Avenue water and sewer line replacement from 103rd Street to 104th Street and on 104th Street from 101B Avenue to 101 Avenue and the East Lac La Biche extension of water and sewer services on hold for 2011 and to re-tender these projects in January/February of 2012.

**CARRIED UNANIMOUSLY**

9.5 RFD – Airport House Residential Tenancy Agreement;

11.503 Motion by Councillor Langevin that Lac La Biche County serve notice on terminating the airport house residential tenancy agreement, and tender for the removal of the house and garage on the property, with a notification for termination of tenancy to May 31, 2012.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Kumpula**  
**Councillor Langevin**  
**Councillor Piquette**  
**Councillor Uganecz**  
**Councillor Thompson**  
**Councillor Broadbent**  
**Councillor Nowak**

**Opposed**  
**Councillor Siebold**

**CARRIED**

9.6 RFD – Suspension of Plamondon Oiling Project.

11.504 Motion by Councillor Piquette to continue with the Plamondon oiling project as approved in the 2011 budget.

**CARRIED UNANIMOUSLY**

**RECESS** Mayor Kirylchuk called a recess at 10:52 p.m.

**RECONVENE** Mayor Kirylchuk reconvened the meeting at 10:58 p.m. with all those listed in attendance.

**GENERAL  
ADMINISTRATION**

10.1 RFD – Breast Cancer Awareness Month;

11.505 Motion by Councillor Siebold that County Council proclaims October 2011 as Breast Cancer Awareness Month in Lac La Biche County.

**CARRIED UNANIMOUSLY**

10.2 Briefing – Response from Insurance Company – Greg Bochkarev;

11.506 Motion by Councillor Nowak for Lac La Biche County to reimburse Mr. Greg Bochkarev 50% of his court costs.

**In Favour**  
**Councillor Nowak**  
**Councillor Broadbent**  
**Councillor Thompson**  
**Councillor Siebold**  
**Councillor Kumpula**

**Opposed**  
**Mayor Kirylchuk**  
**Councillor Uganecz**  
**Councillor Langevin**  
**Councillor Piquette**

**CARRIED**

10.3 RFD – CAO Reporting Framework and Assessment Templates;

11.507 Motion by Councillor Siebold to adopt the Chief Administrative Officer reporting framework and Chief Administrative Officer assessment templates as attached to and forming part of these minutes with the following changes:

- Include a summary of activities happening in the upcoming month in each ward;
- Include a summary of Senior Management involvement in staff events;

- For the CAO assessment, include a reference to the effective use of county resources and adherence to County policy;
- Include a method of measuring response from the community.

**CARRIED UNANIMOUSLY**

10.4 RFD – Lac La Biche County Council – Strategic Plan;

11.508 Motion by Councillor Kumpula to table this matter until the Mission and Vision statements are received from the consultant.

**CARRIED UNANIMOUSLY**

10.5 RFD – Leadership at the Apex Program;

11.509 Motion by Councillor Piquette to authorize the Chief Elected Official and Chief Administrative Officer to attend the Leadership at the Apex Program taking place December 6 and 7, 2011 in Banff, Alberta.

**CARRIED UNANIMOUSLY**

10.6 RFD – County Connector Advertising Transition.

11.510 Motion by Councillor Thompson to table this matter for further discussion.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Langevin**  
**Councillor Piquette**  
**Councillor Siebold**  
**Councillor Thompson**  
**Councillor Broadbent**

**Opposed**  
**Councillor Kumpula**  
**Councillor Ugancz**  
**Councillor Nowak**

**CARRIED**

10.7 CAO Performance Evaluation

11.511 Motion by Councillor Kumpula to extend the meeting by one hour.

**CARRIED UNANIMOUSLY**

11.512 Motion by Councillor Piquette to hold the Chief Administrative Officer's performance evaluation at 3 p.m. on October 18, 2011 at County Centre.

**CARRIED UNANIMOUSLY**

## BYLAWS

11.1 RFD - Bylaw No. 11-014; Rezoning of Pt. of SW 33-66-14-W4M from Agricultural District (AG) to Serviced Estate Residential District 2 (ES2);

11.513 Motion by Councillor Uganecz that Bylaw 11-014 be amended this 13<sup>th</sup> day of September, 2011 by replacing Clause 1 with a clause that reads as follows:

“1. Schedule “B” of Land Use Bylaw 09-037 be amended such that all that portions of Pt. of SW 33-66-14-W4M containing +/- 4.67 acres (1.89 Ha) in size more or less as shown on Schedule “A” be rezoned from Agricultural (AG) to Serviced Estate Residential District (ES2).”

**CARRIED UNANIMOUSLY**

11.514 Motion by Councillor Langevin that Bylaw 11-014 be given second reading this 13<sup>th</sup> day of September, 2011.

**CARRIED UNANIMOUSLY**

11.515 Motion by Councillor Uganecz that Bylaw 11-014 be given third reading this 13<sup>th</sup> day of September, 2011.

**CARRIED UNANIMOUSLY**

11.2 RFD – Bylaw No. 11-022; Rezoning of Lot 1, Block 1, Plan 0740009 from Agricultural District (AG) to On-Site Estate Residential District 2 (OE2);

11.516 Motion by Councillor Langevin that Bylaw 11-022 be given first reading this 13<sup>th</sup> day of September, 2011.

**CARRIED UNANIMOUSLY**

11.3 RFD – Bylaw 11-023; Rezoning of Lot 1, Block 4, Plan 7622120 from Country Residential (CR) to Serviced Estate Residential District 1 (ES1);

11.517 Motion by Councillor Piquette that Bylaw 11-023 be given first reading this 13<sup>th</sup> day of September, 2011.

**CARRIED UNANIMOUSLY**

11.4 RFD – Bylaw 11-024; Rezoning of Pt. of NE 19-67-14-W4M from Agricultural District (AG) to On-Site Estate Residential District 2 (OE2).

11.518 Motion by Councillor Uganez that Bylaw 11-024 be given first reading this 13<sup>th</sup> day of September, 2011.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

11.519 Motion by Councillor Uganez to adjourn the Regular Council meeting of September 13, 2011 at 11:34 p.m.

**CARRIED UNANIMOUSLY**

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**Peter Kirylchuk, Mayor**

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