

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

**January 11, 2011 – 1:30 p.m.**

**MINUTES OF** Minutes of the Lac La Biche County Council meeting held on January 11, 2011.  
**January 11, 2011**

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

<b>PRESENT</b>	Peter Kirylchuk	Mayor
	Alvin Kumpula	Councillor
	Aurel Langevin	Deputy Mayor/Councillor
	Guy Piquette	Councillor
	Eugene Uganez	Councillor
	MJ Siebold	Councillor
	Tim Thompson	Councillor
	Gail Broadbent	Councillor
	Duane Coleman	Chief Administrative Officer
	Rodney Boyko	Director, Corporate Services
	Maurice Brousseau	Director, Community Services
	Lucien Cloutier	Manager, Legislative and Information Services

<b>ABSENT</b>	John Nowak	Councillor
	Barry Kolenosky	Director, Planning and Infrastructure Services

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

Additions:

- 8.1 - Discussion on Hemodialysis in Community;
- 8.2 - Bold Center;
- 10.1 - Strategic Sessions;
- 10.2 - Request by Dave Lozinski;
- 13.1 - Labour.

**ADOPTION OF  
AGENDA**

11.008 Motion by Councillor Siebold to approve the January 11, 2011 agenda as amended.

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

**Opposed**  
**Councillor Uganecz**

**CARRIED**

**ADOPTION OF  
MINUTES**

3.1 Regular Council Meeting  
December 14, 2010

Amend minutes to correct spelling mistakes on pages 180 and 187.

Clarify that items 7.5 and 7.6 were not discussed by Council due to Motion 10.456.

Include the GL account name in Motion 10.479.

11.009 Motion by Councillor Piquette to adopt the Regular Council Meeting minutes of December 14, 2010 as corrected.

**CARRIED UNANIMOUSLY**

3.2 Special Council Meeting  
January 6, 2011

11.010 Motion by Councillor Kumpula to adopt the Special Council Meeting minutes of January 6, 2011 as presented.

**CARRIED UNANIMOUSLY**

**CORPORATE  
SERVICES**

7.1 RFD - Proclamation – Environmental Public Health Week 2011;

11.011 Motion by Councillor Uganecz that County Council proclaim the week of January 17 to January 23, 2011 as Environmental Public Health Week in Lac La Biche County.

**CARRIED UNANIMOUSLY**

7.2 RFD - Pre Budget Planning Strategic Session Date;

11.012 Motion by Councillor Kumpula to hold the Pre Budget Planning Strategic Session on January 27<sup>th</sup>, 2011 at 1:30 p.m. in Council Chambers, and further to hold the Economic Development Strategic Session at a later date.

**CARRIED UNANIMOUSLY**

**DELEGATIONS/  
PUBLIC  
HEARINGS**

5.1 Public Hearing – Bylaw 10-033 – Rezoning – Efim & Efrocinia Konev; Pt. of NE 4-69-16-W4M from Country Residential (CR) to On-Site Estate Residential District (OE2);

Mayor Kirylchuk declared the public hearing open at 1:45 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 for 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 wishing to speak to the proposed bylaw. There was no one present.

Mayor Kirylchuk declared the public hearing closed at 1:47 p.m.

5.2 Public Hearing – Bylaw 10-032 – Cedar Pharmacy Ltd., et al; Pt. of Block A, Plan 4313BF from Hamlet Industrial District (HI) to Low Density Hamlet Residential District (DLR);

Mayor Kirylchuk declared the public hearing open at 1:48 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 for 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 wishing to speak to the proposed bylaw. There was no one present.

Mayor Kirylchuk declared the public hearing closed at 1:50 p.m.

**CORPORATE SERVICES**

7.3 Briefing – Elected Officials Economic Development Course;

11.013 Motion by Councillor Langevin that Administration investigate holding the Economic Development for Elected Officials course in Lac La Biche.

**CARRIED UNANIMOUSLY**

7.4 Briefing – Electronic Options for Council to Conduct Business.

11.014 Motion by Councillor Kumpula to instruct Administration to bring forward the appropriate electronic equipment for Council to demonstrate at the February Policy and Priorities Committee Meeting.

**CARRIED UNANIMOUSLY**

11.015 Motion by Councillor Piquette to accept the Electronic Options for Council to Conduct Business Briefing as information.

**CARRIED UNANIMOUSLY**

**RECESS**

Mayor Kirylchuk called a recess at 2:10 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 2:15 p.m., with all those individuals previously listed in attendance.

**DELEGATIONS/  
PUBLIC  
HEARINGS**

5.3 Public Hearing – Bylaw 10-030 – Rezoning – Pine Lane Trailer Park 2007 Ltd.; NE 36-66-15-W4M from Manufactured Home Community (MHD) to Direct Control District (DC5).

Mayor Kirylchuk declared the public hearing open at 2:15 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 for 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 wishing to speak to the proposed bylaw.

Shirley Dupperon was present to speak on behalf of the residents of Pine Lane. Ms. Dupperon stated that at this time the residents of Pine Lane are opposed to the direct control district due to several unanswered questions. Ms. Dupperon read the questions for all those present:

1. What is the advantage of direct control district to the residents of Pine Lane?
2. If we approve the direct control district, does that mean we will be rezoned to bare land condo and that the existing lots will be sold as is, without any improvements, adjustments, or upgrades within the existing park?
3. What is the purchase price of the lots?
4. How much will the condo fees be per month?
5. Who is responsible for setting up the reserve fund so we can adequately maintain water, sewer, roads and maintenance of these entities in the future? How much money is needed for a reserve fund? What will this cost each homeowner? Where will maintenance equipment and operators come from?
6. What are the long term plans for future development to the adjacent field? What is the time frame?
7. Will future development be bare land condo, or rental properties?
8. Is the existing water and sewage adequate to accommodate future development?
9. Who will bear the burden of the cost of additional wells and sewage lagoons if it is not?
10. Will a legal survey be done to define that each lot is in accordance with the regulations? Who will be financially responsible if there are boundary discrepancies?

Ms. Dupperon's presentation is attached to and forming part of these minutes.

Wayne Duplessis was present to speak on behalf of the owner of Pine Lane and is in favour of the proposed bylaw.

## **RECESS**

Mayor Kirylchuk called a recess at 2:24 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 2:26 p.m., with all those individuals previously listed in attendance.

**DELEGATIONS/  
PUBLIC  
HEARINGS**

- 5.3 Public Hearing – Bylaw 10-030 – Rezoning – Pine Lane Trailer Park 2007 Ltd.; NE 36-66-15-W4M from Manufactured Home Community (MHD) to Direct Control District (DC5) (cont'd).

Wayne Duplessis continued with his presentation by answering the questions raised by Ms. Dupperon. Mr. Duplessis' responses were as follows:

1. Rezoning from Mobile Home Park to direct control allows for the bare land condo designation. The bare land condo would give the owners control of the park through the condo association. The current owner of the park would be responsible for setting up the condo association under the Alberta regulations. The direct control district outlines the physical requirements of the park including roadways and servicing.
2. There would be upgrades to roads and storm drainage. The overgrown lots would be dealt with by the owner.
3. The purchase price is unknown and will depend on market conditions. The owner does not want to kick anyone off of their lot.
4. The monthly condo fees are unknown. The existing pad fees take care of maintenance costs, which currently provide a profit margin for the owner. The fees would be adjusted to the level of service desired by the association.
5. The owner would set up the reserve fund.
6. The owner is not proceeding with phase two at this time. Phase two would require infrastructure expansion that would be at the owner's expense. The owner would tie into County services, if available in the future.
7. It is too early to determine the structure of phase two as it would depend on demand in the future.
8. The existing water and sewer are only appropriate for the existing development. More lots would require a larger lagoon and new water system. The other option would be to attach to the County system, which would require County approval.
9. The developer would bear the cost of additional wells and sewage lagoons.
10. A legal survey will be completed by the owner. The common land will be jointly owned by the condo association. The lots will be set up to fit the existing conditions of the residents there now.

Mr. Duplessis stated that the Direct Control 5 district lays out the site conditions, and that the developer would like to bring forward the following items to Council for rewording:

- 3(e) to state "each mobile home unit shall be placed to the satisfaction of the Development Authority."

- 3(h) to state “all internal roadways shall be constructed to the satisfaction of the Development Authority.”
- 3(l) to state “street lighting and other utilities shall be to the satisfaction of the Development Authority.”

Mr. Duplessis stated that this is an opportunity for the residents to run the park to their own standards, and further that the owner has asked for the right to be able to develop their property.

Carol Huddleston questioned Mr. Duplessis about the outbuildings.

Mr. Duplessis was unable to answer Ms. Huddleston’s question and stated that it would be up to the owner.

Travis L’Heureux questioned who would pay the condo fees for the lots that do not sell.

Mr. Duplessis stated that the owner would be responsible for the monthly condo fees.

Kat Gauthier is not opposed to owning her own lot, but stated that there is nothing in writing from the developer or Council. Ms. Gauthier stated that she would like some answers before proceeding with this proposed bylaw.

Frank Causton asked Council to consider what happened to the trailer park in town before giving the proposed bylaw 2<sup>nd</sup> and 3<sup>rd</sup> reading. Mr. Causton stated that he would not want to see thirty (30) to forty (40) people having to leave Pine Lane. Mr. Causton stated that there needs to be more discussion before the proposed bylaw is passed.

Joe Niederleitner stated that section 3(b) of the proposed bylaw applies to additional development regulations. Mr. Neiderleitner stated that the boundaries of the lots are unknown and that they require answers to their questions.

Mr. Duplessis stated that the additional requirements would apply to the new lots that would be legally surveyed.

Travis L’Heureux questioned why the owner does not survey the lots now as the renters have a right to know what they are renting.

Mr. Duplessis stated that the existing lots are surveyed, but are not part of a registered plan.

Kat Gauthier questioned why Schedule B of the proposed bylaw does not contain Road Plan 1544EU. Ms. Gauthier questioned why the full quarter section was being rezoned rather than just Pine Lane.

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

Mayor Kirylchuk closed the public hearing at 3:10 p.m.

**RECESS**

Mayor Kirylchuk called a recess at 3:10 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 3:17 p.m., with all those individuals previously listed in attendance.

**COMMUNITY SERVICES**

8.1 Hemodialysis in Community;

11.016 Motion by Councillor Kumpula to instruct Administration to contact Alberta Health Services to find out the costs of installing a dialysis machine in Lac La Biche, and further that Councillor Broadbent be authorized to contact Dr. Birkill to discuss the dialysis issue and report back to Council in the future.

**CARRIED UNANIMOUSLY**

8.2 Bold Center.

11.017 Motion by Councillor Broadbent to instruct Administration to bring forward to the January 25, 2011 Regular Council Meeting a comprehensive policy for the Bold Center.

**CARRIED UNANIMOUSLY**

**PLANNING AND INFRASTRUCTURE SERVICES**

9.1 RFD - Closure of Pt. of Plan 0621264 in River Lot 65 of Lac la Biche Settlement (Twp 67-13-W4M) by Resolution.

11.018 Motion by Uganecz to table Item 9.1 – RFD – Closure of Pt. of Plan 0321264 in River Lot 65 of Lac La Biche Settlement (Twp 67-13-W4M) by Resolution.

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

**Opposed**  
**Councillor Kumpula**  
**Councillor Siebold**

**CARRIED**



**GENERAL  
ADMINISTRATION**

10.1 Strategic Sessions;

11.019 Motion by Councillor Broadbent to instruct Administration to bring forward a policy regarding strategic sessions.

**CARRIED UNANIMOUSLY**

10.2 Request by Dave Lozinski.

11.020 Motion by Councillor Thompson to table Item 10.2 - Request by Dave Lozinski.

**CARRIED UNANIMOUSLY**

**BYLAWS**

11.1 RFD - Bylaw 10-011 – Rezoning – 668040 Alberta Ltd; Pt of SW 2-67-14-W4M from Agricultural District (AG) to Service Industrial District (SI) – 2<sup>nd</sup> & 3<sup>rd</sup> readings;

11.021 Motion by Councillor Uganecz that Bylaw 10-011 be given second reading this 11<sup>th</sup> day of January, 2011.

**CARRIED UNANIMOUSLY**

11.022 Motion by Councillor Piquette that Bylaw 10-011 be given third reading this 11<sup>th</sup> day of January, 2011.

**CARRIED UNANIMOUSLY**

11.023 Motion by Councillor Langevin that an Area Structure Plan be prepared for Council’s consideration by the developer for the Pt. of SW 2-67-14-W4M prior to proceeding with the subdivision of the lands as per Plan Need Evaluation Matrix in the Municipal Development Plan Bylaw 07-006.

**CARRIED UNANIMOUSLY**

11.2 RFD - Bylaw 11-001 – Amendment to Procedural Bylaw 09-039 – 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> readings.

11.024 Motion by Councillor Siebold that Bylaw 11-001 be given first reading this 11<sup>th</sup> day of January, 2011.

**CARRIED UNANIMOUSLY**

11.025 Motion by Councillor Langevin that Bylaw 11-001 be given second reading this 11<sup>th</sup> day of January, 2011.

**CARRIED UNANIMOUSLY**

11.026 Motion by Councillor Broadbent that Bylaw 11-001 be submitted for third and final reading this 11<sup>th</sup> day of January, 2011.

**CARRIED UNANIMOUSLY**

11.027 Motion by Councillor Uganecz that Bylaw 11-001 be given third reading this 11<sup>th</sup> day of January, 2011.

**CARRIED UNANIMOUSLY**

**RECESS**

Mayor Kirylchuk called a recess at 4:29 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 4:39 p.m., with all those individuals previously listed in attendance.

**IN CAMERA  
SESSION**

11.028 Motion by Councillor Uganecz to go in camera at 4:40 p.m.

**CARRIED UNANIMOUSLY**

13.1 Labour.

**RETURN TO  
REGULAR MEETING**

11.029 Motion by Councillor Piquette to proceed with the meeting out of camera at 6:01 p.m.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT** 11.030

Motion by Councillor Uganez to adjourn the Regular Council meeting of January 11, 2011 at 6:01 p.m.

**CARRIED UNANIMOUSLY**

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**Peter Kirylchuk, Mayor**

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