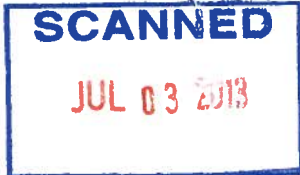


MINUTES
MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17
REGULAR COUNCIL MEETING – WABASCA
JUNE 12, 2013



The regular meeting of the Municipal District of Opportunity Council was held on Wednesday, June 12th, 2013 at the Wabasca Council Chambers.

MEMBERS PRESENT:

Paul Sinclair (Reeve)	Marcel D. Auger (D/Reeve)
Dollie Anderson	Thomas Auger
Leo Alook	Dwayne Calliou
Victor Gladue	Louie Okemow
Roy Yellowknee	Ernie Grach
Gerald Johnson	

IN ATTENDANCE:

Dennis Egyedy	Chief Administrative Officer
Rob Sabine	Lands & Planning Manager
Oliver Green	Subdivision Officer / GIS Technician
Tanner Evans	Development Officer
Suzanne Bennett	Lands Administrator
Martin Holst	Transportation Manager
Simon Cardinal	Public Services Manager
Helen Alook	Recording Secretary
Deb Juch	Legislative Services

Call to Order:

Reeve Paul Sinclair called the meeting to order at 10:05 a.m.

Adoption of Agenda:

0326-2013-17MDC

Moved by Dollie Anderson that the Agenda is adopted with additions:

- 5.5.3 Public Hearings
- 6.5.1 CAO Monthly report
- 6.5.9 Grant Application Wabasca
- 6.5.10 Eagle Point Club House Operator Candidates
- 6.6.f Loon River First Nation Letter
- 6.5.11 Senior Home Repair Program
- 6.5.12 Lion's Club/Beach
- 6.3.13 Land Issue – Development Ruge
- 6.5.13 Pelican Mountain School Request
- 6.4.2 Water/Sewer Program

CARRIED

**Adoption of Minutes
(May 22, 2013):**

0327-2013-17MDC

Moved by Ernie Grach that the Minutes of the May 22, 2013 Delegation Council Meeting are adopted as presented.

CARRIED

Business Arising:

Finance Services:

In the absence of the Finance Services Manager, Dennis Egyedy presented the reports and Request for Decisions (RFDs).

Special Budget Meeting: 0328-2013-17M

Moved by Dollie Anderson that a special budget meeting is scheduled on June 19th, 2013 in Wabasca at 10:00 a.m.

CARRIED

0329-2013-17MDC

Moved by Dollie Anderson/Dwayne Calliou that the Finance Services report is accepted as presented.

CARRIED

0330-2013-17MDC

Moved by Dwayne Calliou/Dollie Anderson that the bad debts for 2012 accounts receivable is written off in the amount of \$9,844.61.

CARRIED

DELEGATION:

Virginia Cardinal, Resident of Wabasca – Long Term Care Facilities

Mrs. Cardinal was in attendance to give a presentation to Council regarding the need for a senior lodge and long term care facilities in Wabasca. She read her letter to Council which outlined the issues of concern and some of the research she completed. She stated that this facility is a definite requirement for the community and should be pursued by the local governments.

A general discussion ensued regarding the work that the municipality has done in the past and the future plans for such a facility which includes training initiatives. Such a facility requires licensing as well as compliance of other government regulations. Council supports this initiative and will be continuing to work towards it.

There is also a committee that was formed to deal with various health related issues, including a senior facility, and will be meeting in the near future. The MD is also in the process of building a senior drop in centre to be located adjacent to the arena and hall.

The issue of long term care beds in the Wabasca hospital is also being pursued; this committee is working towards getting an ambulance bay built with plans to expand for ambulance personnel housing.

Council thanked Mrs. Cardinal for her information and participation.

DELEGATION:

Nora Yellowknee, Marie Lavoie, Cynthia Scratch - Wabasca Psychological On-Site Counseling Project

The delegates were in attendance to present a funding request for a psychological on-site counseling project to be utilized by the Northland schools. The request presented was for a six-month term costing \$45,000 and a 1 year term costing \$90,000. The funding is payable to Northland School Division and the project would be supervised under Peekiskwetan Society. The MD could designate a representative to attend meetings if they so desired on the Advisory Group.

A discussion ensued regarding the initiative in terms of funding contributors and the availability of service for all schools. A question posed was why Northland is not providing the service as they get funding for such from the federal & provincial governments. They also receive funding from the municipality for other events which are not necessarily tied to this request but regardless of the situation they do get money.

Council expressed concerns that discussion needs to take place with Northland School Division as well with Bigstone Cree Nation for their OPK School; all children should access this vital service.

Council thanked the delegates for their presentation.

The Reeve recommended that the budget is reviewed prior to making a decision to fund the pilot project.

Transportation Services: Transportation Services Manager, Martin Holst presented his report and Request for Decisions (RFD's).

Four Way Stop Signs: 0331-2013-17MDC
Moved by Ernie Grach that 4 way stop signs are installed at the Muskwa and Mamawintowin intersections and speed bumps installed in between the two noted streets.

PS *de*

CARRIED

Skateboard Park: 0332-2013-17MDC
Moved by Marcel D. Auger that the Mamawintowin Recreation area is named "George Stoll Park" & proper signage is installed.

CARRIED

Eagle Point Parking Lot & Building: 0333-2013-17MDC
Moved by Ernie Grach/Dwayne Calliou that the lowest bid is approved and awarded to Aim Oilfield Ltd. for the amount of \$985,000 and that the Capital Budget for the Wabasca Eagle Point servicing and parking lot is revised to total \$1,209,695.00.

CARRIED

0334-2013-17MDC
Moved by Dollie Anderson that the Transportation Services report is accepted as presented.

CARRIED

Recess/reconvene: The meeting recessed at 12:00 noon and reconvened at 1:00 p.m.

Public Attendance: Melissa Grey (Red Earth Creek), *PS* *de* **Dave Cowan** (Red Earth Creek), Steve Hewson (Pinecrest Energy) & Troy Phillion (Wabasca)

Public Hearing @ 1:02 pm: Bylaw 2013 – 14 Land Use Bylaw
The Chairman called the Public Hearing to order @ 1:02 pm.

Announcement: Rob Sabine, Lands Manager, announced the purpose of the Public Hearing is to allow for the public input process prior to further consideration of the Land Use Bylaw 2013-14.

Introductions: Round table introductions were held.

Objections to Council Members: The Chairman asked if the public had any objections to Council members present.
No objections were expressed by the Public.

Hearing Order: Bylaw 2013 – 14: Being a Bylaw of the Municipal District of Opportunity No. 17 for the purpose of adopting a Land Use Bylaw for the Municipal Opportunity No. 17.

Proposed Amendments: Jane Dauphnee, Municipal Planning Services, presented the new amendments required that were not a part of the first reading of the Bylaw. These new proposed amendments require consideration and approval prior to the further readings of the Land Use Bylaw.

In Favor of Bylaw: No one from the public spoke in favor of Bylaw.

In Opposition of Bylaw: Melissa Grey, resident of Red Earth Creek and on behalf of residents living on the east side of Highway 88, spoke in opposition of the Bylaw:

- Would like to see both uses of a residence & business on the same lot continue; we don't want it changed;
- There's no other land available if a person wanted to comply;
- There's financial restraints involved, can't afford 2 homes, if something should happen to their home or business, won't be feasible to be replaced immediately;
- Their request is to keep the district the same until other land is available;
- The residents request a meeting to discuss the Bylaw so they can understand it fully.

Ms. Dauphnee explained that the residence/business on same lot is permitted and not changing; residents can continue as is and will not create issues in the district. The change is for vacant property.

There were 2 rounds of public information meetings held and 2 other rounds with Council on the new proposed amendments. The MGA specifically states that municipalities must identify districts and their uses, and it is not a matter of choice, it is legislated.

Melissa mentioned that this is how development in Red Earth Creek started due to the type of industry; for example, a residential area was moved close to a high injection well area.

It was explained that the well will eventually be gone within 2 to 3 years.

Melissa continued that there is a lot of confusion as more changes to the Bylaw were proposed after the public meetings were held; residents would like these issues discussed again to set the record straight.

Melissa expressed that another concern is the weight restrictions on roads; 90% of workers would not be able to go home at night due to weight restrictions associated with parking on residential areas; they wouldn't be permitted to park their work vehicles at home.

It was explained that perhaps the weight restrictions included in the Road Bylaw may be too low.

Ms. Dauphnee stated that the Road Bylaw is used for the weight restrictions, so both Bylaws would have to change if that were to be changed.

Melissa requested that the residents be accommodated with existing uses and a meeting held to clarify all the concerns.

Ms. Dauphnee noted that a meeting can be held in Red Earth Creek to review all the amendments as required.

Oliver Green:

Mr. Green notified Council that a meeting was held by administration and Melissa Grey in Red Earth Creek; Noralta contacted administration as well with concerns.

Steve Hewson:

Mr. Hewson read a letter on behalf of Pinecrest Energy with concerns related to the use of work camps in a Commercial Highway District. Their plan was to develop land for a modular trailer to be used for housing purposes.

Ms. Dauphnee stated these types of development would be considered as "temporary permits".

Mr. Hewson continued that there are no residential lots in Red Earth Creek and that they wish to have a duplex mobile home situated on the on east side of highway for staff housing; their company wishes to be a part of the community.

Ms. Dauphnee stated that the duplex development wouldn't be a permitted use if the Bylaw is passed.

Troy Phillion:

Mr. Phillion pointed out similar concerns in Wabasca, especially on Mistassiniy Road.

Ms. Dauphnee explained that Hamlet General District still has flexible uses; a residence and business is permitted on the same site/land subject to the layout of the development (commercial development in the forefront & residence tucked away in the back).

Ms. Dauphnee noted that one other amendment was omitted in the M1 & M3 District; work camps should be listed there as well.

Oliver Green:

Mr. Green added that a letter of concern was received from Wayne/Barbara Quick. He read the letter of concern and they too would like more public input.

Fair/impartial Hearing:

The Chairman asked the public if they felt they had a fair and impartial Hearing.

The public responded that they had a fair and impartial hearing.

Public Hearing
Concluded:

0335-2013-17MDC

Moved by Ernie Grach that the Public Hearing for Bylaw 2013 – 14 (Land Use Bylaw) is adjourned at 1:50 pm.

CARRIED

**Public Hearing – Bylaw
2013 – 11 @ 1:50 pm:**

The Chairman called the Public Hearing to order at 1:50 p.m. for Bylaw 2013 – 11 (Wabasca Area Structure Plan Amendment).

Announce Purpose:

Rob Sabine, Lands Manager, announced the purpose of the Public Hearing is to allow for the public input process prior to further consideration of the Wabasca Area Structure Plan 2013 - 11.

Introductions:
Objections to Council
Members:

Round table introductions were held.

The Chairman asked if the public had any objections to Council members present.

No objections were expressed by the Public.

Hearing Order:

Bylaw 2013 – 11: Being a Bylaw of the Municipal District of Opportunity No. 17 for the purpose of adopting the Wabasca Area Structure Plan for the Municipal Opportunity No. 17.

In Favor to Speak:
In Opposition to Speak:
Fair/Impartial Hearing:

No one spoke in favor of Bylaw.

No one spoke in opposition to the Bylaw.

The Chairman asked if the public felt they had a fair and impartial hearing. The public responded they had a fair and impartial hearing.

Public Hearing
Concluded:

0336-2013-17MDC

Moved by Dollie Anderson that the public hearing for Bylaw 2013 – 11 is adjourned at 1:57 p.m.

CARRIED

**Public Hearing – Bylaw
2013 - 12:**

The Chairman called the Public Hearing to order at 1:57 p.m. for Bylaw 2013 – 12 (Calling Lake Area Structure Plan Amendment).

Announce Purpose:

Rob Sabine, Lands Manager, announced the purpose of the Public Hearing is to allow for the public input process prior to further consideration of the Calling Lake Area Structure Plan 2013 - 12.

Introductions:
Objections to Council
Members Present:

Round table introductions were held.

The Chairman asked if the public had any objections to Council members present.

No objections were expressed by the Public.

Hearing Order:

Bylaw 2013 – 12: Being a Bylaw of the Municipal District of Opportunity No. 17 for the purpose of adopting the Calling Lake Area Structure Plan for the Municipal Opportunity No. 17. It was noted that an administrative error is to be corrected with the correct Bylaw number.

In Favor to Speak:
In Opposition to Speak:
Fair/Impartial Hearing:

No one spoke in favor of the Bylaw.

No one spoke in opposition to the Bylaw.

The Chairman asked if the public felt they had a fair and impartial hearing. The public responded they had a fair and impartial hearing.

Public Hearing
Concluded:

0337-2013-17MDC

Moved by Ernie Grach that the public hearing for Bylaw 2013 – 12 is adjourned at 2:03 p.m.

CARRIED

**Land Development &
Planning Services:**

Land & Planning Manager, Rob Sabine presented the Lands & Planning report and Request for Decisions (RFD's).

0338-2013-17MDC

Moved by Marcel D. Auger that the Land, Development & Planning Services report is accepted as presented.

CARRIED

**Purchase of Vacant
Residential Land:**

0339-2013-17MDC

Moved by Dollie Anderson that the recommendation to advertise for MD's offer to purchase vacant land from private owners at fair market value in all Hamlets as well as budget funding for this initiative is tabled pending review of budget availability.

CARRIED

Land Use Framework:

0340-2013-17MDC

Moved by Victor Gladue that the Municipal Perspectives on the Land Use Framework as an accurate reflection of the MD's position regarding the Land Use Framework is tabled pending review of the whole document by Council.

CARRIED

Commercial Lease:

0341-2013-17MDC

Moved by Dollie Anderson that the Commercial Lease to Louie Packolyk services is renewed for a term of three years at an annual rental fee of \$1570.00, with an additional clause to address issues which may arise if/when a Highway Access Plan is adopted.

CARRIED

**Wabasca Residential
Subdivision:**

0342-2013-17MDC

Moved by Ernie Grach to terminate Wabasca Residential Subdivision Engineering/Planning (4-66-00-31-610-06) and/or REC 2012 Residential Subdivision (4-66-00-38-610-05).

CARRIED

Fillmore Construction:

0343-2013-17MDC

Moved by Ernie Grach to approve the sale +/-2.5 Acres of Land to Fillmore Construction within Plan Wabiska Lot 27 and +/-2.5 Acres of Land within Plan 0620933 Block 2 Lot 5 and 6 with the first right of refusal on Plan 0620933 Block 2 Lot 3PUL. All subdivision, grading, ground works, over sizing and franchise utilities shall be the developer's responsibility and the developer must enter into a land sale and development agreement with the Municipal District. The Municipal District will provide water, sewer and road works to the property by 2014. The purchase price is set at \$25,000.00 per acre (plus GST).

CARRIED

Hwy 88 Access

Management Plan REC: 0344-2013-17MDC

Moved by Dollie Anderson/Ernie Grach to approve a new 2013 Capital Project, Hwy 88 Access Management Plan, with a budget of \$55,080.00; Source of funding will be from 4-32-00-38-610-23 (REC Hwy 88 South East Commercial Subdivision).

CARRIED

Land Policy (L.2):

0345-2013-17MDC

Moved by Victor Gladue/Ernie Grach to approve the proposed attached amendment to Land Policy L.2: Subdivision Grant Program, as follows: \$10,000.00 changed to \$5,000.00 within sections 4.8, 5.4.1 and 6.1.4.

CARRIED

Bylaw 2013 – 15:

Being a Bylaw of the Municipal District of Opportunity No. 17 to designate Lot 121 of Plan 8321796 in the Hamlet of Sandy Lake as Municipal Reserve.

0346-2013-17MDC

Moved by Thomas Auger to give FIRST READING to Bylaw 2013-15.

CARRIED

0347-2013-17MDC

Moved by Dollie Anderson to give SECOND READING to Bylaw 2013-15.

CARRIED

0348-2013-17MDC

Moved by Ernie Grach to SEEK UNANIMOUS CONSENT to give third reading to Bylaw 2013-15.

CARRIED UNANIMOUSLY

0349-2013-17MDC

Moved by Gerald Johnson to give THIRD READING to Bylaw 2013-15.

CARRIED

Bylaw 2013 – 12:

Being a Bylaw of the Municipal District of Opportunity No. 17 to amend Bylaw 2003-01 being the Hamlet of Calling Lake Area Structure Plan as amended.

0350-2013-17MDC

Moved by Gerald Johnson to give SECOND READING to Bylaw 2013-12.

CARRIED

0351-2013-17MDC

Moved by Leo Alook to SEEK UNANIMOUS CONSENT to give third reading to Bylaw 2013 - 12.

CARRIED UNANIMOUSLY

0352-2013-17MDC

Moved by Ernie Grach to give THIRD READING to Bylaw 2013 - 12.

CARRIED

Bylaw 2013 – 11:

Being a Bylaw of the Municipal District of Opportunity No. 17 to amend Bylaw 2007-26 being the Hamlet of Wabasca Area Structure Plan as amended.

0353-2013-17MDC

Moved by Marcel D. Auger to give SECOND READING to Bylaw 2013-11.

CARRIED

0354-2013-17MDC

Moved by Leo Alook to SEEK UNANIMOUS CONSENT to give third reading to Bylaw 2013-11.

CARRIED UNANIMOUSLY

0355-2013-17MDC

Moved by Ernie Grach to give THIRD READING to Bylaw 2013-11.

CARRIED

Bylaw 2013 – 14:

Being a Bylaw of the Municipal District of Opportunity No. 17 for the purpose of adopting a Land Use Bylaw.

0356-2013-17MDC

Moved by Dollie Anderson to approve the amending Motion to Bylaw 2013 - 14 with additional amendments resulting from the public hearing.

CARRIED

0357-2013-17MDC

Moved by Dollie Anderson to give **SECOND READING** to Bylaw No. 2013-14 with additional amendments resulting from the Public Hearing of June 12, 2013.

PS JE
CARRIED JE

0358-2013-17MDC

Moved by Ernie Grach to SEEK UNANIMOUS CONSENT to give third reading to Bylaw 2013 – 14.

CARRIED UNANIMOUSLY

0359-2013-17MDC

Moved by Thomas Auger to give THIRD READING to Bylaw 2013 - 14.

CARRIED

Councillor Departure:

Dollie Anderson departed from the meeting at 2:33 p.m.

Wabasca Land Sale:

Council requested that a development proposal and land purchase received from EMStat Ltd. be reconsidered.

0360-2013-17MDC

Moved by Thomas Auger that the sale of approximately +/- 1 acre of land within Lot 1, Block 2, Plan 092 6291 (Option A) is approved to EMStat Ltd. for the amount of \$25,000 per acre plus GST. All subdivision and local improvements shall be the developer's responsibility and the developer must inter into a land sale agreement.

PS HA
RECORDED
CARRIED

Public Services:

Public Services Manager, Simon Cardinal presented the public services report and Request for Decisions (RFD's).

0361-2013-17MDC

Moved by Ernie Grach that the public services report is accepted as presented.

CARRIED

CAO Report:

0362-2013-17MDC

Moved by Thomas Auger that the CAO report is accepted as presented.

CARRIED

**FireSmart
Chip Lakes:**

0363-2013-17MDC

Moved by Ernie Grach/Gerald Johnson that Administration is authorized to direct staff to implement a FireSmart Home Assessment Program in Chipewyan Lake as a cooperative project between the MD and Alberta Environment and Sustainable Resource Development during June, July and August 2013.

CARRIED

**Wabasca Dog
Wellness Clinics:**

0364-2013-17MDC

Moved by Marcel D. Auger/Roy Yellowknee that the request received from the Alberta Spay Neuter Task Force Dog Wellness Clinic scheduled for July 19-21, 2013 is approved in the amount of \$16,100.00 with funding coming from GL Code 2-27-30-31-233-00 (Dog Clinic).

CARRIED

**Swimming Pool
Calling Lake:**

0365-2013-17MDC

Moved by Victor Gladue/Gerald Johnson that the purchase of Lots 6 to 11, Block 33, Plan 032-3388 in the Hamlet of Calling Lake from the Northland School Division No.61 based on the appraised value of \$80,278.00 plus GST for the construction of a Community Swimming Pool is approved.

CARRIED

Bylaw 2013 – 16:

Being a Bylaw of the Municipal District of Opportunity No. 17 to Repeal Bylaw 2004-3, The Permanent Electors Register.

0366-2013-17MDC

Moved by Ernie Grach that Bylaw 2013 – 16 is tabled pending review of the Local Authorities Election Act review.

CARRIED

Bylaw 2013 – 17:

Being a Bylaw of the Municipal District of Opportunity No. 17 to provide for the Extension of Nomination Hours and to Establish Locations for Receipt of Nominations.

0367-2013-17MDC

Moved by Ernie Grach to give FIRST READING to Bylaw 2013-17.

CARRIED

0368-2013-17MDC

Moved by Marcel D. Auger to give SECOND READING to Bylaw 2013-17.

CARRIED

0369-2013-17MDC

Moved by Leo Alook to SEEK UNANIMOUS CONSENT to give third reading to Bylaw 2013-17.

CARRIED UNANIMOUSLY

0370-2013-17MDC

Moved by Roy Yellowknee to give THIRD READING to Bylaw 2013-17.

CARRIED

Bylaw 2013 – 18:

Being a Bylaw of the Municipal District of Opportunity No. 17 to provide for the Voting Stations to be Open before 10:00 a.m. Election Day.

0371-2013-17MDC

Moved by Marcel D. Auger to give FIRST READING to Bylaw 2013 -18.

CARRIED

0372-2013-17MDC

Moved by Ernie Grach to give SECOND READING to Bylaw 2013-18.

CARRIED

0373-2013-17MDC

Moved by Leo Alook to SEEK UNANIMOUS CONSENT to give third reading to Bylaw 2013-18.

CARRIED UNANIMOUSLY

0374-2013-17MDC

Moved by Gerald Johnson to give THIRD READING to Bylaw 2013-18.

Bylaw 2013 – 19:

Being a Bylaw of the Municipal District of Opportunity No. 17 to provide for the Printing of Ballots in Lots.

0375-2013-17MDC

Moved by Victor Gladue to give FIRST READING to Bylaw 2013-19.

CARRIED

0376-2013-17MDC

Moved by Marcel D. Auger to give SECOND READING to Bylaw 2013-19.

CARRIED

0377-2013-17MDC

Moved by Leo Alook to SEEK UNANIMOUS CONSENT to give third reading to Bylaw 2013-19.

CARRIED UNANIMOUSLY

0378-2013-17MDC

Moved by Roy Yellowknee to give THIRD READING to Bylaw 2013-19.

CARRIED

Declaration of Conflict:

Marcel D. Auger declared a conflict of interest on the following item and left the Chambers at 3:36 p.m.

Canada Maple Leafs Hockey Team:

0379-2013-17MDC

Moved by Leo Alook/Ernie Grach that the recreation grant application received from the Canada Maple Leafs Hockey Team is approved in the amount of \$12,000.00 to cover the expenses for their participation in a 2013 International Hockey Tournament in Poland.

CARRIED

Marcel D. Auger returned to the Chambers at 3:37 p.m.

Eagle Point Golf Club-House Cart:

0380-2013-17MDC

Moved by Leo Alook that the Eagle Point Golf Course Club House Operator proposals are tabled to June 26th, 2013 meeting pending thorough review of the submissions by Council.

CARRIED

Loon River First Nation
Letter:

0381-2013-17MDC

Moved by Ernie Grach that the letter received from the Loon River First Nation is accepted as information.

CARRIED

Senior Home Repair
Program:

0382-2013-17MDC

Moved by Thomas Auger that the Senior Home Repair Program and Program Budget is transferred to M.D Housing & Development Corporation.

CARRIED

Lion's Club/Beach:

0383-2013-17MDC

Moved by Ernie Grach that administration is authorized to commence a working relationship with Lion's Club in the cleaning and maintenance of the Wabasca Campground/Beach.

CARRIED

0384-2013-17MDC

Moved by Thomas Auger/Gerald Johnson that an amount of \$1,500 is approved to the Pelican Mountain School with funds coming from the Sandy Lake Recreation budget.

CARRIED

Correspondence
Sheet:

0385-2013-17MDC

Moved by Ernie Grach that the correspondence items listed as a, b c, d & e are accepted as information.

CARRIED

0386-2013-17MDC

Moved by Ernie Grach that all Council is authorized to attend the BBQ event on July 12th, 2013 at the George Lake Campground per the invitation received from the Clear Hills County.

CARRIED

0387-2013-17MDC

Moved by Gerald Johnson that the Council Activity Reports are accepted as presented.


CARRIED


Adjournment:

0388-2013-17MDC

Moved by Leo Alook that the meeting is adjourned at 4:29 p.m.

CARRIED


Reeve


Chief Administrative Officer