

**CITY OF LACOMBE**  
**MINUTES OF COUNCIL MEETING 18-02**

Minutes of the Regular Meeting of Council held on **January 22, 2018** in the Council Chambers of the City Administration Office.

**Present:** Mayor Grant Creasey  
Deputy Mayor Chris Ross  
Councillor Don Gullekson  
Councillor Thalia Hibbs  
Councillor Cora Hoekstra  
Councillor Jonathan Jacobson  
Councillor Reuben Konnik

**Regrets** Bob Cardwell, Corporate Services Director

**Staff Present:** Matthew Goudy, Acting Chief Administrative Officer  
Brenda Vaughan, Community Services Director  
Jordan Thompson, Acting Director, Operations and Planning Services  
Justin de Bresser, Financial Services Manager  
Deb Bonnett, Planning and Development Services Manager  
Barbara Wilton, Human Resources Manager  
Ross Pettibone, Executive Assistant/Legislative Coordinator

**Media Present:** Joseph Ho, Sunny 94  
Ashli Barrett, Lacombe Globe

**Others Present** Nate Rempel  
Karen Pallister  
Desmond Cooper  
Trudy Cooper  
Louise Pickett  
Ross Pickett

**CALL TO ORDER – Regular Meeting of Council**

Mayor Creasey called the meeting to order at 5:03 p.m.

**ADOPTION OF AGENDA**

**MOVED BY** Councillor Konnik:

THAT the January 22, 2018 regular meeting agenda be adopted as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF MINUTES**

**MOVED BY** Councillor Jacobson:

THAT the January 8, 2018 regular meeting minutes be confirmed as presented.

CARRIED UNANIMOUSLY

**INFORMATION**

Administration and Council discussed letters received and necessary responses.

**MOVED BY** Councillor Hibbs:

THAT Council receive the following correspondence as information.

1. January 15, 2018 e-mail from Alyssa Dinter-Fairway Drive.
2. January 16, 2018 e-mail from Ross Pickett-Vacant lot at 54 Ave/55 St.
3. January 15, 2018 letter from John Luymes – Farmers Market location.

CARRIED UNANIMOUSLY

11/178.02 18MO  
Agenda adopted as  
presented.  
18-017

11/179.02 18MO  
Minutes confirmed  
as presented.  
18-018

11/173.02 18MO  
Three items of  
correspondence  
received as  
information.  
18-019

*Council moved into a Public Hearing for Bylaw 400.09 (Rezone R1 to R1-N) at 5:30 PM.*

**PUBLIC HEARING – 5:30 PM**

Planning and Development Services

**Bylaw 400.09 – (Rezone R1 to R1-N)**

City of Lacombe Bylaw 400.09, an amending Bylaw of the City of Lacombe to rezone lands described as Lot 7, Block 24, Plan RN1E from Residential Detached District (R1) to Residential Detached Narrow District (R1-N).

The Legislative Coordinator advised Council the purpose of the public hearing is to hear any public submissions on the rezoning. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday January 11, 2018 and Thursday January 18, 2018. It was confirmed that a total eight submissions were received (opposed). Three submissions not included in the agenda package were read into the record (below).

Mayor Creasey advised the order for the public hearing presentations will be:

1. Development Officer or designate
2. Those in favor of the bylaw
3. Those opposed to the bylaw
4. Any person deemed to be affected who wishes to be heard

Development Officer or Designate

Deb Bonnett, Planning and Development Services Manager, presented Bylaw 400.09 for second and third reading to rezone lands described as Lot 7, Block 24, Plan RN1E from Residential Detached District (R1) to Residential Detached Narrow District (R1-N), to allow for compatible infill development.

Those in Favour of the Bylaw

**Nate Rempel** presented information to Council outlining the proposal to divide a 75 foot lot into two 38 foot single family lots with garages, driveways and rear parking pads, which when built would bring diversification and avoid sprawl.

Those Opposed to the Bylaw

**Karen Pallister, Lacombe resident**, came forward opposed to Bylaw 400.09. She commented on factors she believed that would negatively impact her property and the area, including adequacy of road and pipe infrastructure, drainage, alley traffic, and requested broader neighbor notification. Other concerns were the density increases, and future demands on public works, policing and bylaw departments.

*Councillor Jacobson left Council chambers at 6:06 p.m. and returned at 6:07 p.m.*

**Desmond Cooper, Lacombe resident**, came forward opposed to Bylaw 400.09 with historical information and requested council retain the previously approved plan, leaving larger lots unchanged. He questioned differences in tax revenue for one big or two smaller residences, and believed there was an existing demand for large lots and their additional benefits, and believed there was no support for this application.

**Trudy Cooper, Lacombe resident**, came forward opposed to Bylaw 400.09, asking if a young family should be concerned and worried about zoning changes if they were seeking single family dwellings with back alley access, trees, and proximity to schools and the sports complex.

**Louise Pickett and Ross Pickett, Lacombe residents**, came forward opposed to Bylaw 400.09, requesting the area remain the same. He commented that R1 lots provided adequate spacing between neighbors, and Louise believed a rezoning would alter their neighborhood, commenting that council was responsible for the higher density experienced in central Lacombe.

(Letters Submitted Opposed to Bylaw/Read into Record):

**January 22, 2018 letter from Donna Soderberg, Lacombe**

Concerns were that historically the neighborhood was rezoned multi-family dwelling without notice, and that new tall structures do not appeal to families. Potential problems included increased traffic and alleyway use, higher new property grading, insufficient sidewalks, increased garbage, decrease in trees, reduced value of single family homes with land value the priority, insufficient building permits, and the recent Land Use Bylaw 400 that should not require changes.

**January 22, 2018 letter from Sharla Banzer, Lacombe**

Concerns were that large lot layout changes were not in the best interest of residents, with increased traffic and parking congestion, risk to children from vehicle accidents, stating single-family dwellings on larger lots should remain consistent, with narrower homes locating elsewhere. Rezoning one lot at a time eliminates the reason for zoning in the first place.

**January 22, 2018 letter from W. Sandy Douglas, Lacombe**

Concerns were that residents deserve to have the area remain as-is to continue their lifestyle as it is and has been. Rezoning to R1-N defeats purpose of original zoning, and affects the density and lives of citizens already in the area.

Any Person Deemed to be Affected Who Wishes to be Heard

None came forward deemed to be affected by the proposed Bylaw 400.09 Amendment.

Mayor Creasey declared the Public Hearing for Bylaw 400.09 closed at 6:28 p.m.

*Council returned to the Regular Meeting at 6:29 PM.*

**BYLAWS**

Planning and Development Services

**Bylaw 400.09 (Rezone R1 to R1-N)**

Matthew Goudy, Acting Chief Administrative Officer, summarized Bylaw 400.09 and benefits from the proposed rezone of lands described as Lot 7, Block 24, Plan RN1E from Residential Detached District (R1) to Residential Detached Narrow District (R1-N). Council was informed of the R1 and R1-N zoning requirements that were identical, and current HIRF fire protection requirements.

**MOVED BY** Councillor Ross:

THAT Council defeat Bylaw 400.09 for the rezoning of Lot 7, Block 24, Plan RN1E from Residential Detached District (R1) to Residential Detached Narrow District (R1-N).

CARRIED

*Meeting recessed at 6:45 PM*

*Meeting resumed at 6:55 PM*

Council and Legislative

**Bylaw 370 (Procedural)**

Matthew Goudy, Acting Chief Administrative Officer, presented the Procedural Bylaw 370 for second and third reading. Subsequent amendments discussed would be included for third reading.

**MOVED BY** Councillor Konnik:

THAT Council give second reading to Bylaw 370.1 (Procedural Bylaw).

CARRIED UNANIMOUSLY

11/175.05 18MO  
THAT Council defeat  
Bylaw 400.09 for the  
rezoning of Lot 7, Block  
24, Plan RN1E from  
Residential Detached  
District (R1) to  
Residential Detached  
Narrow District (R1-N).  
18-020

11/175.06 18MO  
THAT Council give  
second reading to  
Bylaw 370.1.  
18-021

Financial Services

**Bylaw 448 (Line of Credit)**

Justin de Bresser, Financial Services Manager, presented Bylaw 448, authorizing the establishment of a line of credit, for second and third reading.

11/175.07 18MO  
THAT Council give  
second reading to  
Bylaw 448 as  
presented.  
18-022

**MOVED BY** Councillor Gullekson:

That Council give second reading to Bylaw 448 as presented.

CARRIED UNANIMOUSLY

13/821.01 18BL  
THAT Council give third  
reading to Bylaw 448 as  
presented.  
18-023

**MOVED BY** Councillor Gullekson:

That Council give third reading to Bylaw 448 as presented.

CARRIED UNANIMOUSLY

**Bylaw 449 (2018 Supplementary Assessment)**

Justin de Bresser, Financial Services Manager, presented Bylaw 449 for second and third reading, the City's 2018 Supplementary Assessment Bylaw, to provide for the levy of supplemental property tax.

11/175.08 18MO  
THAT Council give  
second reading to  
Bylaw 449 as  
presented.  
18-024

**MOVED BY** Councillor Jacobson:

That Council give second reading to Bylaw 449 as presented.

CARRIED UNANIMOUSLY

13/422.01 18BL  
THAT Council give third  
reading to Bylaw 449 as  
presented.  
18-025

**MOVED BY** Councillor Hibbs:

That Council give third reading to Bylaw 449 as presented.

CARRIED UNANIMOUSLY

**Bylaw 393.1 (Utilities)**

Justin de Bresser, Financial Services Manager, presented the Utility Bylaw Amendment 393.1 for third and final reading.

41/451.01 18BL  
THAT Council give third  
reading to Utility Bylaw  
393.1 as presented.  
18-026

**MOVED BY** Councillor Ross:

That Council give third reading to Bylaw 393.1

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Planning and Development Services

**16 Cameron Close**

Matthew Goudy, Acting Chief Administrative Officer, presented a proposed amendment to the Northwest Outline Plan, as originally presented to Council on September 25, 2017, for consideration.

61/915.01 18MO  
THAT Council adopt the  
amended Northwest  
Outline Plan as  
presented.  
18-027

**MOVED BY** Councillor Jacobson:

THAT Council adopt the amended Northwest Outline Plan as presented.

CARRIED

NEW BUSINESS

Council and Legislative

**Signing Authority**

Matthew Goudy, Acting Chief Administrative Officer, presented a recommendation for Council endorsement of designated signing authorities following the addition of the present Corporate Services Director.

13/811.01 18MO  
THAT Council approve the following persons as designated signing officers for banking instruments and forms, and legal documents:

· Grant, Creasey, Mayor  
· Don Gullekson, Councillor  
· Thalia Hibbs, Councillor  
· Cora Hoekstra, Councillor  
· Jonathan Jacobson, Councillor  
· Chris Ross, Councillor  
· Reuben Konnik, Councillor  
· Matthew Goudy, Interim CAO (or CAO)  
· R.E. (Bob) Cardwell, Corporate Services Director  
· Justin de Bresser, Financial Services Manager  
18-028

**MOVED BY** Councillor Konnik:

That Council approve the following persons as designated signing officers for banking instruments and forms, and legal documents:

· Grant, Creasey, Mayor  
· Don Gullekson, Councillor  
· Thalia Hibbs, Councillor  
· Cora Hoekstra, Councillor  
· Jonathan Jacobson, Councillor  
· Chris Ross, Councillor  
· Reuben Konnik, Councillor  
· Matthew Goudy, Interim CAO (or CAO)  
· R.E. (Bob) Cardwell, Corporate Services Director  
· Justin de Bresser, Financial Services Manager

CARRIED UNANIMOUSLY

### **Lacombe Strategic Plan**

Matt Goudy, Acting Chief Administrative Officer, presented tentative dates for hosting a two-day Strategic Planning retreat for Council to discuss development of the 2018-2021 City of Lacombe Strategic Plan.

**MOVED BY** Councillor Hibbs:

THAT Council host the 2018-2021 Strategic Planning Session in Lacombe on March 15 and 16th.

11/911.01 18MO  
THAT Council host the 2018-2021 Strategic Planning Session in Lacombe on March 15 and 16th.  
18-029

CARRIED

### Protective Services

#### **Disposition of Fire Department Asset**

Matt Goudy, Acting Chief Administrative Officer, presented a request for Council to approve disposal of a boat through the firefighters association.

**MOVED BY** Councillor Hoekstra:

THAT Council direct administration to sell the existing fire department boat to the Lacombe Firefighters Association for the sum of one dollar, with the understanding that funds from the disposition of the boat will go towards Lacombe Firefighters Association Projects.

23/521.01 18MO  
THAT Council direct administration to sell the existing fire department boat to the Lacombe Firefighters Association for the sum of one dollar, with the understanding that funds from the disposition of the boat will go towards Lacombe firefighters Association Projects.  
18-030

CARRIED UNANIMOUSLY

### REPORTS

**MOVED BY** Councillor Hibbs:

THAT Council written and verbal reports be received as information.

11/173.03 18MO  
THAT Council written and verbal reports be received as information  
18-031

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Jacobson:

THAT "Notices of Motion" be dealt with ahead of "In Camera."

11/178.03 18MO  
THAT "Notices of Motion" be dealt with ahead of "In Camera."  
18-032

CARRIED UNANIMOUSLY

### NOTICES OF MOTION

Acting CAO Goudy read the Notices of Motion and informed Council they would be dealt with at the next regular meeting of Council.

*Any submitted Notices of Motion are dealt with at a subsequent regular meeting of Council per City of Lacombe Procedural Bylaw No. 370 Section 6.13(10).*

**IN CAMERA**

**MOVED BY** Councillor Hoekstra:

11/177.06 18MO  
In Camera  
18-033

THAT Council with Administrative staff attending to support Council (Matt Goudy, Brenda Vaughan, Jordan Thompson, Barbara Wilton and Ross Pettibone) move In Camera at 8:07 PM to discuss the following items:

- 1 – Land (*FOIP, Section 16*)
- 2 – Recruitment, (*FOIP, Section 17*)

CARRIED UNANIMOUSLY

*Administrative staff (with Barbara Wilton and Ross Pettibone remaining to support Council) left Council Chambers prior to discussion of item 2 at 8:30 PM.*

11/177.07 18MO  
Open Meeting  
18-034

**MOVED BY** Councillor Hibbs:

THAT Council return to Open Meeting at 9:15 PM.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

11/177.08 18MO  
Adjournment  
18-035

**MOVED BY** Councillor Ross:

THAT the meeting be adjourned at 9:15 PM.

CARRIED UNANIMOUSLY

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Mayor

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Chief Administrative Officer