

**CITY OF LACOMBE**  
**MINUTES OF COUNCIL MEETING 17-08**

Minutes of the Regular Meeting of Council held on **April 24, 2017** in the Council Chambers of the City Administration Office.

**Present:** Mayor Steve Christie  
Deputy Mayor Peter Bouwsema  
Councillor Wayne Armishaw  
Councillor Reuben Konnik  
Councillor W.J. (Bill) McQuesten  
Councillor Wayne Rempel

**Regrets:** Councillor Grant Harder

**Staff Present:** Dion Pollard, Chief Administrative Officer  
Matthew Goudy, Operations and Planning Services Director  
Michael Minchin, Corporate Services Director  
Brenda Vaughan, Community Services Director  
Deb Bonnett, Acting Planning and Development Manager  
Jennifer Kirchner, Planner  
Ross Pettibone, Executive Assistant/Legislative Coordinator

**Media Present:** Jordan Davidson, Sunny 94  
Ashli Barrett, Lacombe Globe  
Kalisha Mendonsa, Lacombe Express

**Others Present** Ryan Wachter, BDO  
Allan Litster, BDO

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

Mayor Christie called the meeting to order at 5:01 p.m. and extended a warm welcome on behalf of Council to Mr. Dion Pollard, Chief Administrative Officer.

**ADOPTION OF AGENDA**

One item was added to the In Camera portion (HTC Update - Legal).

**MOVED BY** Councillor Konnik:

THAT the April 24, 2017 regular meeting agenda be adopted as amended.

CARRIED UNANIMOUSLY

**ADOPTION OF MINUTES**

**MOVED BY** Councillor Armishaw:

THAT the April 10, 2017 regular meeting minutes be confirmed as presented.

CARRIED UNANIMOUSLY

**INFORMATION**

Following Council discussion of Item 4, it was agreed information for a Garage Sale Bylaw would be useful for further review at a subsequent Council meeting.

**MOVED BY** Councillor Rempel:

THAT Council direct Administration to return to Council with a review of the need for a garage sale bylaw.

CARRIED

**MOVED BY** Councillor McQuesten:

THAT Council receive the following correspondence as information.

1. North Red Deer River Water Services Commission November 28, 2016 Minutes
2. Alberta Federation of Police Associations letter-sponsorship request

11/178.08 17MO  
Agenda adopted as  
amended.  
17-121

11/179.08 17MO  
Minutes confirmed  
as presented.  
17-122

11/201.02 17MO  
THAT Council direct  
Administration to  
return to Council  
with a review of the  
need for a garage  
sale bylaw  
17-123

11/173.23 17MO  
4 Items of  
correspondence  
received as  
information.  
17-124

3. Lacombe Police Commission March 8, 2017 Minutes
4. Bylaw request-Garage Sales

CARRIED UNANIMOUSLY

*Council moved into Public Hearings at 5:30 p.m. for Road Closure Bylaws 438, 439 and Land Use Bylaw 400.02 Amendments.*

**PUBLIC HEARING – 5:30 PM**

Planning and Development Services

**Bylaw 438 – (Road Plan 3401 R Talbot Street)**

City of Lacombe Bylaw 438, a Bylaw for the closure of an undeveloped road located east of 46 Street, Road Plan 3401 R (known as Talbot Street).

The Legislative Coordinator advised Council the purpose of the public hearing is to hear any public submissions on Road Closure Bylaw 438. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday April 13 and April 20, 2017. It was confirmed that no submissions were received.

Mayor Christie 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

Jennifer Kirchner, Planner, presented Bylaw 438, to close the undeveloped road plan east of 46 Street (Plan 3401R) for Talbot Street lying east of the southeast limit of East Railway Street containing 0.062 hectares.

Those in Favour of the Bylaw

None came forward in favour of Bylaw 438.

Those Opposed to the Bylaw

None came forward opposed to Bylaw 438.

Any Person Deemed to be Affected Who Wishes to be Heard

No parties came forward deemed to be affected by the proposed Bylaw 438.

Mayor Christie declared the Public Hearing for Bylaw 438 closed at 5:34 p.m.

**PUBLIC HEARING – 5:35 PM**

Planning and Development Services

**Bylaw 439 – (Road Plan 8251 ET)**

City of Lacombe Bylaw 439, a Bylaw for the closure of an undeveloped road located east of 46 Street, Road Plan 8251 ET. The Legislative Coordinator advised Council the purpose of the public hearing is to hear any public submissions on Road Closure Bylaw 439. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday April 13 and Thursday April 20, 2017. It was confirmed that no submissions were received.

Mayor Christie 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

Jennifer Kirchner, Planner, presented Bylaw 439, to close an undeveloped roadway (on Plan 8251ET) for a lane lying north of Talbot Street on Plan 3401R containing 0.035 hectares.

Those in Favour of the Bylaw

None came forward in favour of Bylaw 439

Those Opposed to the Bylaw

None came forward opposed to Bylaw 439.

Any Person Deemed to be Affected Who Wishes to be Heard

No parties came forward deemed to be affected by the proposed Bylaw 439

Mayor Christie declared the Public Hearing for Bylaw 439 closed at 5:38 p.m.

**PUBLIC HEARING – 5:40 PM**

Planning and Development Services

**Bylaw 400.02 (Land Use Bylaw Amendment)**

City of Lacombe Bylaw 400.02, Amendments to the Land Use Bylaw 400.

The Legislative Coordinator advised Council the purpose of the public hearing is to hear any public submissions on the amending Bylaw 400.02. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday April 13 and Thursday April 20, 2017. It was confirmed that one submission was received, which was read into the record, below.

Mayor Christie 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

Deb Bonnett, Acting Planning and Development Manager, presented Bylaw 400.02, to amend Land Use Bylaw 400 with changes identified by Council, a new Direct Control District (DC 2), amendments to Airport District (AP), amendments to Flood Hazard Regulations, and to rezone certain properties to bring them into compliance with Land Use Bylaw 400.

Those in Favour of the Bylaw

None came forward in favour of Bylaw 400.02.

Those Opposed to the Bylaw

None came forward opposed to Bylaw 400.02.

Any Person Deemed to be Affected Who Wishes to be Heard

No parties came forward deemed to be affected by the proposed Bylaw 400.02.

The following letter was read into the record.

April 19, 2017 Letter from Anita O'Driscoll, Senior Planner, Lacombe County

RE: Public Hearing for Bylaw 400.02: Rezoning and Amending, Adding, Formatting Test and Regulations

Thank you for the opportunity to comment on the City of Lacombe's amendments of rezoning Land Use Bylaw 400.02. The County does not have any concerns with the proposed changes or rezoning of lots 1 through 40 Plan 9121540.

Mayor Christie declared the Public Hearing for Bylaw 400.02 closed at 5:44 p.m.

*Council returned to the regular meeting at 5:45 p.m.*

**PRESENTATIONS**

**Audited 2016 Consolidated Financial Statements - BDO**

Mr. Ryan Wachter, with Alan Litster, BDO, presented the draft audited City of Lacombe consolidated financial statements for the year ended December 31, 2016. A clean audit opinion was anticipated on the draft statements in all material respects, highlighting an operating surplus of \$120,860.

**BYLAWS**

Planning and Development Services

**Bylaw 400.02 (Land Use Bylaw 400 Amendment)**

Deb Bonnett, Acting Planning and Development Manager, presented amendments to Land Use Bylaw 400 for second and third reading and outlined the proposed changes. Following minor wording and diagram corrections, an update to 45 per cent maximum R1N lot coverage was proposed for a subsequent amendment to Land Use Bylaw 400.

**MOVED BY** Councillor Bouwsema:

THAT Council give second reading to Bylaw 400.02.

CARRIED UNANIMOUSLY

**MOVED BY** Councillor McQuesten:

THAT Council give third reading to Bylaw 400.02.

CARRIED UNANIMOUSLY

**Bylaw 432 (Heritage Designation) Cenotaph**

Jennifer Kirchner, Planner, presented Council with Bylaw 432, to designate the Lacombe Cenotaph monument as a Municipal Historic resource.

**MOVED BY** Councillor Rempel:

THAT Council give first reading to Bylaw 432.

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Rempel:

THAT Council issue the Notice of Intent for the Lacombe Cenotaph designation.

CARRIED UNANIMOUSLY

**Bylaw 438 and Bylaw 439 (Road Closure – Undeveloped Roads)**

Jennifer Kirchner, Planner, presented Council with Bylaws 438 and 439, to close undeveloped roads located east of 46 Street, totaling 0.097 hectares.

**MOVED BY** Councillor Armishaw:

THAT Council give second reading to Bylaw 438.

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Konnik:

THAT Council give second reading to Bylaw 439.

CARRIED UNANIMOUSLY

11/175.18 17MO  
THAT Council give  
second reading to  
Bylaw 400.02.  
17-125

61/201.02 17BL  
THAT Council give third  
reading to Bylaw  
400.02.  
17-126

11/175.19 17MO  
THAT Council give first  
reading to Bylaw 432  
17-127

11/135.06 17MO  
THAT Council issue the  
Notice of Intent for the  
Lacombe Cenotaph  
designation.  
17-128

11/175.20 17MO  
THAT Council give  
second reading to  
Bylaw 438.  
17-129

11/175.21 17MO  
THAT Council give  
second reading to  
Bylaw 439.  
17-130

**Bylaw 441 (Inter Municipal Development Plan)**

Jennifer Kirchner, Planner, presented Council with Bylaw 441, the Inter-Municipal Development Plan, for first reading. Council was also asked to schedule a special meeting and attend a joint public hearing with Lacombe County Council.

11/175.22 17MO  
THAT Council give first  
reading to Bylaw 441.  
17-131

**MOVED BY** Councillor McQuesten:

THAT Council give first reading to Bylaw 441.

CARRIED UNANIMOUSLY

11/177.26 17MO  
THAT Council schedule  
a special meeting of  
Lacombe City Council  
for May 16, 2017 at 7:00  
PM to be held at  
Lacombe County  
Council Chambers to  
discuss the Inter-  
Municipal Development  
Plan Bylaw.  
17-132

**MOVED BY** Councillor Rempel:

THAT Council schedule a special meeting of Lacombe City Council for May 16, 2017 at 7:00 PM to be held at Lacombe County Council Chambers to discuss the Inter-Municipal Development Plan Bylaw.

CARRIED UNANIMOUSLY

11/135.07 17MO  
THAT Council set a joint  
Public Hearing for the  
IDP with Lacombe  
County Council for  
Tuesday, May 16 at 7  
PM to be held at  
Lacombe County  
Council Chambers.  
17-133

**MOVED BY** Councillor Bouwsema:

THAT Council set a joint Public Hearing for the IDP with Lacombe County Council for Tuesday, May 16 at 7:00 PM to be held at Lacombe County Council Chambers

CARRIED UNANIMOUSLY

**Bylaw 442 (Service Road Plan 792 0072 Partial Closure)**

Deb Bonnett, Acting Planning and Development Manager, presented Council with Bylaw 442, to close a portion of the Service Road Plan contained within prior Bylaws 422 and 433 which are to be repealed, and requested first reading.

11/175.23 17MO  
THAT Council give first  
reading to Bylaw 442  
authorizing the partial  
closure of road plan 792  
0072 and the repeal of  
Bylaw 422 and Bylaw  
433.  
17-134

**MOVED BY** Councillor Armishaw:

THAT Council give first reading to Bylaw 442 authorizing the partial closure of road plan 792 0072 and the repeal of Bylaw 422 and Bylaw 433.

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Armishaw:

THAT Council schedule a Public Hearing for Bylaw 442 for May 23, 2017 at 5:30 p.m.

CARRIED UNANIMOUSLY

**NEW BUSINESS**

**Financial Services**

**2016 Audited Financial Statements**

Michael Minchin, Director of Corporate Services, presented the 2016 Audited Financial Statements for Council Approval, with an operating surplus of \$120,860.

13/964.01 17MO  
THAT Council approve  
the 2016 Audited  
Financial Statements as  
presented.  
17-136

**MOVED BY** Councillor Bouwsema:

THAT Council approve the 2016 Audited Financial Statements as presented.

CARRIED UNANIMOUSLY

**Council & Legislative**

**Committee Meeting (May 1)**

Matthew Goudy, Director of Operations and Planning Services, presented a recommendation for council consideration to cancel the May 1 Committee Meeting, which is no longer required.

11/112.03 17MO  
THAT Council cancel  
the May 1, 2017 Council  
Committee meeting.  
17-137

**MOVED BY** Councillor Rempel:

THAT Council cancel the May 1, 2017 Council Committee meeting.

CARRIED UNANIMOUSLY

**REPORTS**

11/173.24 17MO  
THAT Council written  
and verbal reports be  
received as information.  
17-138

**MOVED BY** Councillor Armishaw:

THAT Council written and verbal reports be received as information.

CARRIED UNANIMOUSLY

*Meeting recessed at 6:51 PM  
Meeting resumed at 7:05 PM*

**IN CAMERA**

11/177.27 17MO  
In Camera  
17-139

**MOVED BY** Councillor Konnik:

THAT Council move In Camera at 7:06 PM to discuss the following items:

- 1 – Land (West Area Servicing)
- 2 – Land (East Lacombe Industrial Outline Plan)
- 3 – Legal (HTC)

CARRIED UNANIMOUSLY

11/177.28 17MO  
Open Meeting  
17-140

**MOVED BY** Councillor Mcesten:

THAT Council return to Open Meeting at 7:24 PM.

CARRIED UNANIMOUSLY

**NOTICES OF MOTION**

*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).*

**ADJOURNMENT**

11/177.29 17MO  
Adjournment  
17-141

**MOVED BY** Mayor Christie:

THAT the meeting be adjourned at 7:25 PM.

CARRIED UNANIMOUSLY

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer