

LAC LA BICHE COUNTY
SPECIAL COUNCIL MEETING

DATE: July 24, 2013
TIME: 7:00 p.m.
PLACE: Devon Room
Bold Center

AGENDA

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS
 - 3.1 7:00 p.m. Public Hearing – Bylaw No. 13-020 – Lac La Biche County Municipal Development Plan.
4. ADJOURNMENT

**LAC LA BICHE COUNTY
SPECIAL COUNCIL MEETING
DEVON ROOM – BOLD CENTER, LAC LA BICHE**

July 24, 2013 – 7:00 p.m.

Minutes of the Lac La Biche County Special Council Meeting held on July 24, 2013 at 7:00 p.m.

CALL TO ORDER Mayor Langevin called the meeting to order at 7:07 p.m.

PRESENT	Aurel Langevin	Mayor
	Alvin Kumpula	Councillor
	Robert Richard	Councillor
	Guy Piquette	Councillor
	Eugene Uganecz	Councillor
	MJ Siebold	Councillor
	Gail Broadbent-Ludwig	Councillor / Deputy Mayor
	John Nowak	Councillor
STAFF IN ATTENDANCE	Roy Brideau	Chief Administrative Officer
	Dan Small	General Manager, Corporate Services
	Gordon Frank	General Manager, Development & Community Services
	Jeff Lawrence	General Manager, Operations
	Shadia Amblie	General Manager, Communications & Human Services
	Doug Topinka	Manager, Planning & Development
	Carroll Girard	Recording Secretary
	Lonna Hoggan	Legislative Services Liaison
REGRETS	Tim Thompson	Councillor

ADOPTION OF AGENDA

13.342 Motion by Councillor Piquette to approve the July 24, 2013 Special Council Meeting agenda as presented.

CARRIED UNANIMOUSLY

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

3.1 Public Hearing – Municipal Development Plan.

Mayor Langevin declared the public hearing open at 7:07 p.m.

Mayor Langevin asked the Recording Secretary whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Recording Secretary advised that this was the case.

Dave Dittrick, Consultant for the Planning and Development Department, summarized the purpose for the hearing.

Mayor Langevin asked the Recording Secretary if any written submissions were received. The Recording Secretary advised that there were four written submission, as attached to and forming part of these minutes, from Black Diamond Group, Robert Rizzoli, Bernice Quintal, and Brian Deheer and summarized the same into record and advised that copies were made available to Council and to the public.

Chief Administrative Officer, Roy Brideau, clarified that Black Diamond Group's submission was stated as "in favour" for the industrial zoning on the east side of Lac La Biche. Mr. Brideau pointed out that in the final draft of the Municipal Development Plan, the east side was no longer zoned as industrial.

Dave McRae with ISL Engineering and Land Services Ltd., consultant responsible for drafting the Municipal Development Plan, made a PowerPoint presentation of the key changes to the plan since the last public input session, as attached to and forming part of these minutes.

Mayor Langevin opened the floor for fifteen minutes for questions from the public on Mr. McRae's presentation.

Mike Dickinson, resident of Lac La Biche County, had concerns that Map 6A on the proposed Municipal Development Plan (MDP) was partly cut off. Mr. McRae answered that all maps have been revised for better clarity and with more detail. Mr. Dickinson mentioned that a definition of "industrial" and "institutional" were not included in the proposed bylaw. Mr. McRae advised that all definitions missing can be found in other documents, as stated on Page 5 of the MDP: "All other words or expressions contained in this MDP shall have the meanings respectively assigned to them in the Act, the Subdivision and Development Regulation, and the Land Use Bylaw."

Maureen Smith, resident of Lac La Biche County, asked for a definition of “residential – low density” on Map 7 of the proposed bylaw. Mr. McRae provided a definition.

Mel Bobocel, resident of Lac La Biche County, asked for a definition of medium density housing. Mr. McRae provided a definition.

Mayor Langevin asked if there was anyone else wishing to speak during the question period on the proposed MDP.

There was no one else present wishing to speak during the question period on the proposed MDP.

Mr. McRae pointed out an error on Map 6A of the proposed MDP. There is a point on the map that shows it zoned as agriculture, when it should be zoned as residential estate. Mr. McRae advised that this error will be corrected.

Mayor Langevin asked the Recording Secretary to read all of the written submissions as previously stated above into the record and for the public to hear. The Recording Secretary read the same into the record.

Mayor Langevin advised that those persons who signed in will be called upon to address Council in the order in which their name appears. Those persons who did not sign in and wish to speak will then address Council on a first-come, first served basis.

Marv Fyten, resident of Lac La Biche County, was called to address Council. Mr. Fyten advised that due to previous comments, he no longer needed to speak. He advised that he will be submitting a letter to Council at a later date. Mr. Brideau clarified that Council may only consider what is presented at this meeting.

Mel Bobocel, resident of Lac La Biche County, was called to address Council. Mr. Bobocel read a letter into the record on behalf of Robert Rizzoli, as attached to and forming part of these minutes, concerning his issues with the removal of industrial zoning of the east side of Lac La Biche.

Mike Dickinson, resident of Lac La Biche County, was called to address Council. Mr. Dickinson spoke about the industrial area east of Lac La Biche, the area’s proximity to bodies of water, and expressed concerns about CN.

Uday Chavan, resident of Lac La Biche County, was called to address Council. Mr. Chavan stated that he is not against development and supports it when done responsibly and wished to respectfully remind Council that those that express concern about industrial development are not necessarily opposed to development. Mr. Chavan stated that he is neither in favour nor opposed to the proposed bylaw but had some concerns. Discussions ensued regarding zoning to the east and west of the County.

Greg Spicer of St. Albert was called to address Council. Mr. Spicer stated that he has business dealings in the west side of the County and is speaking on behalf of a friend whom is a resident of the County. His friend is opposed to the proposed bylaw, particularly concerning the east side of the County and would like to see more industry development on that side. He discussed that it is professionals that need to make assessments of environmental impacts of industrial development and determine how it can be managed. His friend requests that the County introduce a confidential survey to the residents on the east side to get their opinions. Mr. Spicer then read a letter from a planner, as attached to and forming part of these minutes.

Garnett Robinson, resident of Lac La Biche County, was called to address Council. Mr. Robinson stated that he is in favour of 95% of the proposed bylaw, with the exception of the east side designated as agriculture, previously designated as industrial. He believes that the proper designation is residential. He further expressed some frustrations regarding the switching yard in Lac La Biche and stated that he is not opposed to development.

RECESS

Mayor Langevin called a recess at 8:29 p.m.

RECONVENE

Mayor Langevin reconvened the meeting at 8:42 p.m. with all those Members of Council previously listed in attendance.

Mayor Langevin asked if there was anyone else present wishing to speak to the proposed bylaw. He reminded the public that this is the final public hearing that Council would hold for this proposed bylaw.

Mayor Langevin asked the Recording Secretary to read one more letter into the record. The Recording Secretary read the letter from Drew Yerxa and Allison Turnbull into the record, as attached to and forming part of these minutes.

Jim Courtoreille stated that he is not against development but expressed concerns regarding Highway 881.

Al Reid with Cenovus stated that Cenovus is interested in the east side of the County as the development of the oil sands is directly to the north. He indicated that the majority of the activity will be through Highway 881 and as an oil company this is the key location that they are interested in.

Kevin Wahl, resident and business owner in Lac La Biche County, thanked Council and staff on their forward thinking to put a plan such as this into place. He stated that he is opposed to development on the east as there will be too much traffic down the bypass.

Sue Hawthorn is in favour of the proposed bylaw with industry designated on the west side. She is opposed to industry on the east as the hamlet would then be surrounded by industry. She further expressed that she would like to see the County's plan on tourism.

Gerald Wowk asked why there is no zoning for industrial further north on Highway 881. Mr. Dittrick advised that they had originally proposed industrial further north but acquiring crown land would pose an issue. Mr. Wowk also stated that he would like more traffic control at each intersection.

Steven Forester expressed that he would like the east side for tourism, parks and green area but to look for areas further north to designate as industrial. He also expressed his wish for the switching yard to move outside of Lac La Biche.

Les Agenski is in favour of industrial to the east and north sides of the County.

Kelly Havanka, resident and business owner of Lac La Biche County, had some concerns regarding traffic. He would like to see Highway 55 twinned due to the influx in traffic when pipeline companies work in the area. He also expressed that he is not opposed to growth.

Peter Cambling expressed the need to be open to the needs of the developers.

Mayor Langevin asked three times if there was anyone else present wishing to speak to the proposed bylaw.

There was no one else present wishing to speak to the proposed bylaw.

Mayor Langevin thanked the presenters for their comments, and declared the public hearing closed at 9:09 p.m.

ADJOURNMENT

13.343 Motion by Councillor Uganez to adjourn the Special Council Meeting of July 24 2013 at 9:09 p.m.

CARRIED UNANIMOUSLY

Aurel Langevin, Mayor

**J. Roy Brideau, CLGM, CMM
Chief Administrative Officer**

Adopted

July 24, 2013

Re: Lac la Biche Municipal Development Plan Town Hall

Black Diamond Group, in partnership with the Beaver Lake Cree Nation, support a Municipal Development Plan for Lac La Biche to allow industrial development on the east side of the county. We have spoken with our current customer base and are of the opinion that the eastern portion of Lac La Biche is a strategic area for economic development due to its proximity to various SAG-D oilsands projects. This opinion is based on a number of factors including safety, convenience and minimal disturbance/negative impact on local residents. Working with the County of Lac La Biche, industry and First Nations, we will be able to responsibly develop light industrial to the East and help make Lac La Biche a service centre for the oilsands, thereby attracting people and invigorating the economic growth of Lac La Biche. Service companies such as Black Diamond will make up a large part of the growth for the region and look to be part of the regional make-up for many years.

Respectfully,

Black Diamond Group and Beaver Lake Cree Nation

July 12, 2013



Page 1

RE: Lac La Biche County Municipal Development Plan Final Draft

To whom it may concern;

After reviewing the recent final draft of Lac La Biche County's MDP, there are some concerns that should be reviewed and considered by Lac La Biche County Mayor and County Council prior to final implementation of the Municipal Development Plan.

We are currently experiencing a period of time where industry/business is showing a good deal of interest in this area. We must enter into this time of opportunity with a spirit of co-operation and good will. It is imperative that we attempt to accommodate, within reason, the ongoing needs of these companies in an attempt to facilitate the interests of both these companies and the Community of Lac La Biche. We must recognize that a number of these companies operate in a global manner and cannot be hamstrung by the shortsightedness and debilitating Beurocracy of a small community. This statement is not advocating selling ourselves out, but we must be willing to show some flexibility.

The community of Lac La Biche has the potential to evolve into a critical sector of the growing SAGD industry in northeastern Alberta. To effectively become the service centre to this industry, and obvious potential local expansion, it would be wise that Lac La Biche County consider the following:

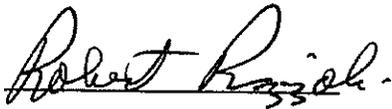
The MDP draft addresses transportation concerns (page 24, paragraph 4.4), Industrial zoning allocation to the East of the Hamlet of Lac La Biche would address many of the transportation objectives.

- A critical and crucial purpose of the implementation and construction of the bypass road and high route corridor on the east side of town was structured with the intent of facilitating the flow of heavy traffic around the Hamlet of Lac La Biche, thereby reducing risk and improving safety to all community members. In the MDP draft (page 34, paragraph 7.4.2 (c)) "encourages clustering of industrial uses adjacent to or near major transportation routes and buffered from residential areas..." promoting industrial development to the East of Lac La Biche supports this specific MDP statement. Eastern industrial zoning would re-enforce traffic safety concerns, attract potential industrial development, encourage safe transportation of large modules, dimensional loads, etc., and address the buffering concerns regarding residential areas as there are virtually no-existing residential development to the eastern area.
- To facilitate the existing and potential future development and expansion from several oil and gas companies, and service companies, there is a significant demand for industrial zoning to be considered on the East side of town. If this imperative point is not considered by current council, these companies will relocate elsewhere, resulting in a noteworthy loss of revenue to the County.
- To accommodate and service the oil and gas industry, private sector, etc., it is vital that Lac La Biche County considers allocating a sector of industrial land adjacent to Highway 881 on the East side of the Hamlet of Lac La Biche. In doing so, the County of Lac La Biche would be

promoting a sense of synergy through cooperation with these companies, producing a balance of these needs.

- The MDP Final Draft states that (page 8, paragraph 2.2.1) “plan, design and locate future development in a manner that utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.” Industrial allocation to the East would optimize the goal of the MDP draft in the implementation of synergy.
- In light of the recent Quebec railway disaster, compounded with increasing community concerns, awareness and pressure to re-locate the existing rail switching yard; it would be beneficial to the Community, CN Rail, Lac La Biche County, and the Provincial Government to consider looking east of Lac La Biche where there is an existing mile and a half of straight track with a gentle downward slope from both directions, thus reinforcing safety concerns that any parked railway cars would stay in place. Also, the existing grade to this section of track would act as a natural dyke in the event of a spill of any kind, minimizing potential seepage and contamination to the environment. This existing area has the potential to address the communities concerns, and can be expanded upon in a positive manner. (NOTE: For the past several years, CN Rail has used this specific area for their trains to park and wait, addressing switching concerns (meeting of northbound and southbound trains)).
- Prior to finalization of the MDP draft, existing oil and gas pipeline corridors must be identified to expedite the future zoning process in a positive, well informed manner.
- Goal of the MDP draft (page 32, paragraph 7.1) In order to attract and strengthen the tax base of our community, and encourage suitable commerce and industry, we must offer **more than one option** to the future potential locations of industrial and/or commercial sites.

The prior MDP draft included industrial zoning to the east, including as far as Big Bay land fill site. In speaking with members of Lac La Biche County, it was expressed that the prior draft included an “overkill” of industrial allocations to the east, resulting in numerous community concerns voiced at the most recent MDP meeting, resulting in the total exclusion of Industrial allocations to the east in MDP final draft. Lac La Biche County can create synergy within our community by positively addressing the growth of today and the future diversification of tomorrow. We trust Lac La Biche County Mayor, County Councilors, and MDP Committee members will consider the above noted points.



Robert Rizzoli

Sheera Bourassa

From: [REDACTED]
Sent: July-24-13 12:15 PM
To: Sheera Bourassa
Subject: re;municipal development planning dept

To Whom It May Concern in the Development Planing Dept.:

In respect to Map 6A, I still do not understand what the gray area encompasses. My property is on NW 1 ^& 13 M 4. I understand according to the the last information session that future industrial interests would not be on my property or its surrounding perimeters. However, I have not received a formal letter indicating same. Often what is said, is not necessarily the way it turns out to be unless a formal letter has been forwarded, to the land owners that indicates previous development planning for that specific land has been changed or absolved. Personally, I am requesting a formal letter that specifys future land use for my property and its surround perimeters is not to become industrial in the near future or in the future twenty year planning scheme.

With all due respect, my personal opinion on the previous development planning which mapped out future industrial use is to say the least lacked resepect and consideration to the landowners, and town residents. I feel that if a community is in the process of planning on expanding land use, notably into industrial land use better planning and information could have been conducted by the council of planners.

It clearly states under municipal Development Planning secion 632 the required specifications as to how to address a development plan. I feel that proposals for future industrial planning was poor to say the least. So many things are missing I think. What kind of industial is being propsted for one. How is that going to affect residents, now and in the future. What models have been presented for residents to view so that they have a clear picture of what is being propsted. For all we know the town could put in a garbage incinerator somewhere in tha "industial site", or something of a chemical nature. Industial can encompass many things, and feel that residents should be better informed. I love that town, and would hate to see it go up in polluted smoke of some kind.

One other note, according to the previous minutes of the last meeting, shame on the poor provision of meeting space. Again that lacked consideration for all attending, and what were the acoustics like in the room?

As far as outlet stores, here's what I think on that issue. I think that outlet stores would bring other persons from out of town to shop since lac lac biche is a hub for Suncrude workers in Fort McMurray. As well, prices would be more competitive as opposed to some stores just having the monopoly of pricing. Consider the families who are not so well of. Lower prices means better accessibily to raise standards within the family in respect to clothing, furniture affordability, and items that would be accessibel to workers.

Thank you for your time and consideration to my letter.

Sincerely,

Bernice Quintal

To whom it may concern

I understand the county hired a professional Planner that worked 6 months at a cost of nearly two hundred thousand dollars. After several drafts and approvals from the Municipal Planning Committee it was decided to go against the planners recommendation to have some industrial east of Lac La Biche, and instead have it all moved to the west of Lac La Biche.

Industry is asking to be east of Lac La Biche which only makes sense, because 90 % of the traffic goes to service the SAGD industry. We should be aware that in our County 97% of the tax base comes from companies and 3% comes from residential. After a meeting of approximately 100 people that live in the county of 6000, only 34 residents opposed the plan. Despite this the MPC decided to take out all the industrial zoning east of Lac La Biche. How and why could a decision with such far reaching implications be undertaken at the insistence of .05% of the population of the county

Work camps, parking lots, warehousing and wide long load parking should be allowed in the area starting just east of the scales and truck rest area on 881. This would substantially reduce bottlenecks of traffic and enhance safety. The Lac La Biche post of July 23 2013, quotes Gail Broadbent as saying that this area drains directly into Lac La Biche. Councilor Broadbent is seriously misinformed on this as the area in question is level and flat with a rail grade on the north side which would act as a dike halting any environmental spills. The drainage then goes to Claude Lake. From Claude Lake there is a man made ditch that goes to Lac La Biche Lake. The ditch from Claude Lake has never run since Lake Land Drive and 663 roads were built in the early 1950s.

Presently there are several companies interested in setting up parking lots, warehousing, and heavy long wide load parking areas. These would be built away from residential subdivisions with safe and proper access. Highway 881 is not designed for ATV, biking and walking trails because industrial traffic is heavy, constant and ever increasing.

In closing it is my hope that the Municipal Planning Committee will recognize the need for flexibility in the planning process. It is imperative that we as a community work together with industry to create an atmosphere of co-operation and goodwill.



Robert Rizzoli

Brian Deheer
P.O. Box 2503
Lac La Biche, Alberta T0A 2C0

24 July, 2013

Councillor Gail Broadbent-Ludwig
c/o Lac La Biche County
P.O. Box 1679
Lac La Biche, Alberta T0A 2C0

Dear Councillor Broadbent-Ludwig:

Re: Municipal Development Plan and Red Deer Brook Area Structure Plan

At a recent meeting of the Environmental Stewardship Advisory Committee (ESAC), the topic of the Red Deer Brook Area Structure Plan (RDB ASP) was discussed, and particularly this ASP in relation to the ongoing development of the new Municipal Development Plan (MDP).

It was noted that in a previous meeting of the ESAC, in a similar discussion, a recommendation was made for the MDP to make reference to the RDB ASP and the various good land use planning provisions in it. Notably, the ASP recommends "Natural Area" zones, with conservation-minded intentions, for lands adjacent to Field Lake, Red Deer Brook, and associated wetlands along the course of Red Deer Brook.

As you are aware, the RDB ASP is a draft plan; it has not been approved by Council. Nevertheless, it contains these valuable provisions, and members of the ESAC were informed that these provisions were being incorporated into the MDP.

When I reviewed an earlier draft (February, 2013) of the MDP in March, I was glad to see that it had incorporated some of these provisions in some way, in the form of Open Space zoning for the conservation of water features along the Red Deer Brook Complex, as I've mentioned above. I strongly support this, and I hope this will remain in the MDP. I also noted that this earlier draft of the MDP showed the planning area of the RDB ASP on Map 2: Planning Context. The ASP was identified in the legend as Red Deer Brook ASP (2011 - Draft). While this was a relatively small reference to the ASP, it was at least in some measure a fulfillment of our Committee's recommendation for the MDP to include reference to the RDB ASP.

It was with great dismay that I learned, at our ESAC meeting on July 10th, that the current draft of the MDP contains no reference to the RDB ASP. On Map 2: Planning Context, the reference to the RDB ASP has been completely removed.

I wish to request that the RDB ASP be noted in the MDP as one of the planning documents that has led to the land use concepts in the MDP in some way. I believe it was quite appropriate for the MDP to refer to the ASP, showing it as a draft plan, and I request that this be reinstated.

I appreciate that the MDP has made use of these important provisions of the ASP, particularly the Open Space zone along the Red Deer Brook Complex, as I've mentioned. I hope you and the Municipal Planning Commission will consider including a reference to the RDB ASP as the source document for these concepts.



Sincerely, Brian Deheer

DREW YERXA & ALLISON TURNBULL
ARE FOR THE EAST INDUSTRIAL EXPANSION.

10303 101 ST, LAC LA BICHE

Allison Turnbull,

Drew Yerxa Ph.D., M.C.S.O.
ayp

Received July 24, 2003

@ 8:33pm

W. Clout



Municipal Development Plan Review and Update

Public Hearing Presentation
July 24, 2013



MDP Policy Revisions

- Section 1.4 (“Population Changes”) modified to include internal projections as well as CRISP; will be revised with new municipal census figures
- New Section 1.6 (“Plan Preparation”) added
- “Major Developments” added to Policy 3.1.2 (“ASPs Required”); ASPs no longer just triggered by subdivision

3.1.2 area structure plans required

Developers area required to prepare an *Area Structure Plan (ASP)*, prepared in accordance with the *Act*, prior to the approval of

- a) A *major development*;
- b) An industrial or commercial subdivision exceeding 3 lots;
- c) A country residential subdivision exceeding 6 lots;
- d) Any subdivision located in proximity to a highway when required by Alberta Transportation.

A plan prepared under this policy may be referred to as a “Minor” *ASP*.



MDP Policy Revisions

- Reference to Red Deer Brook ASP deleted in Policy 3.1.4(a) and Lac La Biche Lake ASP added in Policy 3.1.4(c) (“County Initiated ASPs”)
- Cross reference to LUB added to Policy 3.1.5 (“Site Plans”)

3.1.5 site plans

Site plans are required to be submitted with all development applications. Such plans shall include the location of all accesses, principal and accessory structures, potable water sources, sewage disposal systems, existing vegetation and topography in accordance with the requirements of the *LUB*.

- Reference to County’s GMSS (“General Municipal Servicing Standards”) added to applicable policies



MDP Policy Revisions (cont'd)

- Add second access requirement in Policy 4.2.2(f) (“Design of Commercial Sites”)

4.2.2 design of commercial sites

Review all commercial development proposals in accordance with the following:

- a) Wetlands and adjacent land uses are not negatively impacted;
- b) Located in proximity to complementary and supportive industrial or commercial uses and activities in order to concentrate development in nodes at intersections or interchanges or at approved and planned road access points;
- c) Impacts on quality and quantity of water supplies and water bodies, and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies;
- d) Provision for stormwater management;
- e) Conformity with relevant *statutory plans*, non-statutory documents, and the *LUB*; and
- f) Access roads to subdivisions, and internal subdivision roads, are to be paved, and all commercial sites shall have two access points.



MDP Policy Revisions (cont'd)

- Additional location criteria included in new Policy 6.3.1(b) (“Location for Multi-Lot Residential Development”)

6.3.1 location for multi-lot residential development

- a) Subject to the policies of this *MDP*, only allow the development of multi-lot residential subdivisions in those areas defined on the **Future Land Use Concept (Map 5)**, the **Future Predominant Land Use – Lac La Biche Detail (Map 6)**, and the **Future Predominant Land Use – Lac La Biche Hamlet Detail Map (Map 7)** as:
 - The Water and Sewer Policy Area;
 - Urban Service Area;
 - Estate Residential Areas; or
 - Hamlet Growth Areas.
- b) Notwithstanding subsection (a), allow unserved multi-lot residential subdivisions in proximity to lakes, rivers, or other natural amenity areas at the discretion of the County.



MDP Policy Revisions (cont'd)

- Add access requirements in new Policy 7.4.3(h) (“Design of Industrial Sites”)

7.4.3 design of industrial sites

Review industrial development proposals in accordance with the following:

- a) Wetlands are not negatively impacted;
- b) Compatibility with adjacent non-industrial land uses;
- c) Located in proximity to complementary and supportive industrial or commercial uses and activities in order to concentrate development in nodes at intersections or interchanges or at approved and planned road access points;
- d) Impacts on quality and quantity of water supplies and water bodies, and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies;
- e) Strategies for stormwater management and control of runoff;
- f) An environmental impact assessment prepared in accordance with AESRD guidelines shall be required for all heavy industrial developments and industrial park proposals;
- g) Proximity to residential, recreational, and public uses, and environmentally significant areas;
- h) Suitability of access, including the provision of two access points to a County road;
- i) Sufficient screening techniques are employed in accordance with **Policy 7.4.4 (“Buffering of Industrial Sites”)**; and
- j) Conformity with relevant statutory plans, non-statutory documents, and the *LUB*.



MDP Policy Revisions (cont'd)

- Include option to prepare sub-regional plans in Policy 10.3.1 (“Open Space Master Plan”)

10.3.1 open space master plan

Prepare an integrated Open Space Master Plan for the entire County, and/or a series of sub-regional Open Space Master Plans, as a means to maximize recreation and tourism potential and enjoyment while lessening conflicts between land users (i.e. motorized, non-motorized forms of recreation, resource extraction industry, etc.). The applicable Open Space Master Plan should include:

- Add new Tourism section 10.5 consisting of “Tourism Development”, “Cooperative Recreation and Tourism Initiatives”, and “Support for Eco-Tourism and Agri-Tourism” policies



MDP Policy Revisions (cont'd)

- Add new Tourism section

10.5 Tourism

10.5.1 tourism development

- a) Carry out tourism opportunity assessments to identify various potential tourism opportunities, including guided tours, educational programs, attractions, exhibits or interpretive sites.
- b) Work with the Provincial government and other partners to acquire funding and expertise for promoting the County's scenic routes and byways network with high quality attractions including routes, trails and waterways, to create distinctive experiences for visitors and showcase its unique natural and scenic resources.

10.5.2 cooperative recreation and tourism initiatives

Promote cooperative private, non-government and public sector initiatives to develop local recreation and tourism opportunities.

10.5.3 support for eco-tourism and agri-tourism

Support eco-tourism and agri-tourism as a means to create employment opportunities and diversify the economy..



MDP Policy Revisions (cont'd)

- Clarify that access easements are not supported in Policy 12.3.5(b) (“Access Required”)

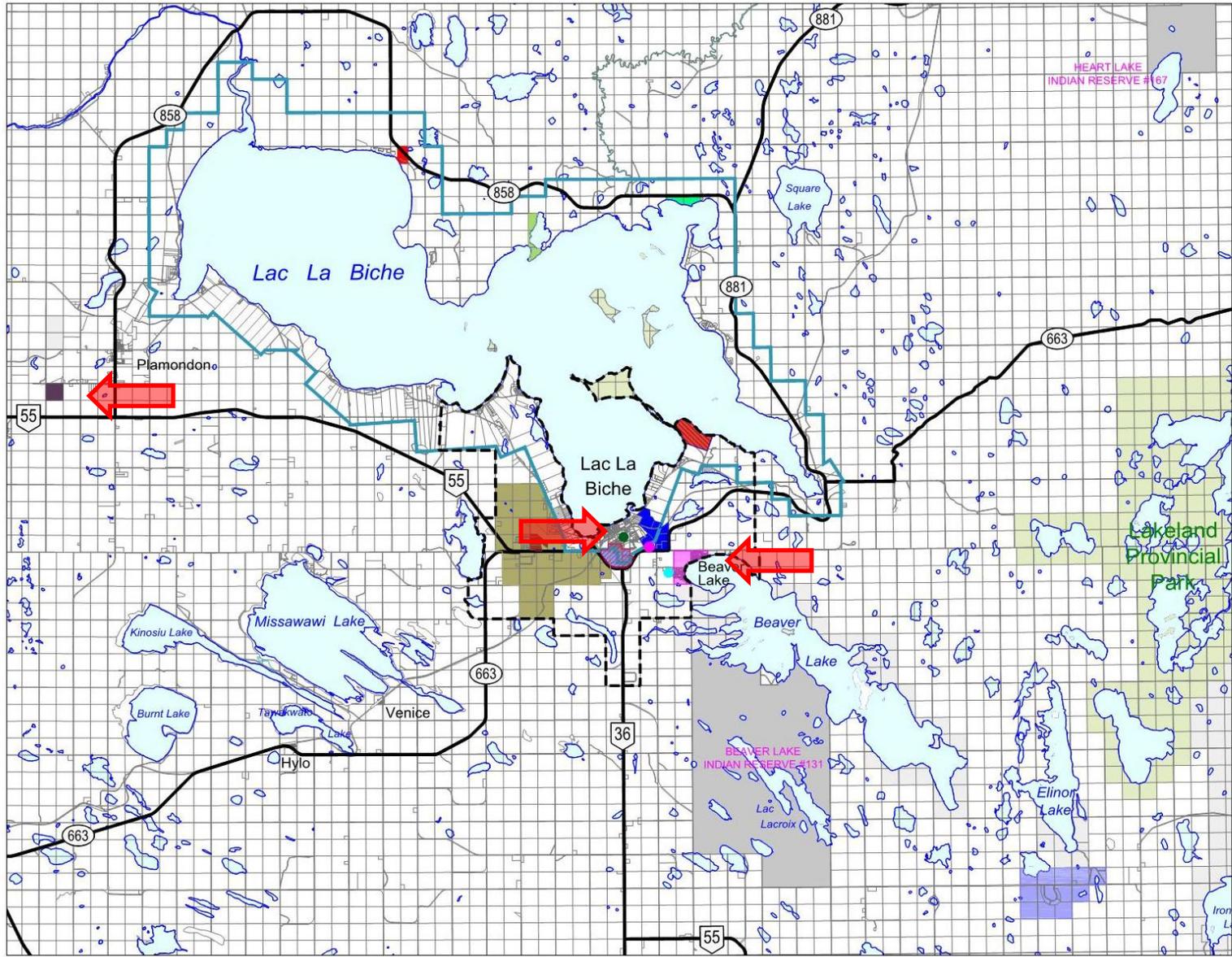
12.3.5 access required

- a) All subdivision and development proposals shall have legal and physical access to developed roads. The provision or required upgrade of roads within a proposed subdivision and approaches to individual developments shall be developed in accordance with the County’s GMSS.
- b) An easement agreement does not constitute legal access to secure development and subdivision approvals.
- c) A License of Occupation (LOC) does not constitute legal access to secure development and subdivision approvals.

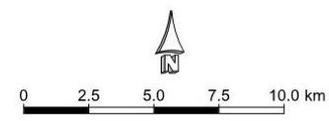


MDP Map Revisions

- Three ASPs added to Map 2 (“Planning Context”); two draft ASPs deleted



- Legend**
- Lakeland County / LLB Intermunicipal Development Plan
 - Affordable Housing Development ASP (2009)
 - Beaver Lake ASP (1993)
 - Birkill Subdivision ASP (2003)
 - Domain Estates ASP (2010)
 - East Lac La Biche ASP (2010)
 - Elinor Lake ASP (2009)
 - Highway 36 ASP (1999)
 - Island View Bay / Moonlight Cove ASP (2004)
 - Lac La Biche ASP (1990)
 - Lac La Biche West ASP (1990)
 - Lagoon Lake ASP (2008)
 - Lakeview Estates ASP (2008)
 - Lot 18, Block 2, Plan 102 6167 OP (2012)
 - Sentinel East Industrial Park ASP (2011)
 - SW5-67-13-W4M ASP (2004)



PLANNING CONTEXT

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

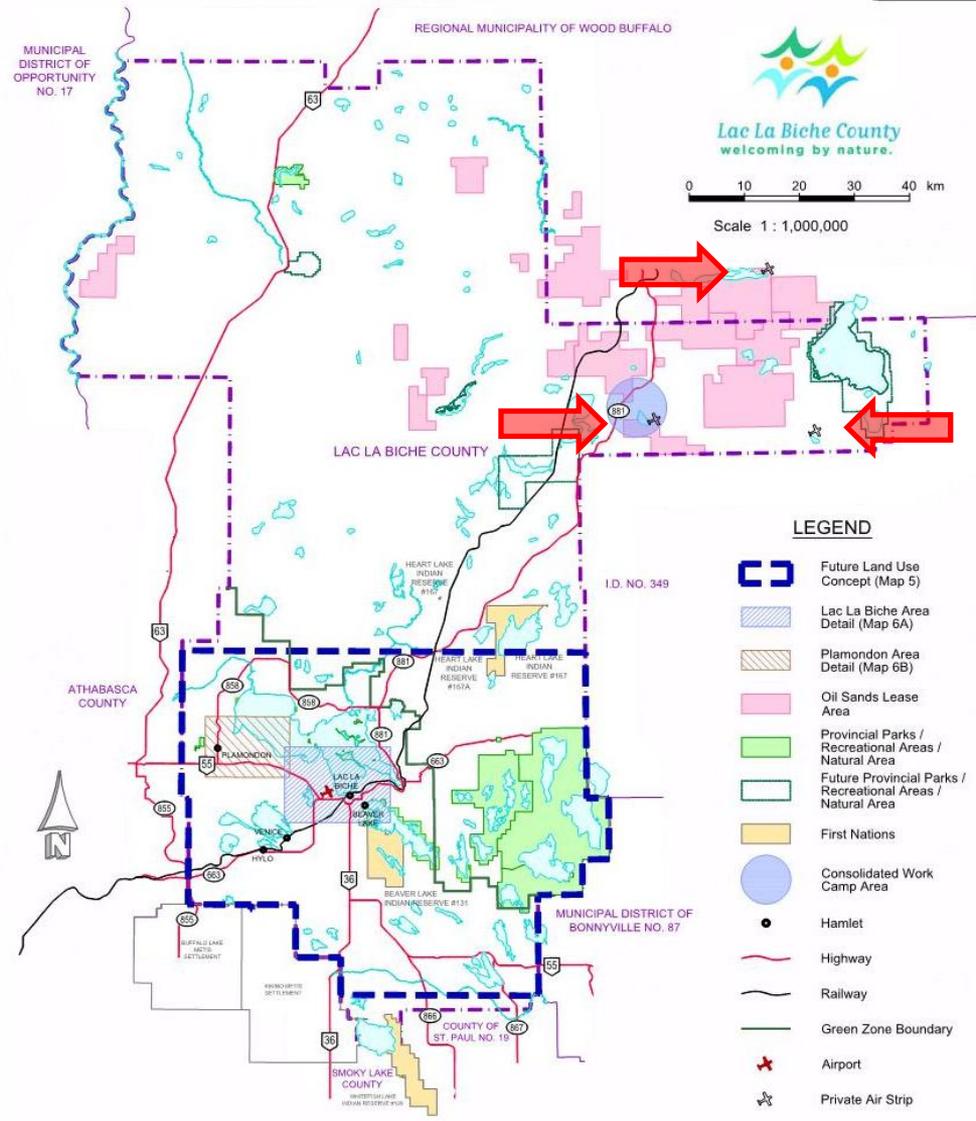
Scale 1 : 180,000

May 2013



MDP Map Revisions

- Three ASPs added to Map 2 (“Planning Context”); two draft ASPs deleted
- Private airstrips added to Map 4 (“Regional Context”) and Map 11 (“Regional Transportation Network”)



REGIONAL CONTEXT
 LAC LA BICHE COUNTY
 MUNICIPAL DEVELOPMENT PLAN



MDP Map Revisions

- Three ASPs added to Map 2 (“Planning Context”); two draft ASPs deleted
- Private airstrips added to Map 4 (“Regional Context”) and Map 11 (“Regional Transportation Network”)
- Missawaw Lake Estate Residential area, new Map 6B reference added to Map 5 (“Future Land Use Concept”)



MDP Map Revisions

- Three ASPs added to Map 2 (“Planning Context”); two draft ASPs deleted
- Private airstrips added to Map 4 (“Regional Context”) and Map 11 (“Regional Transportation Network”)
- Missawaw Lake Estate Residential area, new Map 6B reference added to Map 5 (“Future Land Use Concept”)
- **Expand industrial area to west of LLB in Map 6A (“Future Predominant Land Use – LLC Area Detail”); delete industrial areas to east and south of LLB**

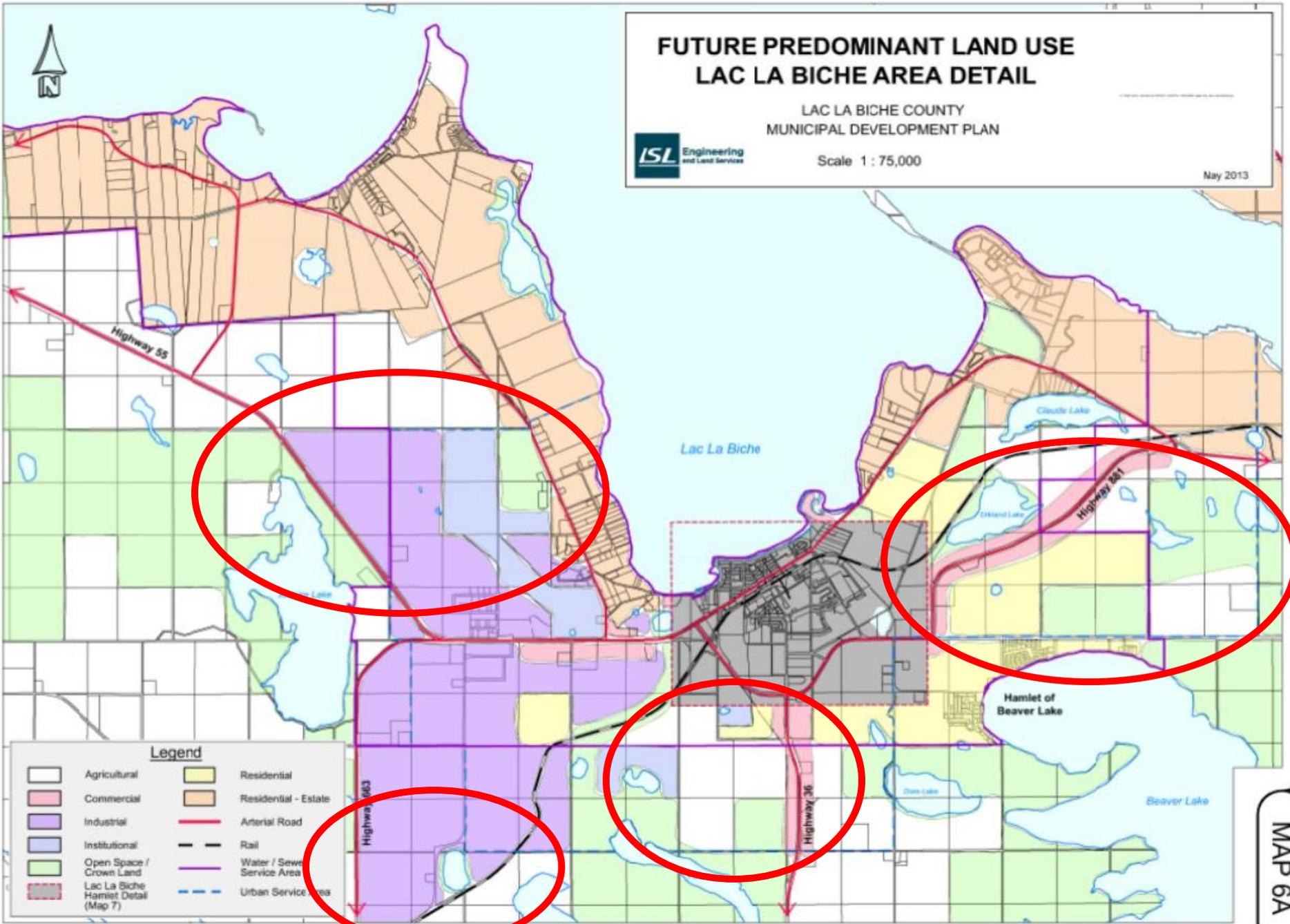
FUTURE PREDOMINANT LAND USE LAC LA BICHE AREA DETAIL

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN



Scale 1 : 75,000

May 2013



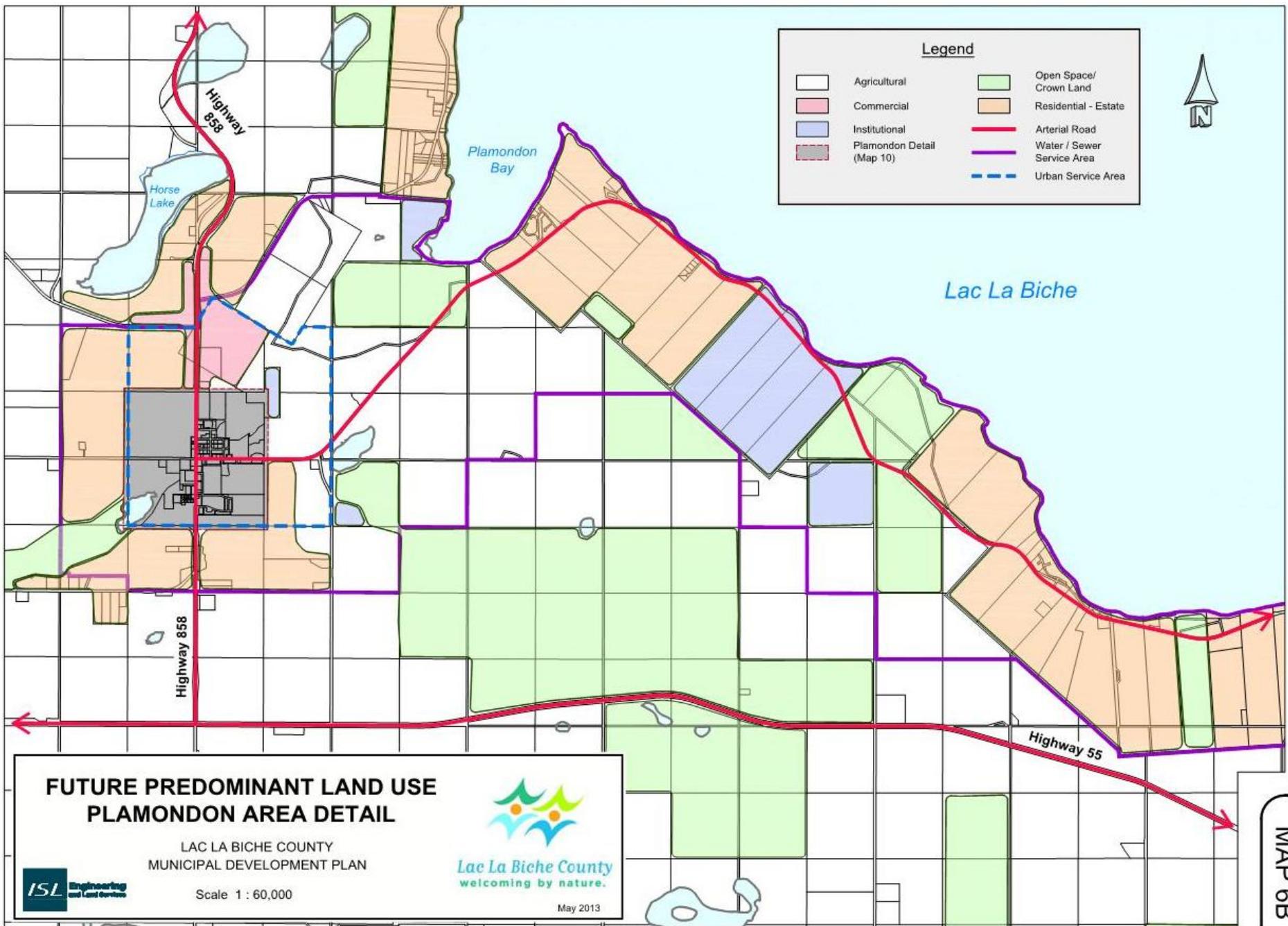
Legend			
	Agricultural		Residential
	Commercial		Residential - Estate
	Industrial		Arterial Road
	Institutional		Rail
	Open Space / Crown Land		Water / Sewer Service Area
	Lac La Biche Hamlet Detail (Map 7)		Urban Service Area

MAP 6A



MDP Map Revisions

- Three ASPs added to Map 2 (“Planning Context”); two draft ASPs deleted
- Private airstrips added to Map 4 (“Regional Context”) and Map 11 (“Regional Transportation Network”)
- Missawawi Lake Estate Residential area, new Map 6B reference added to Map 5 (“Future Land Use Concept”)
- Expand industrial area to west of LLB in Map 6A (“Future Predominant Land Use – LLB Area Detail”); delete industrial areas to east and south of LLB
- Add new Map 6B (“Future Predominant Land Use – Plamondon Area Detail”); delete Highway 55 industrial node



Legend

Agricultural	Open Space/ Crown Land
Commercial	Residential - Estate
Institutional	Arterial Road
Plamondon Detail (Map 10)	Water / Sewer Service Area
	Urban Service Area



**FUTURE PREDOMINANT LAND USE
PLAMONDON AREA DETAIL**

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

Lac La Biche County
welcoming by nature.

ISL Engineering and Land Services

Scale 1 : 60,000

May 2013

MAP 6B



MDP Map Revisions (cont'd)

- Add schools and landmarks to Map 7 (“Future Predominant Land Use – LLB Hamlet Detail”); add commercial and medium density sites; residential to southwest

FUTURE PREDOMINANT LAND USE LAC LA BICHE HAMLET DETAIL

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

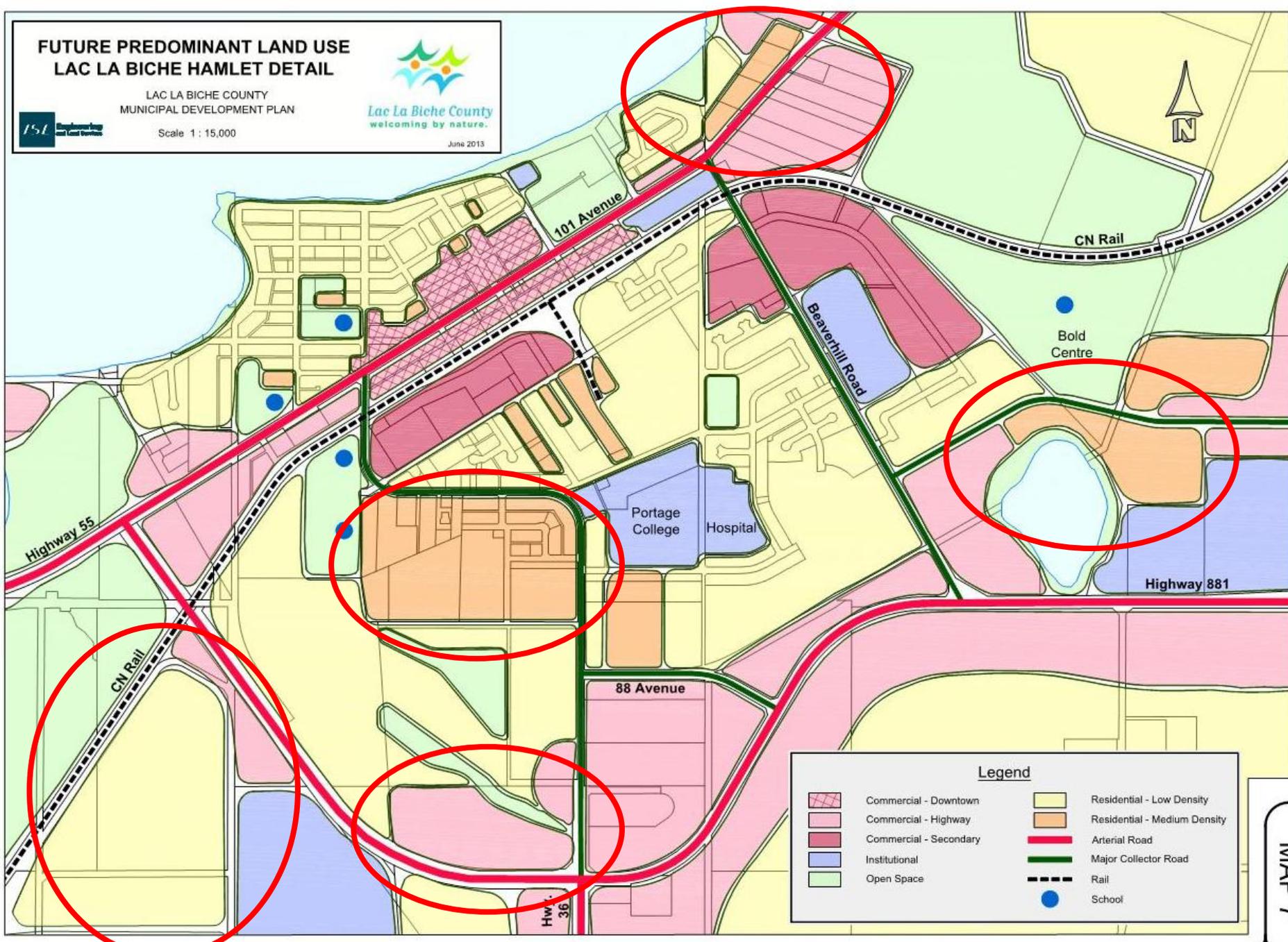


Lac La Biche County
welcoming by nature.



Scale 1 : 15,000

June 2013



Legend			
	Commercial - Downtown		Residential - Low Density
	Commercial - Highway		Residential - Medium Density
	Commercial - Secondary		Arterial Road
	Institutional		Major Collector Road
	Open Space		Rail
			School



MDP Map Revisions (cont'd)

- Add schools and landmarks to Map 7 (“Future Predominant Land Use – LLB Hamlet Detail”); add commercial and medium density sites; residential to southwest
- Delete industrial area detail Maps 10A and 10B



MDP Map Revisions (cont'd)

- Add schools and landmarks to Map 7 (“Future Predominant Land Use – LLB Hamlet Detail”); add commercial and medium density sites; residential to southwest
- Delete industrial area detail Maps 10A and 10B
- Add schools and community facilities to Map 10 (“Future Predominant Land Use – Hamlet Detail”); add potential trail network for Plamondon



Questions?

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July 23, 2013

Greg Spicer, Partner
Spicer Capital Management Group Inc.
39 Woodcrest Avenue
St. Albert, AB T8N 3H3

Dear Mr. Spicer,

**Re: Lac la Biche County
Proposed Municipal Development Plan – Bylaw 13-020
Public Hearing – July 24, 20113**

As requested, I have reviewed the proposed Municipal Development Plan for Lac la Biche County. While there are many positive features to the proposed plan, there is one particular aspect to the Plan that could undermine the future economic development of the community.

I refer to the lack of industrially designated lands on and near Highway 881 to the east of the Hamlet of Lac la Biche. It is understood that a previous version of the Map 6A 'Future Predominant Land Use – Lac la Biche Area Detail' showed a considerable area of 'Industrial' designation to the east, but this has been removed. I believe that this is a serious error in land use planning, which, if not remedied, will prevent Lac la Biche from achieving its full potential as the southern gateway to the oil sands.

I'd like to identify five factors that warrant very serious consideration.

First, lands along Highway 881 east of Highway 36 provide a logical location for commercial and industrial enterprises serving the oil sands industry to the northeast. The area has good highway access and serves northbound traffic along Highway 36 and 881. It is clearly a better location with shorter travel distances for businesses serving the northeast - a true 'gateway' location.

Second, industrial development both to the east and to the west offers more variety and choice to potential developers. Balanced development enhances Lac la Biche's potential to fully realize its development potential as the southern gateway to the oil sands.

Third, from the perspective of compact and balanced urban form, industrial development to the east and the west will disperse commuter traffic travelling to and from work. Locating all industrial development in one sector, conversely, would result in traffic being 'funnelled' into a restricted roadway network.

Fourth, industrial development behind the highway commercial development along the eastern Highway 881 corridor would not only be compatible, it would be complementary to such highway commercial development. A commercial industrial corridor would position Lac la Biche admirably to capture the business and economic development spin-offs from northeastern oil sands development.

Finally, while there may be concerns about industrial development occurring near the smaller lakes on the east side, the 'Riparian Area Setback Matrix' appended to the Municipal Development Plan provides a progressive and rational method for lake and lakeshore protection. Its application will assist in planning optimum setbacks and buffers between lakes and industrial land use for environmental protection.

As communities today experience the legacy of land use decision made many decades ago, so will today's land use decisions affect the form of communities for generations to come. It is essential that the decisions on this draft Municipal Development Plan are based on a vision for the future of the Lac la Biche community that is rational, balanced and sustainable.

It is essential that decisions are not made in haste, as the community will live with their effects for many decades.

In conclusion, the excellent highway access and linkage with the northeastern oil sands development argues strongly for bringing back the industrial designation to the eastern Highway 881 corridor to complement the proposed highway commercial designation.

Thank you for the opportunity to comment on the proposed Lac la Biche County Municipal Development Plan. Please feel free to call me for any clarification or further discussion.

Yours sincerely,



David Klippenstein, RPP, Principal Consultant
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