

**LAC LA BICHE COUNTY
LAND USE BYLAW REVIEW
STRATEGIC SESSION**

COUNTY CENTRE, LAC LA BICHE

July 22, 2015 – 10:00 a.m.

Minutes of the Lac La Biche County Strategic Session held July 22, 2015 at 10:00 a.m.

CALL TO ORDER Mayor Moghrabi called the meeting to order at 10:04 a.m.

PRESENT	Omer Moghrabi	Mayor
	Wanda Austin	Councillor
	Robert Richard	Councillor
	Richard Olson	Councillor
	David Phillips	Councillor (entered at 10:27 a.m.)
	MJ Siebold	Councillor
	Tim Thompson	Councillor
	Hajar (Jerry) Haymour	Councillor
	John Nowak	Councillor/Deputy Mayor
STAFF IN ATTENDANCE	Shadia Amblie	Chief Administrative Officer/ Manager, Communications
	Melanie McConnell	Interim Assistant Chief Administrative Officer/Senior Manager, Legislative & Information Services
	Brian McCosh	Planning & Development Consultant
	Vicki Versteeg	Legislative Services Coordinator

ADOPTION OF AGENDA

SS.15.003 Motion by Councillor Nowak to approve the July 22, 2015 Strategic Session agenda as presented.

CARRIED UNANIMOUSLY

DELEGATIONS & DISPOSITION OF DELEGATION BUSINESS

- 5.1 Briefing – Land Use Bylaw
Delegation – ISL Engineering and Land Services.

Ms. Melanie McConnell, Interim Assistant Chief Administrative Officer, presented the Land Use Bylaw briefing to Council and provided a brief overview of progress on the new Bylaw.

Mr. D. McRae of ISL Engineering and Land Services provided Council an overview of his presentation and timeline of past and proposed bylaw progress. Mr. McRae reviewed the most recent revisions to the draft Bylaw.

Councillor Phillips entered Council Chambers at 10:27 a.m.

Councillor Thompson exited Council Chambers at 10:40 a.m.

Councillor Thompson returned to Council Chambers at 10:42 a.m.

Councillor Nowak exited Council Chambers at 10:43 a.m.

Councillor Nowak returned to Council Chambers at 11:17 a.m.

Councillor Olson exited Council Chambers at 11:24 a.m.

RECESS Mayor Moghrabi called a recess at 11:31 a.m.

RECONVENE Mayor Moghrabi reconvened the meeting at 11:38 a.m. with all previously listed Members of Council in attendance, including Councillor Olson.

DELEGATIONS & DISPOSITION OF DELEGATION BUSINESS

- 5.1 Briefing – Land Use Bylaw (continued)
Delegation – ISL Engineering and Land Services.

Discussion continued regarding regulation and permitting for communication towers, signage regulations, and parking stall requirements.

DELEGATIONS & DISPOSITION OF DELEGATION BUSINESS

SS.15.004 Motion by Councillor Haymour to revise the Draft Land Use Bylaw to increase the on-site retail/office parking stall requirement from one (1) parking stall per 400 square feet to one (1) parking stall per 600 square feet in the Central Commercial District.

IN FAVOUR
Councillor Haymour
Councillor Thompson
Councillor Nowak
Councillor Olson

OPPOSED
Mayor Moghrabi
Councillor Austin
Councillor Richard
Councillor Phillips
Councillor Siebold

DEFEATED

Discussion continued regarding parking stall requirements.

RECESS

Mayor Moghrabi called a recess at 12:32 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 1:48 p.m. with all previously listed Members of Council in attendance.

REFERENCE INFORMATION

6.1 Briefing – Review of Work Camp Provisions in Alberta Municipalities;

Ms. McConnell reviewed highlights of the briefing detailing work camp provisions across Alberta municipalities.

DELEGATIONS & DISPOSITION OF DELEGATION BUSINESS

5.1 Briefing – Land Use Bylaw (continued)
Delegation – ISL Engineering and Land Services.

Mr. McRae reviewed proposed bylaw changes for work camp provisions. Discussion followed regarding limiting the time work camps are allowed to be set up, permitting work camps in the Urban Service Area and industrial districts, the impact of work camps on development across other areas in the County, and possible size restrictions and time restrictions.

Councillor Olson exited Council Chambers at 2:25 p.m.

Councillor Olson returned to Council Chambers at 2:26 p.m.

Discussion continued on the need to balance affordable housing and short term lodging for employees.

Mayor Moghrabi exited Council Chambers at 2:29 p.m., Deputy Mayor John Nowak assumed the Chair.

Mayor Moghrabi returned to Council Chambers at 2:31 p.m. and resumed the Chair.

RECESS

Mayor Moghrabi called a recess at 2:58 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 3:08 p.m. with all previously listed Members of Council in attendance.

DELEGATIONS & DISPOSITION OF DELEGATION BUSINESS

5.1 Briefing – Land Use Bylaw (continued)
Delegation – ISL Engineering and Land Services.

Discussion continued regarding provisions for work camps and bunk spaces.

Councillor Haymour exited Council Chambers at 3:27 p.m. and did not return to the meeting.

Mr. Dave McRae provided a review of the proposed revisions to the Draft Land Use Bylaw regarding RV Accommodation and Storage.

Discussion followed regarding the maximum number of RVs to be permitted in CR, OE1, OE2, ES1, and ES2 districts, permitting for larger number of RVs in the previously mentioned districts.

Mr. McRae provided a review of the proposed revisions to the Draft Land Use Bylaw regarding medical marijuana.

Councillor Richard exited Council Chambers at 3:49 p.m. and did not return to the meeting.

Mr. McRae provided Council and overview of changes made to mapping, reparation of inconsistencies between the assessment roll and zoning labels, and a brief overview of the public hearing and approval process.

REFERENCE INFORMATION

6.2 Briefing – Sample Hamlet Zoning Maps.

Sample Hamlet Zoning Maps were reviewed by Mr. McRae during the summation of the presentation.

ADJOURNMENT

SS.15.005 Motion by Councillor Thompson to adjourn the Strategic Session of July 22, 2015 at 3:58 p.m.

CARRIED UNANIMOUSLY

Omer Moghrabi, Mayor

**Shadia Amblie
Chief Administrative Officer**