

**LAC LA BICHE COUNTY  
REGULAR COUNCIL MEETING  
COUNTY CENTRE, LAC LA BICHE**

**JANUARY 13, 2015 – 10:00 a.m.**

Minutes of the Lac La Biche County Regular Council Meeting held on January 13, 2015 at 10:00 a.m.

**CALL TO ORDER** Mayor Moghrabi called the meeting to order at 10:05 a.m.

**PRESENT**

Omer Moghrabi	Mayor
Wanda Austin	Councillor
Robert Richard	Councillor
Richard Olson	Councillor (entered at 10:24 a.m.)
David Phillips	Councillor
MJ Siebold	Councillor
Tim Thompson	Councillor
Hajar (Jerry) Haymour	Councillor (entered at 11:07 a.m.)
John Nowak	Councillor / Deputy Mayor

**STAFF IN  
ATTENDANCE**

Shadia Amblie	Interim Chief Administrative Officer/ Manager, Communications
Melanie McConnell	Interim Assistant Chief Administrative Officer / Senior Manager, Legislative & Information Services
Karen Gingras	Interim Senior Manager, Planning & Economic Development
Julie MacIsaac	Communications Coordinator
Joanne Onciul	Legislative Services Coordinator

**ADOPTION OF AGENDA**

15.015	Motion by Councillor Austin to approve the January 13, 2015 Regular Council Meeting agenda as presented.
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**CARRIED UNANIMOUSLY**

## **ADOPTION OF MINUTES**

### 3.1 December 23, 2014 Regular Council Meeting;

It appeared in the above noted minutes that Councillor Haymour entered Council Chambers at 2:13 p.m., however, his name appeared in the Regrets section. Minutes are to be corrected to reflect that Councillor Haymour was in attendance at the meeting and entered Council Chambers at 2:13 p.m.

15.016 Motion by Councillor Siebold to adopt the December 23, 2014 Regular Council Meeting minutes as amended.

**CARRIED UNANIMOUSLY**

### 3.2 January 7, 2015 Special Council Meeting.

15.017 Motion by Councillor Nowak to adopt the January 7, 2015 Special Council Meeting minutes as circulated.

**CARRIED UNANIMOUSLY**

## **UNFINISHED BUSINESS**

4.1 There was no unfinished business.

## **URGENT MATTERS**

5.1 There were no urgent matters.

## **NEW BUSINESS**

9.1 RFD – Request for First Extension – Subdivision Approval for File 2013-S-036; Proposed Subdivision of NW & SW-11-68-16-W4M;

15.018 Motion by Councillor Richard that Lac La Biche County Council approves an extension to the Subdivision Approval for File 2014-S-036 until December 4, 2015.

**CARRIED UNANIMOUSLY**

9.2 RFD - Rezoning Bylaw 14-046; Kodiak Planning and Development Services; Pt. of NW-35-66-14-W4M; from Agricultural District (AG) to Rural Industrial District (RI) and Highway Commercial District (HWC) – 1<sup>st</sup> Reading;

15.019 Motion by Councillor Siebold that Bylaw 14-046 be given first reading this 13<sup>th</sup> day of January, 2015.

**CARRIED UNANIMOUSLY**

**RECESS** Mayor Moghrabi called a recess at 10:13 a.m.

**RECONVENE** Mayor Moghrabi reconvened the meeting at 10:15 a.m. with all those Members of Council previously listed in attendance.

**PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS**

6.1 Public Hearing - Rezoning Bylaw 14-039; Calnash Trucking Ltd.; Pt. of SE-18-67-14-W4M from Agricultural District (AG) to Rural Industrial District (RI);

Mayor Moghrabi provided an overview of the Public Hearing process and declared the public hearing open at 10:17 a.m.

Mayor Moghrabi asked the Senior Manager, Legislative and Information Services, Melanie McConnell whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. Ms. McConnell advised that this was the case.

Sheera Bourassa, Planning and Development Officer, summarized the purpose for the hearing.

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed bylaw.

Murray Schur and Mike Boehlke, representatives for the Applicant, Calnash Trucking Ltd., were in attendance and presented a PowerPoint presentation that provided an overview of the company, reasons for the rezoning and proposed use, and clarification with respect to the rezoning application.

Councillor Olson entered Council Chambers at 10:24 a.m.

Discussion ensued regarding the proposed rezoning.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw.

Ms. McConnell read the following letters into record:

- Mike and Sharie Boehlke, adjacent land owners in favour of the proposed rezoning;
- Form letters signed by Larry Fayad, Matt Mosiki, Gilbert Germain, Michael Ladouceur, and Dianne Ladouceur in favour of the proposed rezoning (letter does not indicate if these individuals are adjacent landowners);
- The same form letter as above signed by Crystal Ladouceur (Ms. Ladouceur had previously sent in a letter in opposition to the rezoning, but noted in her letter in favour of the rezoning that she had been misinformed as to the size of the property being rezoned).

There was no one else present wishing to speak in favour of the proposed rezoning.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw.

Marcel Cloutier, adjacent land owner, requested clarification from the Applicant as to what portion of land is being rezoned. Clarification was provided. Mr. Cloutier expressed his concern that the rezoning of this property contradicts the current Municipal Development Plan and provided his opinion that acceleration and deceleration lanes will need to be added to highway 55 to support the increased big truck traffic.

Karen Meena and John Virkki, adjacent land owners, noted they were against the proposed rezoning and expressed their concern with the increase in noise from the property. Ms. Meena provided background information on the purchase of their property and noted they purchased this property because of the surrounding zoning. Mr. Virkki provided his opinion that the Applicant's use of this land does not comply with the County's Land Use Bylaw and expressed his concern with the pressure washers and cleaning equipment that are being used on the property.

Mayor Moghrabi asked if there was anyone else wishing to speak in opposition of the proposed bylaw.

Bob Scott, adjacent landowner, expressed his concern that the proposed rezoning would become a large industrial area with several large trucks coming in and out of the property. He is of the opinion that the trucks/equipment would contribute to the spread of noxious weeds to adjacent agricultural land.

6.1 Public Hearing - Rezoning Bylaw 14-039; Calnash Trucking Ltd.; Pt. of SE-18-67-14-W4M from Agricultural District (AG) to Rural Industrial District (RI) (continued);

Mayor Moghrabi asked if there was anyone else wishing to speak in opposition of the proposed bylaw.

Ms. McConnell read the following letters into record:

- Jack and Joann Huffman, concerned residents in opposition to the rezoning;
- Karen Meena, adjacent land owner, opposed to the proposed rezoning – letter of request to appear as a delegation which prompted the second public hearing;
- Form letters signed by the following adjacent land owners in opposition to the proposed rezoning: Renee Mills, Troy Beniuk, Blair Norton, Gerald Cloutier, Marcel Cloutier, Ed Scott and Roberta Scott;
- The same form letter as above signed by Crystal Ladouceur (Ms. Ladouceur had subsequently sent in a letter in support of the rezoning and noted in her letter of support that she had been misinformed as to the size of the property being rezoned);
- Form letters signed by the following concerned residents in opposition to the proposed rezoning: Judy Dupras, Glenn Giacobbo, Willard Fyith, Randi Dupras, M. Lett, Shauna Cannady, Peter Seifert, Stan Aldred, Patrick K., Kayla Lansing, Bernice McDonald – signed by Mae McDonald.

There was no one else present wishing to speak in opposition of the proposed rezoning.

Mayor Moghrabi asked if the Applicant wishes to make any closing comments.

Murray Schur provided a PowerPoint presentation providing opinions on why the rezoning is required, how it is good for the community, and confirmed that the proposed rezoning is for 11.1 acres, not the whole quarter section.

Councillor Haymour entered Council Chambers at 11:07 a.m.

Discussion ensued regarding the proposed rezoning.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 11:18 a.m.

**RECESS**

Mayor Moghrabi called a recess at 11:18 a.m.

**RECONVENE**

Mayor Moghrabi reconvened the meeting at 11:36 a.m. with all those Members of Council previously listed in attendance.

As MP David Yurdiga was sitting in the gallery, Mayor Moghrabi introduced him to all those present.

**NEW BUSINESS****9.3 Briefing – Land Use Bylaw;**

Karen Gingras, Interim Senior Manager, Planning & Economic Development provided a summary of responses from ISL Engineering regarding follow up requested by Council during discussions at the January 6, 2015 Policy & Priorities Committee Meeting.

Discussion ensued regarding the following:

- Medicinal Marijuana Facilities;
- Landfill Setback Provisions;
- Environmentally Significant Area Protection Overlay;
- Campgrounds;
- Business Licencing;
- RV Storage.

Councillor Siebold left Council Chambers at 12:14 p.m.

Councillor Siebold returned to Council Chambers at 12:14 p.m.

**PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS****6.2 Public Input Session;**

There was no one present for the public input session.

**NEW BUSINESS****9.3 Briefing – Land Use Bylaw (continued);**

Discussion ensued regarding the Land Use Bylaw revisions.

Councillor Haymour left Council Chambers at 12:15 p.m.

Councillor Haymour returned to Council Chambers at 12:17 p.m.

This matter will be discussed further after the delegation.

## **PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS**

6.3 MP David Yurdiga – Fort McMurray-Athabasca Constituency – Meet & Greet.

Mayor Moghrabi welcomed MP David Yurdiga to the meeting.

Discussion ensued regarding the following:

- Canadian Apprenticeship Loan Program - Federal grant to assist students in red seal programs;
- Federal Gas Tax Fund (part of the New Building Canada Plan) has been doubled – to be used on infrastructure programs such as public transit, water/wastewater, airports, etc.;
- Setting County priorities and requesting applicable grant applications;
- The need for more compulsory trades;
- Foreign Workers Program – discussed the need to include service industry;
- Federal Ministers – the potential for visits to Lac La Biche County;
- Update on Build Canada Fund;
- Next federal election – boundary changes;
- Northern living allowance.

Mayor Moghrabi thanked MP David Yurdiga for his attendance.

### **RECESS**

Mayor Moghrabi called a recess at 1:03 p.m.

### **RECONVENE**

Mayor Moghrabi reconvened the meeting at 2:33 p.m. with all those Members of Council previously listed in attendance.

### **IN CAMERA SESSION**

15.020 Motion by Councillor Thompson to go in camera at 2:34 p.m.

**CARRIED UNANIMOUSLY**

8.1 Land Matter – Briefing – Marina (section 25 FOIP);

8.2 Land Matter – Briefing – Diamond Ridge (section 25 FOIP).

Councillor Thompson left Council Chambers at 3:11 p.m.

Councillor Thompson returned to Council Chambers at 3:12 p.m.

Councillor Haymour left Council Chambers at 3:18 p.m.

Councillor Haymour returned to Council Chambers at 3:19 p.m.

## RETURN TO REGULAR MEETING

15.021 Motion by Councillor Phillips to proceed with the meeting out of camera at 4:00 p.m.

**CARRIED UNANIMOUSLY**

15.022 Motion by Councillor Siebold to extend the January 13, 2015 Regular Council Meeting to the end of the agenda.

**CARRIED UNANIMOUSLY**

## RECESS

Mayor Moghrabi called a recess at 4:01 p.m.

## RECONVENE

Mayor Moghrabi reconvened the meeting at 4:07 p.m. with all those Members of Council previously listed in attendance, with the exception of Councillors Richard, Olson, Haymour, and Nowak.

## NEW BUSINESS

9.3 Briefing – Land Use Bylaw (continued);

Councillors Richard, Olson, and Haymour returned to Council Chambers at 4:08 p.m.

Discussion ensued regarding the following:

- RV Storage;
- Business Licencing;

Councillor Nowak entered Council Chambers at 4:16 p.m.

15.023 Motion by Councillor Haymour that Administration brings forward a new bylaw for business licencing for all of Lac La Biche County, and that the same be brought to the March Policy and Priorities Committee Meeting.

**CARRIED UNANIMOUSLY**

Discussion ensued regarding the following:

- Work Camps and Logging Camps;
- Terminology with respect to urban service area and rural service area and where hamlet boundaries are;

Councillor Olson left Council Chambers at 4:35 p.m.

Councillor Olson returned to Council Chambers at 4:37 p.m.



Discussion ensued regarding the following:

- Rationale to having work camps within a specific radius;
- Garage units and sleeping units;
- Housing strategies;

Councillor Austin left Council Chambers at 4:45 p.m.

Councillor Austin returned to Council Chambers at 4:45 p.m.

Discussion ensued regarding work camps and the lack of rental suites and low income housing in the County.

Councillor Olson left Council Chambers at 5:00 p.m. and did not return to the meeting.

Discussion ensued.

15.024 Motion by Councillor Nowak that Administration moves forward with the Land Use Bylaw public consultation such that work camps are not allowed within a 30 km radius from major hamlet boundaries and a 10 km radius from multi-unit residential subdivisions, and further that the same be incorporated in the draft Land Use Bylaw.

**IN FAVOUR**  
**Mayor Moghrabi**  
**Councillor Austin**  
**Councillor Richard**  
**Councillor Thompson**  
**Councillor Haymour**  
**Councillor Nowak**

**OPPOSED**  
**Councillor Phillips**  
**Councillor Siebold**

**CARRIED**

15.025 Motion by Councillor Nowak to rescind motion 15.024.

**CARRIED UNANIMOUSLY**

Councillor Nowak left Council Chambers at 5:19 p.m.

Councillor Nowak returned to Council Chambers at 5:20 p.m.

Councillor Austin left Council Chambers at 5:24 p.m.

Councillor Austin returned to Council Chambers at 5:26 p.m.

**NEW BUSINESS**

- 9.3 Briefing – Land Use Bylaw (continued);
- 15.026 Motion by Councillor Nowak that Administration moves forward with the Land Use Bylaw public consultation such that work camps are not allowed within a 30 km radius from the hamlet boundaries of Lac La Biche and Plamondon, and a 10 km radius from all remaining hamlets and multi-lot residential subdivisions (exceeding six lots), and further that the same be incorporated in the draft Land Use Bylaw.

**IN FAVOUR**

**Mayor Moghrabi  
Councillor Austin  
Councillor Richard  
Councillor Thompson  
Councillor Haymour  
Councillor Nowak**

**OPPOSED**

**Councillor Phillips  
Councillor Siebold**

**CARRIED**

**RECESS**

Mayor Moghrabi called a recess at 5:26 p.m.

**RECONVENE**

Mayor Moghrabi reconvened the meeting at 5:32 p.m. with all those Members of Council previously listed in attendance.

**NEW BUSINESS**

- 9.4 RFD – Regional Funding Opportunities Discussions;

Councillor Thompson left Council Chambers at 5:32 p.m.

Councillor Thompson returned to Council at 5:38 p.m.

- 15.027 Motion by Councillor Richard to postpone agenda item 9.4 RFD – Regional Funding Opportunities Discussions to an *in-camera* session to be held at the Regular Council Meeting on January 27, 2015.

**CARRIED UNANIMOUSLY**

## NEW BUSINESS

9.5 RFD – Lac La Biche County 2015-2018 Communications Plan;

15.028 Motion by Councillor Austin that County Council adopts the Lac La Biche County 2015-2018 Communications Plan as attached to and forming part of these minutes.

**CARRIED UNANIMOUSLY**

9.6 RFD – Council Appointments to Ad-Hoc Committees.

### **Portage College Water Project Steering Committee**

Shadia Amblie and Brian Shapka will be representing Administration on the Portage College Water Project Steering Committee.

Councillor Thompson expressed interest in the Portage College Steering Committee;

Councillor Nowak expressed interest in the Portage College Steering Committee;

Councillor Haymour expressed interest in the Portage College Steering Committee;

Councillor Nowak retracted his interest in the Portage College Steering Committee to allow the appointment of Councillors Thompson and Haymour.

15.029 Motion by Councillor Richard that Councillors Thompson and Haymour be appointed to represent Lac La Biche County at the Portage College Water Project Steering Committee, and further that Mayor Moghrabi acts as ex-officio on this committee.

**CARRIED UNANIMOUSLY**

## **Lakeland Country Regional Trail Working Group**

Councillor Phillips expressed interest in the Lakeland Country Regional Trail Working Group;

Councillor Richard expressed interest in the Lakeland Country Regional Trail Working Group;

15.030 Motion by Councillor Haymour that Councillors Phillips and Richard be appointed to represent Lac La Biche County at the Lakeland Country Regional Trail Working Group.

**CARRIED UNANIMOUSLY**

## **DISPOSITION OF DELEGATION BUSINESS**

7.1 Public Input Session;

There was no one present for the Public Input Session.

7.2 MP David Yurdiga – Fort McMurray-Athabasca Constituency – Meet & Greet.

15.031 Motion by Councillor Austin to direct Administration to prepare a list of the County's infrastructure goals and priorities for the County and forward the same to MP David Yurdiga along with a letter of thank you for his attendance at the meeting and request the grants that are accessible to the County.

**CARRIED UNANIMOUSLY**

## **BUSINESS ARISING OUT OF "IN CAMERA SESSION"**

8.1 Land Matter – Briefing – Marina (section 25 FOIP);

15.032 Motion by Councillor Nowak to direct Administration to bring this matter forward to the January 27, 2015 Regular Council Meeting to review reports as discussed *in camera*.

**CARRIED UNANIMOUSLY**

8.2 Land Matter – Briefing – Diamond Ridge (section 25 FOIP).

15.033 Motion by Councillor Haymour to direct Administration to bring this matter forward to the January 27, 2015 Regular Council Meeting to review further information as discussed *in camera*.

**CARRIED UNANIMOUSLY**

## **ADJOURNMENT**

15.034 Motion by Councillor Siebold to adjourn the Regular Council Meeting of January 15, 2015 at 6:05 p.m.

**CARRIED UNANIMOUSLY**

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**Omer Moghrabi, Mayor**

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**Shadia Amblie  
Interim Chief Administrative Officer**