

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

MCCARTHUR PLACE, LAC LA BICHE

August 11, 2016 – 10 a.m.

Minutes of the Lac La Biche County Strategic Session held August 11, 2016 at 10 a.m.

CALL TO ORDER Deputy Mayor Nowak called the meeting to order at 10:08 a.m.

PRESENT

John Nowak	Councillor/Deputy Mayor
Wanda Austin	Councillor
Robert Richard	Councillor
Richard Olson	Councillor
David Phillips	Councillor
MJ Siebold	Councillor
Tim Thompson	Councillor
Hajar (Jerry) Haymour	Councillor

**STAFF IN
ATTENDANCE**

Shadia Amblie	Chief Administrative Officer
Melanie McConnell	Assistant Chief Administrative Officer
Gordon Shaw	Senior Manager, Planning & Development
Mr. Dustin Robson	Development Officer
Vicki Versteeg	Legislative Services Coordinator

REGRETS

Omer Moghrabi	Mayor
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ADOPTION OF AGENDA

SS.16.023	Motion by Councillor Phillips to approve the August 11, 2016 Strategic Session agenda as presented.
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CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

3.1 April 19, 2016 – Strategic Session – Re: County Land Development & Area Structure Plans.

SS.16.024 Motion by Councillor Olson to adopt the April 19, 2016 Strategic Session – Re: County Land Development & Area Structure Plans minutes as circulated.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

There was no unfinished business to discuss.

URGENT MATTERS

There were no urgent matters to discuss.

NEW BUSINESS

6.1 Briefing – Review of Draft Land Use Bylaw.

Mr. Gordon Shaw, Senior Manager of Planning explained Planning & Development staff's approach to developing a draft Land Use Bylaw. Mr. Shaw reviewed major changes to the draft document, including provisions for notifying surrounding land owners of proposed telecommunications towers.

Councillor Olson exited Council Chambers at 10:22 a.m.

Councillor Olson returned to Council Chamber at 10:23 a.m.

Councillor Richard exited Council Chambers at 10:25 a.m.

Councillor Richard returned to Council Chamber at 10:26 a.m.

Councillor Richard exited Council Chambers at 10:27 a.m.

Discussion continued on ensuring adjacent landowners have been consulted when telecommunication towers are proposed and the County's legislative powers.

Councillor Richard returned to Council Chambers at 10:31 a.m.

Discussion continued on provisions for borrow pits used for infrastructure projects.

Councillor Phillips exited Council Chambers at 10:47 a.m.

SS.16.025 Motion by Councillor Richard to direct Administration to draft a transportation policy governing the creation and control of borrow pits for County capital projects.

CARRIED UNANIMOUSLY

RECESS Deputy Mayor Nowak called a recess at 10:49 a.m.

RECONVENE Deputy Mayor Nowak reconvened the meeting at 10:59 a.m. with all those Members of Council previously listed in attendance, excluding Councillor Phillips.

NEW BUSINESS

6.1 Briefing – Review of Draft Land Use Bylaw.

Mr. Shaw continued his presentation of the major changes made to the draft Land Use Bylaw.

Council discussed the recommended distance that distinguishes what permits and approvals are required for work camps.

RECESS Deputy Mayor Nowak called a recess at 11:08 a.m.

RECONVENE Deputy Mayor Nowak reconvened the meeting at 11:20 a.m. with all those Members of Council previously listed in attendance, excluding Councillor Phillips.

NEW BUSINESS

6.1 Briefing – Review of Draft Land Use Bylaw.

Mr. Shaw provided Council a map of proposed buffer zones for work camps, areas where camps would be discretionary or permitted uses, trigger mechanisms for work camp approvals to come to Council, and delineating work camps and emergency services camps.

Councillor Olson exited Council Chambers at 11:45 a.m.

Councillor Olson returned to Council Chambers at 11:47 a.m.

Council discussed the merits on buffers around the hamlets of Lac La Biche and Plamondon.

Councillor Phillips returned to Council Chambers at 11:52 a.m.

Councillor Olson exited Council Chambers at 10:03 p.m.

Councillor Olson returned to Council Chambers at 12:07 p.m.

SS.16.026 Motion by Councillor Haymour that the 20 km buffer around the Hamlets of Plamondon and Lac La Biche proposed in the draft Land Use Bylaw be maintained, that work camps within the 20 km buffer not be permitted or discretionary uses, and further that consideration of work camps outside of the 20 km buffer require submission to the Municipal Planning Commission for review and permitting.

IN FAVOUR

**Councillor Richard
Councillor Olson
Councillor Thompson
Councillor Haymour
Councillor Nowak**

OPPOSED

**Councillor Austin
Councillor Phillips
Councillor Siebold**

CARRIED

SS.16.027 Motion by Councillor Richard that the draft Land Use Bylaw be amended to distinguish emergency government services from all other work camps, and further that provisions for permitting and approving government services work camps within the proposed 20 km buffer around the Hamlets of Plamondon and Lac La Biche be a discretionary use where County Council is the development authority.

IN FAVOUR

**Councillor Richard
Councillor Olson
Councillor Thompson
Councillor Haymour
Councillor Nowak**

OPPOSED

**Councillor Austin
Councillor Phillips
Councillor Siebold**

CARRIED

RECESS Deputy Mayor Nowak called a recess at 12:32 p.m.

RECONVENE Councillor Richard reconvened the meeting at 1:56 p.m. with all those Members of Council previously listed in attendance, excluding Councillors Thompson, Haymour, and Nowak. Councillor Thompson did not return to the meeting.

NEW BUSINESS

6.1 Briefing – Review of Draft Land Use Bylaw.

Mr. Shaw continued his presentation of the major changes to the draft Land Use Bylaw.

Discussion followed on proposed parking requirements and preserving existing parking lots.

Councillor Nowak entered Council Chambers at 2:06 p.m.; Councillor Richard retained the Chair.

Discussion continued in creating contiguous parking areas.

Councillor Haymour entered Council Chambers at 2:09 p.m.

Deputy Mayor Nowak assumed the Chair at 2:12 p.m.

Discussion continued on including areas along 101 Street and 102 Avenue in the area covered by parking requirements and triggers for lots of a particular size requiring certain amounts of parking.

Councillor Haymour exited Council Chambers at 2:29 p.m.

RECESS Deputy Mayor Nowak called a recess at 2:42 p.m.

RECONVENE Deputy Mayor Nowak reconvened the meeting at 2:57 p.m. with all those Members of Council previously listed in attendance, including Councillor Haymour.

NEW BUSINESS

6.1 Briefing – Review of Draft Land Use Bylaw.

SS.16.028 Motion by Councillor Siebold to direct Administration to amend the draft Land Use Bylaw's parking provisions to include all properties in the historical commercial district as defined by the areas along 101 Street between 100 and 102 Avenues, and along 102 Avenue between 100 Street and 103 Street, as defined in the map approved by Council as attached to and forming part of these minutes.

CARRIED UNANIMOUSLY

SS.16.029 Motion by Councillor Richard to make parking provisions apply to all lots in the historical commercial district, identified in the map attached to and forming part of these minutes, whether the lots be vacant or occupied.

CARRIED UNANIMOUSLY

Mr. Shaw continued with an explanation of the proposed revisions to the occupation of recreational vehicles, land uses and definitions, and conformance with the changes to the Municipal Government Act.

Following discussion of the major changes to the Land Use Bylaw, Mr. Dustin Robson, Development Officer, addressed the proposed changes to sections 1 and 2 of the document.

Motion SS.16.030 was rescinded by Motion SS.16.045 made on August 18, 2016.

~~SS.16.030 Motion by Councillor Phillips to direct Administration to amend the draft Land Use Bylaw provision for group homes such that group homes for a maximum of three clients remain a discretionary use in the County Residential district.~~

~~**CARRIED UNANIMOUSLY**~~

Discussion continued on the inclusion of agricultural intensive and recreational vehicle (park model) as discretionary uses and in the County Residential zones.

Councillor Olson exited Council Chambers at 3:44 p.m.

Councillor Richard exited Council Chambers at 4:09 p.m.

Councillor Richard returned to Council Chambers at 4:11 p.m.

SS.16.031 Motion by Councillor Haymour to direct Administration to amend the draft Land Use Bylaw such that the *Estate Small Lot Residential (ES1)* be limited to the service basin.

CARRIED UNANIMOUSLY

Motion SS.16.032 was rescinded by Motion SS.16.045 made on August 18, 2016.

~~SS.16.032 Motion by Councillor Phillips to direct Administration to amend the draft Land Use Bylaw provision for group homes in the *Estate Small Lot Residential (ES1)* District such that group homes for a maximum of three clients remain a discretionary use.~~

~~**CARRIED UNANIMOUSLY**~~

ADJOURNMENT

SS.16.033 Motion by Councillor Phillips to adjourn the Strategic Session of August 11, 2016 at 4:13 p.m.

CARRIED UNANIMOUSLY

Omer Moghrabi, Mayor

**Shadia Amblie
Chief Administrative Officer**