

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

**MCARTHUR PLACE, LAC LA BICHE**

**August 18, 2016 – 10 a.m.**

Minutes of the Lac La Biche County Strategic Session held August 18, 2016 at 10 a.m.

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

**PRESENT**

Omer Moghrabi	Mayor
Wanda Austin	Councillor
Richard Olson	Councillor
David Phillips	Councillor
MJ Siebold	Councillor
Tim Thompson	Councillor
John Nowak	Councillor/Deputy Mayor

**STAFF IN  
ATTENDANCE**

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

**REGRETS**

Hajar (Jerry) Haymour	Councillor
Robert Richard	Councillor

**ADOPTION OF AGENDA**

SS.16.042 Motion by Councillor Olson to approve the August 18, 2016 Strategic Session agenda as amended:

- Addition of item 3.2 Discussion – Conference Attendance Request.

**CARRIED UNANIMOUSLY**

## **NEW BUSINESS**

### 3.2 Discussion – Conference Attendance Approval;

Councillor Olson addressed his request to attend the Ports to Plains Alliance conference from September 13 – 15, 2016 in San Angelo, Texas.

SS.16.043 Motion by Councillor Nowak that Councillor Olson's attendance at the Ports to Plains Alliance conference from September 13 – 15, 2016 in San Angelo, Texas be approved subject to budget allowances.

**CARRIED UNANIMOUSLY**

### 3.1 Briefing – Review of Draft Land Use Bylaw.

Mr. Gordon Shaw, Senior Manager of Planning and Development, addressed the motions related to work camps made at the previous Strategic Session.

SS.16.044 Motion by Councillor Nowak to direct Administration to return to Council with a list of different type of camps and propose approval provisions for each type of camp.

**CARRIED UNANIMOUSLY**

Mr. Dustin Robson, Development Officer, resumed his review of different zonings in the draft Land Use Bylaw.

3.1 Briefing – Review of Draft Land Use Bylaw.

SS.16.045 Motion by Councillor Phillips to rescind the following unanimously carried motions made at the August 11, 2016 Strategic Session, and further that there not be a cap on the number of users of group homes in the Country Residential and Estate Small Lot Residential (ES1) zones, and that foster care homes be removed from the definition of group homes:

*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.*

*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**

**RECESS**

Mayor Moghrabi called a recess at 11:13 a.m.

**RECONVENE**

Mayor Moghrabi reconvened the meeting at 11:28 a.m. with all those Members of Council previously listed in attendance.

**NEW BUSINESS**

3.1 Briefing – Review of Draft Land Use Bylaw.

Discussion continued on permitting mobile homes in certain zones and making residents aware of the zoning and restrictions of their properties.

Councillor Thompson exited Council Chambers at 11:49 a.m.

Discussion continued on the High Density Residential District, Mobile Home Community District, changes to the Resort Recreational District (RR), Central Commercial District (formerly C1), Highway Commercial District, Rural Commercial District, and the newly-created Mixed Use Residential-Business District.

3.1 Briefing – Review of Draft Land Use Bylaw.

SS.16.046 Motion by Councillor Austin to direct Administration to amend the draft Land Use Bylaw such that salvage yards in the proposed Light Industrial District (LI) be removed as a discretionary use, and that salvage yards be a discretionary use in the General Industrial District and Heavy Industrial District.

**CARRIED UNANIMOUSLY**

SS.16.047 Motion by Councillor Siebold to direct Administration to create an Urban Industrial Zone in the draft Land Use Bylaw to cover industrial areas in the Hamlets, and further that Administration return to Council with draft provisions for the Urban Industrial District.

**CARRIED UNANIMOUSLY**

Councillor Thompson returned to Council Chambers at 12:41 p.m.

Discussion continued on the definition of waste management facilities, heavy industrial facilities, the siting of manufacturing facilities, and specifics of the airport zoning.

**RECESS**

Mayor Moghrabi called a recess at 1:05 p.m.

**RECONVENE**

Mayor Moghrabi reconvened the meeting at 2:20 p.m. with all those Members of Council previously listed in attendance, excluding Councillors Thompson and Nowak.

**NEW BUSINESS**

3.1 Briefing – Review of Draft Land Use Bylaw (continued).

Councillor Thompson returned to Council Chambers at 2:25 p.m.

Councillor Siebold assumed the Chair at 2:38 p.m.

Councillor Nowak entered Council Chambers at 2:46 p.m.

Mr. Kika Mukuninwa, Development Officer, addressed changes to part three of the draft Land Use Bylaw.

Mayor Moghrabi resumed the Chair at 2:51 p.m.

Discussion continued on flood plains and permitting development in known flood plains.

Mr. Mukuninwa addressed storm water management requirements, the use and development of reserve lands, and permitted height of accessory buildings in the DC1 District (Elinor Lake).

SS.16.048 Motion by Councillor Olson to direct Administration to amend the draft Land Use Bylaw such that the height of accessory buildings in the new DC1 District (Elinor Lake) be limited to 6.50 meters.

**CARRIED UNANIMOUSLY**

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

Mr. Mukuninwa continued his presentation addressing special land use regulations for mobile food services.

Councillor Thompson returned to Council Chambers at 3:16 p.m.

Councillor Olson exited Council Chambers at 3:17 p.m.

Councillor Olson returned to Council Chambers at 3:21 p.m.

SS.16.049 Motion by Councillor Nowak to direct Administration to amend the draft Land Use Bylaw such that there be a period of 48 hours to remove a holiday trailer that contravenes the Land Use Bylaw after a letter of compliance is issued.

**IN FAVOUR**

**Councillor Austin  
Councillor Olson  
Councillor Siebold  
Councillor Thompson  
Councillor Nowak**

**OPPOSED**

**Mayor Moghrabi  
Councillor Phillips**

**CARRIED**

Councillor Austin exited Council Chambers at 3:29 p.m.

Councillor Austin returned to Council Chambers at 3:30 p.m.

Council discussed parking requirements for Plamondon.

3.1 Briefing – Review of Draft Land Use Bylaw (continued).

SS.16.050 Motion by Councillor Siebold to direct Administration to maintain the present regulations for parking in the Hamlet of Plamondon.

**CARRIED UNANIMOUSLY**

Council discussed landscaping requirements and securities for landscaping.

**ADJOURNMENT**

SS.16.051 Motion by Councillor Nowak to adjourn the Strategic Session of August 18, 2016 at 4:03 p.m.

**CARRIED UNANIMOUSLY**

---

**Omer Moghrabi, Mayor**

---

**Shadia Amblie  
Chief Administrative Officer**