

**LAC LA BICHE COUNTY**  
**SPECIAL COUNCIL MEETING**

**DATE:** September 7, 2017  
**TIME:** 5:00 p.m.  
**PLACE:** McArthur Room  
McArthur Place

**AGENDA**

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. PUBLIC HEARING
  - 3.1 Public Hearing – Bylaw 17-004 Land Use Bylaw.
4. ADJOURNMENT

ADOPTED

**LAC LA BICHE COUNTY  
SPECIAL COUNCIL MEETING  
MCARTHUR PLACE, LAC LA BICHE**

**September 7, 2017 – 5:00 p.m.**

Minutes of the Lac La Biche County Special Council Meeting held September 7, 2017 at 5 p.m.

**CALL TO ORDER** Mayor Moghrabi called the meeting to order at 5:07 p.m.

<b>PRESENT</b>	Omer Moghrabi	Mayor
	Robert Richard	Councillor / Deputy Mayor
	Wanda Austin	Councillor
	David Phillips	Councillor
	MJ Siebold	Councillor
	Hajar (Jerry) Haymour	Councillor
	John Nowak	Councillor
<b>STAFF IN ATTENDANCE</b>	Shadia Amblie	Chief Administrative Officer
	Dan Small	Assistant Chief Administrative Officer and Senior Manager, Finance & Grants
	Gordon Shaw	Senior Manager, Planning & Development
	Alex Fuller	Communications Coordinator
	Joanne Onciul	Legislative Services Coordinator
<b>REGRETS</b>	Richard Olson	Councillor
	Tim Thompson	Councillor

**ADOPTION OF AGENDA**

17.814 Motion by Councillor Nowak to approve the September 7, 2017 Special Council Meeting agenda as presented.

**CARRIED UNANIMOUSLY**

**PUBLIC HEARING**

3.1 Public Hearing – Bylaw 17-004 Land Use Bylaw

Mayor Moghrabi provided an overview of the Public Hearing process and declared the public hearing open at 5:09 p.m.

Mayor Moghrabi asked Ms. Shadia Amblie, Chief Administrative Officer, whether or not the public hearing was advertised and notice was provided

in accordance with the applicable legislation. Ms. Amblie advised that this was the case.

Mr. Gordon Shaw, Senior Manager, Planning & Development, summarized the purpose for the hearing, and spoke on behalf of Lac La Biche County regarding the proposed bylaw.

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

There was no one present wishing to speak in support of the proposed bylaw.

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

Mr. Brian Deheer, a resident of Lac La Biche County, expressed his concern that the amendments to the proposed Land Use Bylaw, more specifically, development near water bodies (s. C1.11(1)), does not specify a setback distance for development. He stated that the proposed change would allow development right up to the high water mark.

It is Mr. Deheer's opinion that lakeshore setback distances be included in the Land Use Bylaw and suggested to either set a standard distance or calculate a setback distance taking into account several features of the shoreline.

Mr. Deheer further expressed concern on what seems to be the rationale for the provisions in the draft Land Use Bylaw. In his opinion, several of the provisions are about protecting property, or about protecting the County from liability, but very little about taking care of the lakes and improving the health of the waters.

Mr. Deheer thanked Council for listening to his concerns and for all the time and work that went into the drafting of the Land Use Bylaw.

Mr. Perry Eastman, a resident of Lac La Biche County, expressed his concern regarding RV parking. He asked the question as to why campers next to his property at Blais Resort have not yet been moved after being told by County staff they would be removed by September 1.

Mr. Shaw indicated that a stop order has been filed and the landowner has been asked to remove the campers. In further discussion, Mr. Eastman agreed that the wording in the proposed Land Use Bylaw is not strong enough, and suggested that along with having to require permits, land owners should also consider an agreement from neighboring landowners.

Mr. Corey Madill with MAD Oilfield expressed his concern regarding work camps. It is his opinion that, although some Councillors stated hearing complaints about work camps in the area, he has not heard these complaints and would like to know where they originated.

It is Mr. Madill's belief that work camps are being evicted to a 20-kilometer radius from the hamlets. He asked where these businesses are to go and why different provisions are being made for other work camps in the area. He stated the process is unfair and demanded answers to the questions he has been asking for the last three years.

Mr. Gerald Wowk, business owner in Lac La Biche County, expressed his concern regarding work camps and sea can regulations. He suggested that Council consider a two-kilometer radius from hamlets for work camps and one sea can per acre of land on residential land.

Mr. Jeff Madill with MAD Oilfield went on record to ask why he has not received a response from inquiries he made regarding the origin of complaints about work camps in the area and where his business is to go if he is pushed outside the 20 kilometer radius currently being suggested for work camps. Mr. Madill advised his business contributes to the community and now feels as though he is being pushed out of the community.

Mr. Madill expressed his opinion that economic development in Lac La Biche County is stagnant and non-existent. He asked why companies that are supporting the community are being pushed away and why the Land Use Bylaw is suddenly being pushed so hard.

Ms. Amblie explained the timing of the bylaw was to ensure the existing Council would have the opportunity to vote on 2<sup>nd</sup> and 3<sup>rd</sup> reading. If they did not, the process for reviewing the changes to the existing Land Use Bylaw would need to be re-taught to new Council members and the public hearing process would need to be repeated.

Discussion ensued regarding the reasoning for the rush to have the proposed Land Use Bylaw passed. Further discussion explained that the Land Use Bylaw is intended as a live document and can be changed at any time. Mr. Shaw provided an overview of how a change to the Land Use Bylaw could be made.

Ms. Charlyn Moore, resident of Lac La Biche County, questioned Council on where the businesses are supposed to go that are affected by the 20-kilometer radius currently being suggested for work camps. She further inquired if this proposed change was made to address a safety concern or a market issue.

Mayor Moghrabi confirmed that all inquiries made today will be addressed by Council once they have been considered at a future meeting.

Mayor Moghrabi read into record the submission of Ms. Lisa Byers. Ms. Byers raised concerns regarding the noise from off highway vehicles at Elinor Lake Resort and suggested a road be built to divert traffic of this sort away from recreational cabins.

Mayor Moghrabi asked if Mr. Shaw, on behalf of Lac La Biche County, wished to make any closing comments.

Mr. Shaw confirmed that comments provided at the September 7, 2017 Public Hearing will be presented to Council at a future Council meeting where Council can decide on the outcome of the submissions.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 6:07 p.m.

17.815            Motion by Councillor Richard to reopen the Public Hearing for Bylaw 17-004 – Land Use Bylaw to allow one more presenter to speak.

**CARRIED UNANIMOUSLY**

Mayor Moghrabi reopened the public hearing at 6:08 p.m.

Mr. Ab Beisel of Calnash Trucking expressed his concern regarding the proposed 20-kilometer radius for work camps. He is of the opinion that having work camps situated 20-kilometers from the hamlets will increase safety issues due to heavy traffic and will also affect County's infrastructure. He inquired why industry is getting pushed out and why the municipality can get away with large equipment in the hamlets but others cannot.

Mayor Moghrabi asked if there was anyone further wishing to speak on the proposed bylaw.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 6:10 p.m.

**ADJOURNMENT**

17.816 Motion by Councillor Nowak to adjourn the Special Council Meeting of September 7, 2017 at 6:10 p.m.

**CARRIED UNANIMOUSLY**

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**Omer Moghrabi, Mayor**

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**Shadia Amblie  
Chief Administrative Officer**

ADOPTED