

**LAC LA BICHE COUNTY  
SPECIAL COUNCIL MEETING  
DEVON ROOM – BOLD CENTER, LAC LA BICHE**

**July 24, 2013 – 7:00 p.m.**

Minutes of the Lac La Biche County Special Council Meeting held on July 24, 2013 at 7:00 p.m.

**CALL TO ORDER** Mayor Langevin called the meeting to order at 7:07 p.m.

<b>PRESENT</b>	Aurel Langevin	Mayor
	Alvin Kumpula	Councillor
	Robert Richard	Councillor
	Guy Piquette	Councillor
	Eugene Uganecz	Councillor
	MJ Siebold	Councillor
	Gail Broadbent-Ludwig	Councillor / Deputy Mayor
	John Nowak	Councillor
<b>STAFF IN ATTENDANCE</b>	Roy Brideau	Chief Administrative Officer
	Dan Small	General Manager, Corporate Services
	Gordon Frank	General Manager, Development & Community Services
	Jeff Lawrence	General Manager, Operations
	Shadia Amblie	General Manager, Communications & Human Services
	Doug Topinka	Manager, Planning & Development
	Carroll Girard	Recording Secretary
	Lonna Hoggan	Legislative Services Liaison
<b>REGRETS</b>	Tim Thompson	Councillor

**ADOPTION OF AGENDA**

13.342 Motion by Councillor Piquette to approve the July 24, 2013 Special Council Meeting agenda as presented.

**CARRIED UNANIMOUSLY**

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

### **3.1 Public Hearing – Municipal Development Plan.**

Mayor Langevin declared the public hearing open at 7:07 p.m.

Mayor Langevin asked the Recording Secretary whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Recording Secretary advised that this was the case.

Dave Dittrick, Consultant for the Planning and Development Department, summarized the purpose for the hearing.

Mayor Langevin asked the Recording Secretary if any written submissions were received. The Recording Secretary advised that there were four written submission, as attached to and forming part of these minutes, from Black Diamond Group, Robert Rizzoli, Bernice Quintal, and Brian Deheer and summarized the same into record and advised that copies were made available to Council and to the public.

Chief Administrative Officer, Roy Brideau, clarified that Black Diamond Group's submission was stated as "in favour" for the industrial zoning on the east side of Lac La Biche. Mr. Brideau pointed out that in the final draft of the Municipal Development Plan, the east side was no longer zoned as industrial.

Dave McRae with ISL Engineering and Land Services Ltd., consultant responsible for drafting the Municipal Development Plan, made a PowerPoint presentation of the key changes to the plan since the last public input session, as attached to and forming part of these minutes.

Mayor Langevin opened the floor for fifteen minutes for questions from the public on Mr. McRae's presentation.

Mike Dickinson, resident of Lac La Biche County, had concerns that Map 6A on the proposed Municipal Development Plan (MDP) was partly cut off. Mr. McRae answered that all maps have been revised for better clarity and with more detail. Mr. Dickinson mentioned that a definition of "industrial" and "institutional" were not included in the proposed bylaw. Mr. McRae advised that all definitions missing can be found in other documents, as stated on Page 5 of the MDP: "All other words or expressions contained in this MDP shall have the meanings respectively assigned to them in the Act, the Subdivision and Development Regulation, and the Land Use Bylaw."

Maureen Smith, resident of Lac La Biche County, asked for a definition of “residential – low density” on Map 7 of the proposed bylaw. Mr. McRae provided a definition.

Mel Bobocel, resident of Lac La Biche County, asked for a definition of medium density housing. Mr. McRae provided a definition.

Mayor Langevin asked if there was anyone else wishing to speak during the question period on the proposed MDP.

There was no one else present wishing to speak during the question period on the proposed MDP.

Mr. McRae pointed out an error on Map 6A of the proposed MDP. There is a point on the map that shows it zoned as agriculture, when it should be zoned as residential estate. Mr. McRae advised that this error will be corrected.

Mayor Langevin asked the Recording Secretary to read all of the written submissions as previously stated above into the record and for the public to hear. The Recording Secretary read the same into the record.

Mayor Langevin advised that those persons who signed in will be called upon to address Council in the order in which their name appears. Those persons who did not sign in and wish to speak will then address Council on a first-come, first served basis.

Marv Fyten, resident of Lac La Biche County, was called to address Council. Mr. Fyten advised that due to previous comments, he no longer needed to speak. He advised that he will be submitting a letter to Council at a later date. Mr. Brideau clarified that Council may only consider what is presented at this meeting.

Mel Bobocel, resident of Lac La Biche County, was called to address Council. Mr. Bobocel read a letter into the record on behalf of Robert Rizzoli, as attached to and forming part of these minutes, concerning his issues with the removal of industrial zoning of the east side of Lac La Biche.

Mike Dickinson, resident of Lac La Biche County, was called to address Council. Mr. Dickinson spoke about the industrial area east of Lac La Biche, the area’s proximity to bodies of water, and expressed concerns about CN.

Uday Chavan, resident of Lac La Biche County, was called to address Council. Mr. Chavan stated that he is not against development and supports it when done responsibly and wished to respectfully remind Council that those that express concern about industrial development are not necessarily opposed to development. Mr. Chavan stated that he is neither in favour nor opposed to the proposed bylaw but had some concerns. Discussions ensued regarding zoning to the east and west of the County.

Greg Spicer of St. Albert was called to address Council. Mr. Spicer stated that he has business dealings in the west side of the County and is speaking on behalf of a friend whom is a resident of the County. His friend is opposed to the proposed bylaw, particularly concerning the east side of the County and would like to see more industry development on that side. He discussed that it is professionals that need to make assessments of environmental impacts of industrial development and determine how it can be managed. His friend requests that the County introduce a confidential survey to the residents on the east side to get their opinions. Mr. Spicer then read a letter from a planner, as attached to and forming part of these minutes.

Garnett Robinson, resident of Lac La Biche County, was called to address Council. Mr. Robinson stated that he is in favour of 95% of the proposed bylaw, with the exception of the east side designated as agriculture, previously designated as industrial. He believes that the proper designation is residential. He further expressed some frustrations regarding the switching yard in Lac La Biche and stated that he is not opposed to development.

**RECESS**

Mayor Langevin called a recess at 8:29 p.m.

**RECONVENE**

Mayor Langevin reconvened the meeting at 8:42 p.m. with all those Members of Council previously listed in attendance.

Mayor Langevin asked if there was anyone else present wishing to speak to the proposed bylaw. He reminded the public that this is the final public hearing that Council would hold for this proposed bylaw.

Mayor Langevin asked the Recording Secretary to read one more letter into the record. The Recording Secretary read the letter from Drew Yerxa and Allison Turnbull into the record, as attached to and forming part of these minutes.

Jim Courtoreille stated that he is not against development but expressed concerns regarding Highway 881.

Al Reid with Cenovus stated that Cenovus is interested in the east side of the County as the development of the oil sands is directly to the north. He indicated that the majority of the activity will be through Highway 881 and as an oil company this is the key location that they are interested in.

Kevin Wahl, resident and business owner in Lac La Biche County, thanked Council and staff on their forward thinking to put a plan such as this into place. He stated that he is opposed to development on the east as there will be too much traffic down the bypass.

Sue Hawthorn is in favour of the proposed bylaw with industry designated on the west side. She is opposed to industry on the east as the hamlet would then be surrounded by industry. She further expressed that she would like to see the County's plan on tourism.

Gerald Wowk asked why there is no zoning for industrial further north on Highway 881. Mr. Dittrick advised that they had originally proposed industrial further north but acquiring crown land would pose an issue. Mr. Wowk also stated that he would like more traffic control at each intersection.

Steven Forester expressed that he would like the east side for tourism, parks and green area but to look for areas further north to designate as industrial. He also expressed his wish for the switching yard to move outside of Lac La Biche.

Les Agenski is in favour of industrial to the east and north sides of the County.

Kelly Havanka, resident and business owner of Lac La Biche County, had some concerns regarding traffic. He would like to see Highway 55 twinned due to the influx in traffic when pipeline companies work in the area. He also expressed that he is not opposed to growth.

Peter Cambling expressed the need to be open to the needs of the developers.

Mayor Langevin asked three times if there was anyone else present wishing to speak to the proposed bylaw.

There was no one else present wishing to speak to the proposed bylaw.

Mayor Langevin thanked the presenters for their comments, and declared the public hearing closed at 9:09 p.m.

**ADJOURNMENT**

13.343 Motion by Councillor Uganez to adjourn the Special Council Meeting of July 24 2013 at 9:09 p.m.

**CARRIED UNANIMOUSLY**

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**Aurel Langevin, Mayor**

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**J. Roy Brideau, CLGM, CMM  
Chief Administrative Officer**