

# LAC LA BICHE COUNTY

## SPECIAL COUNCIL MEETING

**DATE:** July 6, 2010  
**TIME:** 1:30 p.m.  
**PLACE:** Council Chambers  
COUNTY CENTRE OFFICE

### AGENDA

1. CALL TO ORDER: 1:30 p.m.
2. ADOPTION OF AGENDA
3. DELEGATIONS/PUBLIC HEARINGS
  - 3.1 1:45 p.m. Public Hearing – Bylaw 09-037 – Land Use Bylaw;  
3.1A – Briefing – Proposed Amendment to Bylaw 09-037;  
3.1B – Bylaw 09-037 – Land Use Bylaw;
  - 3.2 1:45 p.m. Public Hearing – Bylaw 10-019 – Municipal Development Plan Amendment – Lac La Biche Airport Development Plan;
  - 3.3 1:45 p.m. Public Hearing – Bylaw 10-023 – East Lac La Biche Area Structure Plan;
  - 3.4 2:45 p.m. Tender Opening – Lac La Biche West (Multiple Year Water and Sewer Contract).
4. NEW BUSINESS
  - 4.1 RFD – Bylaw 10-020 – Rescinding Rezoning Bylaw re: Hylo Landfill Site – 2<sup>nd</sup> & 3<sup>rd</sup> readings;
  - 4.2 RFD – Bylaw 10-021 – Rezoning of Lands – Hylo Landfill Site – 2<sup>nd</sup> & 3<sup>rd</sup> readings;



4.3 RFD – Development Permit – Hylø Landfill Site.

5. COUNCILLOR REPORTS

6. ADJOURNMENT

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a single name.

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

**July 6, 2010 – 1:30 p.m.**

**MINUTES OF** Minutes of the Lac La Biche County Council meeting held on July 6, 2010

**CALL TO ORDER** Mayor Peter Kirylchuk called the meeting to order at 1:30 p.m.

<b>PRESENT</b>	Peter Kirylchuk	Mayor
	Phil Lane	Councillor
	Dave Lozinski	Councillor (Entered at 2:33 p.m.)
	Greg Bochkarev	Councillor
	Eugene Uganecz	Councillor
	Terry Colosimo	Councillor
	Heather Stromquist	Councillor
	Gordon Coutney	Councillor
	Cecilia Quist	Deputy Mayor/Councillor
	Duane Coleman	Chief Administrative Officer
	Barry Kolenosky	Director, Planning and Infrastructure Services
	Rodney Boyko	Director, Corporate Services
	Maurice Brousseau	Director, Community Services
	Lucien Cloutier	Manager, Legislative and Information Services

**ADOPTION OF AGENDA** 10.250 Motion by Councillor Uganecz to approve the July 6, 2010 agenda as presented.

**CARRIED UNANIMOUSLY**

**NEW BUSINESS** 4.1 RFD – Bylaw 10-020 – Rescinding Rezoning Bylaw re: Hylo Landfill Site – 2<sup>nd</sup> & 3<sup>rd</sup> readings;

Councillor Colosimo declared a conflict of interest as he owns a solid waste disposal company and left Council Chambers at 1:31 p.m.



10.251 Motion by Councillor Quist that Bylaw 10-020 be given second reading this 6<sup>th</sup> day of July 2010.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Bochkarev**

**CARRIED**

10.252 Motion by Councillor Stromquist that Bylaw 10-020 be given third reading this 6<sup>th</sup> day of July 2010.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Bochkarev**

**CARRIED**

4.2 RFD – Bylaw 10-021 – Rezoning of Lands – Hylo Landfill Site – 2<sup>nd</sup> & 3<sup>rd</sup> readings;

10.253 Motion by Councillor Coutney to amend Schedule A1 of Bylaw 10-021 as follows:

1. Delete Section 5(a) which reads as follows: “Authority to approve development applications within the DC4 District is delegated to the Development Authority”;
2. Renumber Section 5(b) as 5(a); Section 5(c) as 5(b); Section 5(d) as 5(c);
3. Replace “Development Authority” in Section 5(d) (to be renumbered as 5(c)) with “Council”.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Bochkarev**

**CARRIED**



10.254 Motion by Councillor Stromquist that Bylaw 10-021 be given second reading this 6<sup>th</sup> day of July 2010.

10.255 Motion by Councillor Bochkarev to table motion 10.254.

**In Favour  
Councillor Bochkarev**

**Opposed  
Mayor Kirylchuk  
Councillor Lane  
Councillor Uganez  
Councillor Stromquist  
Councillor Coutney  
Councillor Quist**

**DEFEATED**

Vote on Main Motion:

10.254 Motion by Councillor Stromquist that Bylaw 10-021 be given second reading this 6<sup>th</sup> day of July 2010.

**In Favour  
Mayor Kirylchuk  
Councillor Lane  
Councillor Uganez  
Councillor Stromquist  
Councillor Coutney  
Councillor Quist**

**Opposed  
Councillor Bochkarev**

**CARRIED**

10.256 Motion by Councillor Lane that Bylaw 10-021 be given third reading this 6<sup>th</sup> day of July 2010.

**In Favour  
Mayor Kirylchuk  
Councillor Lane  
Councillor Uganez  
Councillor Stromquist  
Councillor Coutney  
Councillor Quist**

**Opposed  
Councillor Bochkarev**

**CARRIED**



**DELEGATIONS/  
PUBLIC  
HEARINGS**

3.1 Bylaw 09-037 – Land Use Bylaw;

Mayor Kirylchuk declared the public hearing open at 1:47 p.m.

Councillor Colosimo returned to Council Chambers at 1:47 p.m.

**RECESS**

Mayor Kirylchuk called a recess at 1:47 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting and the public hearing at 1:49 p.m., with all those individuals previously listed in attendance.

Mayor Kirylchuk questioned the Manager of Legislative and Information Services if Administration had proposed amendments to Bylaw 09-037.

The Manager of Legislative and Information Services confirmed that Administration will be recommending amendments to Bylaw 09-037 prior to second reading. The Manager of Legislative and Information Services read aloud item 3.1A Briefing – Proposed Amendment to Bylaw 09-037, as attached to and forming part of these minutes.

Mayor Kirylchuk asked the Legislative and Information Services Manager whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Legislative and Information Services Manager advised that this was the case.

The Legislative and Information Services Manager summarized the purpose for the public hearing.

Mayor Kirylchuk asked the Legislative and Information Services Manager if any written submissions were received. The Legislative and Information Services Manager advised that no written submissions were received.

Mayor Kirylchuk asked if there was anyone present wishing to speak to the proposed bylaw. There was no one present to speak.

Mayor Kirylchuk declared the public hearing closed at 1:57 p.m.

3.2 Public Hearing – Bylaw 10-019 – Municipal Development Plan Amendment – Lac La Biche Airport Development Plan;

Mayor Kirylchuk declared the public hearing open at 1:58 p.m.



Mayor Kirylchuk asked the Legislative and Information Services Manager whether or not the public hearing was advertised in accordance with the applicable legislation. The Legislative and Information Services Manager advised that this was the case.

The Legislative and Information Services Manager summarized the purpose for the hearing.

Mayor Kirylchuk asked the Legislative and Information Services Manager if any written submissions were received. The Legislative and Information Services Manager advised that one written submission was received; one letter from Bill and Johanne Sallee. The Legislative and Information Services Manager read the letter into record as attached to and forming part of these minutes.

Mayor Kirylchuk asked if there was anyone present wishing to speak to the proposed bylaw.

Trevor Funk is opposed to the proposed bylaw. Mr. Funk owns the quarter section at the end of the runway and uses the property for recreational purposes. Mr. Funk stated that he never thought the airport would expand, and further that he would like to know more about the proposed bylaw.

Matthew Bateman is opposed to the proposed bylaw. Mr. Bateman just purchased an acreage across from the airport. Mr. Bateman is concerned with increased noise levels. Mr. Bateman stated that this airport is too close to town for the big plans. Mr. Bateman stated that he is concerned what the future will hold for him and his house.

Holt Finnestad is opposed to the proposed bylaw. Mr. Finnestad stated that he just bought an acreage across from the airport. Mr. Finnestad stated that his concerns relate to increased noise and decreased property values.

Brent Pruden is opposed to the proposed bylaw. Mr. Pruden stated that he has concerns regarding property values. Mr. Pruden is of the opinion that 737 airplanes do not belong at the current location. Mr. Pruden stated that individuals have the idea that the oil patch will bring in more residents, however he is of the opinion that people will not be giving up their homes to move to Lac La Biche. Mr. Pruden stated that Lac La Biche Lake is a jewel and that an airport will conflict with the birds on the lake. Mr. Pruden noted that houses nearby will need to be upgraded and he questioned who will pay for the upgrades. Mr. Pruden questioned the support provided by oil companies for the Bold Center.

Claudia Theroux is opposed to the proposed bylaw. Ms. Theroux is of the opinion that Council needs to reconsider the location of the airport. Ms. Theroux referenced the current situation with the Edmonton Municipal Airport.



Tammy Clark is opposed to the proposed bylaw. Ms. Clark stated that there has been minimal information provided from the County. Ms. Clark would like the definition of a regional airport and the corresponding aircraft, traffic and noise levels. Ms. Clark stated that she lives within the 800 metre range and that the increased noise will be an issue for her young family. Ms. Clark would like the County to provide her with the definition of a regional airport and the related federal regulations.

Mayor Kirylchuk declared the public hearing closed at 2:14 p.m.

### 3.3 Public Hearing – Bylaw 10-023 – East Lac La Biche Area Structure Plan;

Mayor Kirylchuk opened the public hearing at 2:16 p.m.

Mayor Kirylchuk asked the Legislative and Information Services Manager whether or not the public hearing was advertised in accordance with the applicable legislation. The Legislative and Information Services Manager advised that this was the case.

The Legislative and Information Services Manager summarized the purpose for the hearing.

Mayor Kirylchuk asked the Legislative and Information Services Manager if any written submissions were received. The Legislative and Information Services Manager advised that two letters were received; one letter from Robert Rizzoli and one letter from A. Stratichuk. The Legislative and Information Services Manager read the letters into record as attached to and forming part of these minutes.

Mayor Kirylchuk asked if there was anyone present wishing to speak to the proposed bylaw.

Gail Broadbent is representing the Lac La Biche & District Chamber of Commerce and is opposed to the proposed bylaw. Ms. Broadbent applauded Council for the time and energy put into locating the Bold Center lands. Ms. Broadbent stated that the County has considered only one piece of land in this bylaw. Ms. Broadbent is fearful that the history of poor planning in Lac La Biche will continue. Ms. Broadbent stated that the disposition of the lands should be based on the global needs of the community. Ms. Broadbent is of the opinion that a defined commercial zoning is needed. Ms. Broadbent stated that the Chamber would like to be part of an advisory group to assist in developing these types of commercial plans.

Roy Worthington is opposed to the proposed bylaw. Mr. Worthington stated that he is in support of the multiplex but that a good plan for the surrounding lands is needed. Mr. Worthington stated that the County needs to plan carefully not to compete with private developers.





Councillor Lozinski entered Council Chambers at 2:33 p.m.

Mr. Worthington stated that the County needs to be welcoming by nature and open for business to outside developers. Mr. Worthington stated that the County needs to plan for enough green space for the schools and future populations.

Robert Rizzoli is opposed to the proposed bylaw. Mr. Rizzoli stated that these lands should remain as institutional and that commercial development will cause congestion in the area. Mr. Rizzoli stated that the County would be in direct competition with developers. Mr. Rizzoli stated that the County needs to consider where future schools would go.

Mayor Kirylchuk declared the public hearing closed at 2:37 p.m.

**RECESS**

Mayor Kirylchuk called a recess at 2:37 p.m.

**RECONVENE**

Mayor Kirylchuk reconvened the meeting at 2:46 p.m., with all those individuals previously listed in attendance.

**NEW BUSINESS**

4.3 RFD – Development Permit – Hylo Landfill Site.

Councillor Lozinski declared a conflict of interest based on the legal advice provided by the County's solicitors. Councillor Colosimo declared a conflict of interest as he owns a solid waste disposal company. Councillor Lozinski and Councillor Colosimo left Council Chambers at 2:46 p.m.



10.257

Motion by Councillor Coutney that the Development Permit 2010-135 be approved and issued per the following conditions:

- 1) An approved landfill operational plan licensed by Alberta Environment shall be required;
  - a. It shall be sited as per the attached site plan (submitted/dated December 8, 2009) or as approved/amended by Alberta Environment;
- 2) Approved Storm Water Management Plan shall be required;
- 3) Utility Site Servicing shall be required as per the Alberta Safety Code Act;
- 4) An approval from Alberta Department of Sustainable Resources Development shall be required, to amend existing MLL;
- 5) Access:
  - a. Conduct a Traffic Impact Assessment;
  - b. The access and service road to the landfill must be kept to Lac La Biche County standards (GMSS);
  - c. The proposed access to the landfill must meet Alberta Infrastructure Services requirements;
- 6) A Reclamation Plan approved by all applicable provincial agencies shall be required.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Uganecz**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Bochkarev**

**CARRIED**

Councillor Lozinski and Councillor Colosimo returned to Council Chambers at 2:50 p.m.

## **COUNCILLOR REPORTS**

### **Councillor Colosimo**

- Completed meetings regarding the wastewater treatment facility. Noted that this has been an educational process and that construction is scheduled to start in August.



**Councillor Bochkarev**

- Received concerns from residents in Plamondon regarding dust control.
- Questioned if the County recently purchased lands for \$5 million.

**Councillor Quist**

- Concluded CRISP on June 2, 2010. Provided an overview of several recommendations (information to be distributed to Council).
- Received an email from Colin Anderson requesting a review of the speed limit on Missawawi Lake Road.
- Received a letter from Sonia King who has safety concerns with the crosswalk at the Scotia Bank in Lac La Biche.
- Invited by the Canadian Institute of Forestry to sit on a panel at their annual conference to discuss the Lower Athabasca Regional Plan. Would like the endorsement of Council to participate.

10.258 Motion by Councillor Coutney to support Councillor Quist's endeavors with the Canadian Institute of Forestry.

**In Favour**  
**Mayor Kirylchuk**  
**Councillor Lane**  
**Councillor Lozinski**  
**Councillor Uganecz**  
**Councillor Colosimo**  
**Councillor Stromquist**  
**Councillor Coutney**  
**Councillor Quist**

**Opposed**  
**Councillor Bochkarev**

**CARRIED**

**Councillor Coutney**

- Stated that the wastewater committee was a learning experience.
- Attended all regular meetings.
- Attended Bold Center building committee meetings.

**Councillor Uganecz**

- Received the same letter from Mr. Anderson.
- Attended the AAMDC Zone 5 meeting on June 5, 2010.
- Will be attending the upcoming Agricultural Services Board tour in Strathcona County.
- Attended all meetings of Council.

**DELEGATIONS/  
PUBLIC  
HEARINGS**

3.4 Tender Opening – Lac La Biche West (Multiple Year Water and Sewer Contract).



Erwin Duigou, Manager, Utility Services and Jarvis Alaeddine, DCL Siemens Representative were present to open the tender packages for all those present.

Lac La Biche West (Multiplex Year Water and Sewer Contract) Unofficial Tender results:

Tenderer	Project Amount					
	Gravity Sewer HWY 55	Sentinel Park Subdivision	LLB West Water & Sewer – Pleasant Acres			
			Schedule 1	Schedule 2	Schedule 3	Schedule 4
Sprague – Resser	\$4,494,078.75	\$3,235,191.75	\$1,348,174.80	\$735,912.98	\$520,728.60	\$803,897.85
HCL Site Services	\$4,676,021.70	\$4,029,838.05	\$1,402,499.70	\$684,838.35	\$404,540.85	\$746,966.85
Kran	\$4,507,212.83	\$5,262,042.03	\$1,548,969.98	\$831,628.09	\$473,934.93	\$756,392.65
Rulam	\$3,570,362.25	\$3,228,498.00	\$1,015,105.88	\$560,541.45	\$312,817.58	\$553,883.40

Councillor Bochkarev left Council Chambers at 3:10 p.m.

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

## COUNCILLOR REPORTS

### Councillor Stromquist

- Attended the AAMDC Zone 5 meeting on July 5, 2010.
- Conducted portfolio reviews with the Youth Apprenticeship Program.
- Bold Center fundraising has been going well. Working with children at schools to complete the rocks for the donor wall.
- Attended the Administrative Law II Course. Now has all the requirements to sit on the Assessment Review Board.
- Attended the Chamber of Commerce Annual General Meeting.
- Has been elected as Vice Chair of Community Futures.
- Attended the joint Council meeting with Athabasca County.
- Attended Media Tour.
- Attended Canada Day celebration at the Mission.
- Attended the Lebanese 100 year celebration. Noted that it was a wonderful festival.
- Working with FCSS on a resolution regarding temporary foreign workers.
- Will be attended the standing committee with AAMDC regarding high speed rail and private land disposition act.

### Councillor Lozinski

- Attended all meetings.

### Councillor Lane

- Attended joint Council meeting with Athabasca County.
- Attended the Watershed Committee meeting with Aquality.



- Commented on the municipal appointments to the Beaver River Watershed Alliance.
- Received calls from Ward 1 residents who thanked the County for reducing the dust control costs.
- Attended the Lebanese 100 year celebration. Noted that the festival was a great success.
- Attended the Media Tour. Noted the improvements in technology in the old field industry and the reduction in water usage. Stated that Minister Danyluk made the announcement that Highway 867 will be completed this summer.
- Attended all other Council meetings.

**Mayor Kirylchuk**

- Attended all necessary Council meetings and Council functions.
- Noted that the Premier has stated that the schools in Lac La Biche are moving in the right direction.
- Attended the ribbon cutting at LacAlta Lodge. Stated that the breakfast following the ribbon cutting was very successful.
- Attended the Media Tour. Commented on the transfer payments from Alberta to Ottawa annually and the media coverage of the oil sands.
- Stated that the dialysis unit will be in Lac La Biche at the end of August.
- Has been invited to the Menard Family 100 year celebration. Noted that the Province is supplying a plaque and would like the County to recognize the accomplishments of farm families in the County.


10.259 Motion by Councillor Quist for Administration to investigate a policy for celebrating accomplishments within the County.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT** 10.260 Motion by Councillor Ugancz to adjourn the Special Council meeting of July 6, 2010 at 3:43 p.m.

**CARRIED UNANIMOUSLY**

  
 \_\_\_\_\_  
**Peter Kirylchuk, Mayor**

  
 \_\_\_\_\_  
**Duane L. Coleman, CLGM  
 Chief Administrative Officer**





Lac La Biche County  
welcoming by nature.

Agenda Item: 3.1A

## Briefing – to Members of Council

Council Meeting Date: July 6, 2010

<b>Topic</b>	Proposed Amendment to Bylaw 09-037
<b>Confidential</b>	No
<b>Attachment(s)</b>	Yes
<b>Issue</b>	<ul style="list-style-type: none"><li>▪ Proposed revision to Bylaw 09-037</li></ul>
<b>Background</b>	<ul style="list-style-type: none"><li>▪ Bylaw 09-037 was given 1<sup>st</sup> Reading on May 11, 2010.</li><li>▪ A Public Open House was held at McArthur Place on June 9, 2010; no major concerns were raised.</li><li>▪ Administration recommends amending Bylaw 09-037 prior to 2<sup>nd</sup> and 3<sup>rd</sup> reading as follows:<ul style="list-style-type: none"><li>a) As per Council's Strategy session; administration was given direction on March 25, 2010 to develop a mixed use Industrial District in the harmonized bylaw. As a result administration and Urban Systems have drafted, Section 127 – Serviced Industrial (SI) for Council's future consideration. This will clarify the Industrial zonings within the municipal water and sewer servicing area.</li><li>b) Administration noticed a clerical error to property known as Pt. of NW 28-67-16-W4M (33.16 acres) should be zoned as Country Residential (CR) and <u>not</u> On-Site Estate Residential 2 (OE2).</li><li>c) In regards to Direct Control District 3 (DC3); Page no. 210 Appendix A (map) should read Bylaw 09-015 instead of 06-020.</li></ul></li><li>▪ Administration has included the Briefing in today's agenda package to ensure that those in attendance at the public hearing are aware of the proposed revisions.</li></ul>
<b>Follow-up</b>	<ul style="list-style-type: none"><li>▪ Prior to 2<sup>nd</sup> Reading of Bylaw 09-037, administration will make recommendation to Council for the above noted amendments.</li></ul>


 3.1A-1

Prepared by:   
Dave Dittrick  
Acting Manager of Planning and Development

June 30/10  
Date

Endorsed by:   
Barry Kolenosky  
Director of Planning and Infrastructure Services

June 29/10  
Date

Endorsed by:   
Duane L. Coleman, CLGM  
Chief Administrative Officer

June 30/10  
Date

for:

**SECTION 126 HAMLET INDUSTRIAL DISTRICT (HI) continued.**

- (iv) External storage of goods or materials is allowed if kept in a neat and orderly manner or suitably enclosed by a fence or wall, to the satisfaction of the Development Authority;
- (v) Auto wrecking Yards (included under the General Industrial Use) shall be completely enclosed by a solid wall or uniformly painted fence not less than 2.0 m (6.6 ft) high, and no salvage or scrap shall be piled to a Height exceeding the surrounding wall or fence;
- (vi) The operation of all Uses shall comply with any Provincial legislation or regulations. If the Development Authority believes that a proposed Use may conflict with these requirements, the Development Permit application shall be referred to the appropriate Provincial agency for comment prior to considering a decision on the Development Permit application; and
- (vii) The onus of proving to the Development Authority's satisfaction that a proposed Development does and will comply with these performance standards rests with the developer.

**SECTION 127 SERVICED INDUSTRIAL DISTRICT (SI)**

- (1) General Purpose of District
  - (a) The general purpose of this District is to provide opportunities for smaller lot industrial development, which is either already serviced by municipal water and sewer, or may be reasonably expected to be so, outside of the designated Hamlets.
- (2) Serviced Industrial District (SI) Uses
  - (a) Permitted Uses
    - (i) Animal Service Facility
    - (ii) Auctioneering Establishment
    - (iii) Automotive and Equipment Sales, Repair, Rental, and Storage
    - (iv) Fleet Services
    - (v) General Contractor Services
    - (vi) Greenhouse/Plant Nursery



**SECTION 127 SERVICED INDUSTRIAL DISTRICT (SI) continued.**

- (vii) Industrial, Light
- (viii) Industrial Vehicle and Equipment Sales, Repair, Rental, and Storage
- (ix) Non-accessory Parking
- (x) Outdoor Storage
- (xi) Professional, Financial, and Office Support Services
- (xii) Public Utility
- (xiii) Recycling Depots
- (xiv) Veterinary Service, Minor
- (xv) Warehouse Sales
- (b) Discretionary Uses
  - (i) Accessory Building
  - (ii) Agricultural Service Facility
  - (iii) Amusement Establishment, Indoor
  - (iv) Amusement Establishment, Outdoor
  - (v) Fuel and Chemical Sales/Storage
  - (vi) Industrial, General
  - (vii) Signs
  - (viii) Surveillance Suite
  - (ix) Temporary Sales Centres
  - (x) Veterinary Service, Major
- (3) Serviced Industrial District (SI) Regulations
  - (a) Minimum Site Area of 0.1 ha (0.25 ac)
  - (b) Minimum Site Width of 15.0 m (49.0 ft)
  - (c) Minimum Front Yard of 7.5 m (24.8 ft)

**SECTION 127 SERVICED INDUSTRIAL DISTRICT (SI) continued.**

- (d) Minimum Rear Yard of 3.0 m (9.8 ft)
  - (e) Minimum Side Yard of 3.0 m (9.8 ft) or 20% of the Site Width, whichever is greater
  - (f) Any development immediately adjacent to a Residential District shall have a Setback of 6.0 m (19.8 ft) to all Yard Setbacks Adjacent to the Residential District
  - (g) Maximum Site Coverage of 60%, provided that provision has been made for on-site parking, loading, storage, and waste disposal to the satisfaction of the Development Authority
  - (h) Maximum Building Height of 14.0 m (45.9 ft)
- (4) Additional Regulations for Permitted and Discretionary Uses
- (a) Outside Storage and Display:
    - (i) there shall be no outside storage of goods, products, materials, or equipment permitted within the Front Yard Setback of this District;
    - (ii) outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority;
    - (iii) when part of the Site, including the Front Yard, is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such displays shall be arranged and maintained in a neat and tidy manner, and
    - (iv) shall not, in the opinion of the Development Authority unduly interfere with the amenities of the District, or materially interfere with or affect the Use, enjoyment, or value of neighbouring properties.
- (5) Development Regulations for Discretionary Uses
- (a) In this District a Surveillance Suite may be allowed at the discretion of the Development Authority, to a maximum of one (1) suite per Lot and accessory to the Principal Use. Where approval for a suite is given, the following regulations shall apply:
    - (i) where a Surveillance Suite is attached to the Principal Building on a Site, by a roof, an open or enclosed Structure, a floor or a foundation, it is to be considered a part of the Principal Building;

**SECTION 127 SERVICED INDUSTRIAL DISTRICT (SI) continued.**

- (ii) detached Surveillance Suites shall be located to the satisfaction of the Development Authority, and the suite shall comply with the minimum Setbacks of this District;
- (iii) where the Surveillance Suite is a Mobile Home unit, the unit shall have Canadian Standards Association certification or equivalent. Proof of these shall be submitted with the Development Permit application;
- (iv) the Mobile Home unit shall be secured and properly skirted to the satisfaction of the Development Authority;
- (v) the minimum Floor Area of any suite shall be 50.0 m<sup>2</sup> (538.2 ft<sup>2</sup>) and a maximum of 102.0 m<sup>2</sup> (1,097.9 ft<sup>2</sup>); and
- (vi) the quality of exterior treatment and design for the Surveillance Suite shall be to the satisfaction of the Development Authority. The character and appearance of the suite shall be compatible with any other Buildings existing on the property.

Box 334  
Lac La Biche, Alberta  
T0A 2C0

June 24, 2010

Mayor Peter Kirylchuk  
Lac La Biche County  
Lac La Biche, Alberta

**RE: PROPOSED AIRPORT EXPANSION AND BOUNDARY**

We have great concerns over the current proposed airport expansion such as:

1. Do we really need an airport capable of accommodating 737 jets only 1.5 miles from the Town of Lac La Biche? Perhaps now is the time to look at establishing a new airport, several miles out of town in a non residential area.

We agree with Coun. Gord Coutney (LLB Post – May 11/10 – page 11A) where he is stated as “seems to me it’s not a good site for planes that big”. We also think, as he does that the idea is great, but the location is wrong.

2. For those who currently reside in the area and don’t believe they will be impacted, refer to LLB Post – May 11/10 – page 8A, where the editor states “Jets are not quiet and one of the requirements for allowing jets to land in local airports involves creating an 800 metre zone inside which all buildings have increased noise reduction requirements.”

Current homes in the area will not meet noise reduction requirements and besides the increased noise we will be expected to contend with, the value of our homes and property will be negatively impacted. We believe the editor has greater insight than most of our planners, realizing that this expansion is certainly not being planned in the right area.

3. Is there any compensation planned for current homeowners? We believe this needs to be considered, being that our homes will probably require retro fitting, and our current lifestyles will be greatly affected. Extra noise from jets and potentially much more vehicular traffic would certainly not make acreage living in this area appealing.
4. Will flight times be restricted to allow quiet times during night hours?

 3.2-11

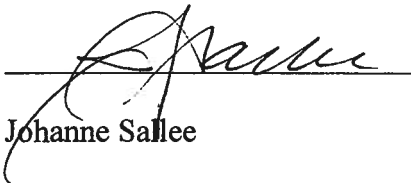
5. Has any thought been given to the fact that when jets are approaching the airport, they would fly directly over two bulk fuel stations?
  
6. Lastly, if council plans to go ahead with the current expansion plans, then consider closing off 800 metres on the east end of the current runway and expanding the west end to (NW and SW 67-14-W4th), an additional 800 metres, thereby extending the runway west by 1800 metres in total. This would reduce the noise for home owners on the east side of the airport, reducing the number of homes being negatively impacted by approximately a half.

I sincerely hope that Council revisits the current expansion plans and determines that 737's don't belong in our neighbourhood.

Yours truly



Bill Sallee



cc – Duane Coleman, Chief Administrative Officer  
Gord Countey, Councillor  
David Dittrick



June 17, 2010  
Lakeland County  
P.O. Box 1269  
Lac La Biche, AB  
T0A 2C0

RE: Proposed Land Use Adjacent to Bold Centre

Attention: Dave Dittrick, Planning Consultant  
Lakeland County Councilors  
Lakeland County Mayor

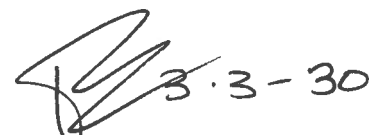
Please accept this letter in reply to your invitation to comment about the proposed Lakeland County land usage adjacent to the Bold Centre. I attended the open house on June 9, 2010 and have some concerns regarding the proposed land use surrounding the Bold Centre; I have read your land usage proposals with more than a little apprehension. Here are my concerns:

- There should be more land set aside for future recreation areas such as soccer fields, schools, churches, playgrounds, etc. We do not know how our town is going to grow in the future, so let's not repeat mistakes of the past. We, as citizens of Lakeland County, must look at all possibilities for this land, and enter into development with the future potential our town has as a guiding and determining force. There is a definite need for residential lot availability within the Town of Lac La Biche; let us plan the land use in a manner that we do not have residential development next to commercial or industrial development similar to some existing areas of our town.
- Lakeland County should not be in direct competition with local developers, specifically in regards to the proposed Commercial land usage. Does this not intimidate potential developers from purchasing tax payer owned lands for future development? How can the private sector compete with the County when tax dollars are used to improve and service land purchased with tax payers dollars only to be re-sold for profit? Private developers must apply for re-zoning, apply for development permits, install services, build roads, pay lot levies, etc. and go through all the proper channels of developing lands (which is a time consuming and burdensome task); and the County is saying "buy our commercial lots..." and the private developer can compete with this??

Mr. Mayor, and County Councilors, these points must be addressed in a serious manner such as a survey of what the residents of Lac La Biche would like to see developed on this land. Let us look back to when the Multiplex was a just proposal, did you not as a governing body send out a survey to the residents of Lakeland County? Did the information gleamed from this survey not be used in a constructive manner to better the development of the Multiplex? Perhaps, a survey of similar manner would be beneficial.

Thank you for your time and consideration, I look forward to your comments.

Sincerely,  
Robert Rizzoli



3.3-30

EAST LAC LABICHE AREA STRUCTURE PLAN. ADJACENT TO BOLD CENTRE

1/ THERE SHOULD NOT BE ANY COMMERCIAL LAND ZONING ON ANY INTERIOR LANDS, ADJACENT TO BOLD CENTRE. ALL COMMERCIAL AND HIGHWAY COMMERCIAL LANDS SHOULD BE ALONG BEAVERHILL ROAD AND #881 HIGHWAY AND TRUCK ROUTE AS PROPOSED ON AREA STRUCTURE PLAN BECAUSE THESE ARE COMPATIBLE USES IN TERMS OF ACCESS SAFETY AND DESIRABILITY.

2/ YOU HAVE SET THE STAGE WITH THE BOLD CENTRE LANDS (PROP. BASEBALL, FOOTBALL, SPORTS FIELDS (PROPOSED) AND EXISTING RESIDENTIAL WEST OF THE MULTIPLEX (BOLD CENTRE) TO CREATE THE BEST RESIDENTIAL SUBDIVISION IN THE HISTORY OF LAC LABICHE. IMAGINE HAVING RESIDENTIAL LANDS BACKING ON TO A BEAUTIFUL SMALL ENVIRONMENTAL LAKE WITH A FOOT PATH COMING FROM BEAVER LAKE DISTRICT TO ALEX HAMILTON PARK AND CONNECTING TO THE EXISTING FOOT PATH AROUND LAC LABICHE LAKE AND ON TO CHURCHILL PROVINCIAL PARK. THIS IS A VERY IS EXCELLENT RESIDENTIAL PLAN. THE LANDS TO THE WEST OF THE BOLD CENTRE THAT YOU ARE PROPOSING FOR COMMERCIAL SHOULD BE MULTI-FAMILY DWELLING: IMAGINE CONDOS APARTMENTS COMPLEXES THAT WOULD HAVE A LAKEVIEW WHICH WOULD MAKE THEM VERY DESIRABLE AND COMPATIBLE USE WITH THE EXISTING SINGLE FAMILY RESIDENTIAL AREA. THE PROPOSED INTERIOR COMMERCIAL WOULD PLACE FAR TOO MUCH UNNECESSARY TRAFFIC THROUGH RESIDENTIAL AREA, BOLD CENTRE PROPOSED, BASEBALL, FOOTBALL FIELD, SCHOOLS AND LIBRARY AREA. AND POSE UNNECESSARY SAFETY ISSUES FOR OUR CHILDREN.



③ LETS ASSUME THAT YOU CHOOSE TO COMPLETELY DISREGARD MY SUGGESTIONS CAN YOU SELL THIS IDEA TO WALMART CANADIAN TIRE, SOBEY'S, BOSTON PIZZA, TIM HORTONS BRENTWOOD DEVELOPMENTS AND OTHER COMMERCIAL USERS?? I HAVE SPOKEN TO BRENTWOOD DEVELOPMENTS (WHO CURRENTLY HAVE DEVELOPED THE PROPERTIES IN WEST LLOYMINISTER ALONG HIGHWAY # 16 WHERE HOME DEPOT, SHOPPER DRUG MARKET FUTURE SHOP, ETC. EXIST TODAY) ABOUT DEVELOPING A SHOPPING PARK IN LAC LA BICHE. THEIR COMMENTS WERE THAT THEY WANTED TO DEVELOPE IN AREA ALONG OR BETWE HIGHWAY # 36 AND HIGHWAY # 55 AND THAT WAS THEIR PREFERENCE OF LOCATION. IN MY CONVERSATIONS WITH CANADIAN TIRE, BOSTON PIZZA, TIM HORTONS, DENNY'S, ALL WANT A HIGHLY VISABLE HIGH TRAFFIC AREAS ALONG WITH MULTIPLE HIGHWAYS TO MAXIMIZE THEIR EXPOSURE IN 2007 I MET WITH U.F.A. CO-OP. AND TOURED ALL LANDS AVAILABLE IN LAC LA BICHE FOR A TRUCK STOP. AND AFTER DUE CONSIDERATION THEY LOCATED ACROSS THE STREET FROM THE RAMIADA HOTEL

④ IN CREATING A COMMERCIAL <sup>PARK</sup> HAVE YOU CONSIDERED THE MOST DESIREABLE LOCATIONS WHICH THE BUYERS WILL DEMAND IRRESPECTIVE OF WHERE YOU MAY ZONE THAT THESE DEVELOPMENTS TAKE PLACE???

⑤ REMEMBER A GOOD IDEA OR PLAN IS ALWAYS A GOOD PLAN OR IDEA. IF YOU DO THIS WRONG YOU WILL HANIPÉ NOT ASSIT IN GOOD ORDERLY DEVELOPMENT BY CHOOSING TO DO THIS IN AN AREA THAT IS NOT DESIRABLE TO CORPORATION THAT WISH TO LOCATE IN LAC LA BICHE

PLEASE DO NOT DESTROY OUR BEST RESIDENTIAL LANDS. BY ZONING UNDESIREABLE COMMERCIAL ADJACENT TO THE BOLD CENTRE.

A. STRATICHIAN  
LAC LA BICHE, AB.

  
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