

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Tuesday, September 19, 2023  
10:00 a.m.**

**Fort Vermilion Council Chambers  
Fort Vermilion, AB**

**PRESENT:** Josh Knelsen Reeve  
Walter Sarapuk Deputy Reeve (arrived at 12:02 p.m.)  
Peter F. Braun Councillor  
Cameron Cardinal Councillor  
David Driedger Councillor  
Garrell Smith Councillor  
Lisa Wardley Councillor  
Ernest Peters Councillor

**REGRETS:** Jacquie Bateman Councillor

**ADMINISTRATION:** Darrell Derksen Chief Administrative Officer  
Jennifer Batt Director of Finance  
Caitlin Smith Director of Planning and Agriculture  
Byron Peters Director of Projects and Infrastructure  
John Zacharias Director of Utilities  
Louise Flooren Manager of Legislative & Support Services/  
Recording Secretary

**ALSO PRESENT:** 396 Members of the Public that attended the Public Hearing

Minutes of the Regular Council Meeting for Mackenzie County held on September 19, 2023 in the Council Chambers at the Fort Vermilion County Office.

**CALL TO ORDER: 1. a) Call to Order**

Reeve Knelsen called the meeting to order at 10:00 a.m.

**AGENDA: 2. a) Adoption of Agenda**

**MOTION 23-09-705 MOVED** by Councillor Wardley

That the agenda be adopted with the following additions:

4. c) Legal (*FOIP Sections 23 and 24*)

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15. b) Mitigation

**CARRIED**

**ADOPTION OF  
PREVIOUS MINUTES:**

**3. a) Minutes of the September 6, 2023 Regular Council Meeting**

**MOTION 23-09-706**

**MOVED** by Councillor Wardley

That the minutes of the September 6, 2023 Regular Council Meeting be adopted as presented.

**CARRIED**

**ADOPTION OF  
PREVIOUS MINUTES:**

**3. b) Business Arising out of the Minutes**

**CLOSED MEETING:**

**4. Closed Meeting**

**MOTION 23-09-707**

**MOVED** by Councillor Driedger

That Council move into a closed meeting at 10:02 a.m. to discuss the following:

- 4.a) CAO Report (*FOIP Sections 16, 17, 23, and 24*)
- 4.b) Flood Plain Property Disposals (*FOIP Sections 23 and 24*)
- 4.c) Legal (*FOIP Sections 23 and 24*)

**CARRIED**

The following individuals were present during the closed meeting discussion. (*MGA Section 197*)

- All Councillors Present excluding Deputy Reeve Sarapuk and Councillor Bateman
- Darrell Derksen, Chief Administrative Officer
- Jennifer Batt, Director of Finance
- Caitlin Smith, Director of Planning and Agriculture
- Byron Peters, Director of Projects and Infrastructure
- John Zacharias, Director of Utilities
- Louise Flooren, Manager of Legislative & Support Services/ Recording Secretary

Administration left the meeting at 10:14 a.m. excluding Darrell Derksen, Chief Administrative Officer

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Council requested that Darrell Derksen, Chief Administrative Officer leave the meeting at 10:20 a.m.

**MOTION 23-09-708**      **MOVED** by Councillor Wardley

That Council move out of a closed meeting at 10:58 a.m.

**CARRIED**

Reeve Knelsen recessed the meeting at 10:58 a.m. and reconvened the meeting at 11:08 a.m.

**CLOSED MEETING:**      **4. a) CAO Report**

**MOTION 23-09-709**      **MOVED** by Councillor Cardinal

That the CAO Reports be received for information.

**CARRIED**

**CLOSED MEETING:**      **4. b) Flood Plain Property Disposals**

**MOTION 23-09-710**      **MOVED** by Councillor Peters

That administration proceed with disposal of mitigation items as discussed.

**CARRIED**

**CLOSED MEETING:**      **4. c) Legal (ADDITION)**

**MOTION 23-09-711**      **MOVED** by Councillor Braun

Requires Unanimous

That the Legal discussion be received for information.

**CARRIED UNANIMOUSLY**

**TENDERS:**                      **5. a) None**

**DELEGATIONS:**              **7. a) None**

**GENERAL REPORTS:**              **8. a) None**

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**AGRICULTURE  
SERVICES:**

**9. a) None**

**COMMUNITY  
SERVICES:**

**10. a) None**

**FINANCE:**

**11. a) La Crete Recreation Society – Arena Parking Lot  
Capital Project – 2023 Budget Amendment**

**MOTION 23-09-712**  
Requires 2/3

**MOVED** by Councillor Wardley

That the 2023 Capital budget be amended for the La Crete Recreation Society’s – Arena Parking Lot Project in the amount of \$100,000 with \$75,000 of funding coming from the La Crete Recreation Society, and \$25,000 in funding coming from the General Capital Reserve.

**CARRIED**

**FINANCE:**

**11. b) Financial Reports – January 1 – August 31, 2023**

**MOTION 23-09-713**

**MOVED** by Councillor Driedger

That the financial reports for January to August 31, 2023 be received for information.

**CARRIED**

**FINANCE:**

**11. c) Councillor Expense Claims**

**MOTION 23-09-714**

**MOVED** by Councillor Braun

That the Councillor Expense Claims for July and August 2023 be received for information.

**CARRIED**

**FINANCE:**

**11. d) Members at Large Expense Claims**

**MOTION 23-09-715**

**MOVED** by Councillor Wardley

That the Member at Large Expense Claims for August and September 2023 be received for information.

**CARRIED**

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**PROJECTS &  
 INFRASTRUCTURE:** 12. a) None

**OPERATIONS:** 13. a) None

**UTILITIES:** 14. a) **Fort Vermilion Flood Damage Underground Repairs  
 Project 2320-009 Tender**

**MOTION 23-09-716** **MOVED** by Councillor Cardinal  
 Requires 2/3

That deletable items 1-5, and 7 in Schedule “D” be removed, and that the Fort Vermilion Flood Damage Underground Repairs Project 2320-009 tender be awarded to Green Acre Ventures Ltd.

**CARRIED**

**PLANNING &  
 DEVELOPMENT:** 15. a) **Bylaw 1302-23 Land Use Bylaw Amendment to  
 Rezone Part of SW-2-106-15-W5M from Agricultural  
 “A” to Institutional “I”**

**MOTION 23-09-717** **MOVED** by Councillor Wardley

That third reading be given to Bylaw 1302-23 being a Land Use Bylaw Amendment to rezone Part of SW-2-106-15-W5M from Agricultural “A” to Institutional “I”, to accommodate a church and school subject to dust control, buffers and access concerns being addressed at the time of subdivision.

**CARRIED**

**PLANNING &  
 DEVELOPMENT:** 15. b) **Mitigation (ADDITION)**

**MOTION 23-09-718** **MOVED** by Councillor Smith  
 Requires Unanimous

That the Mitigation discussion be received for information.

**CARRIED UNANIMOUSLY**

**ADMINISTRATION:** 16. a) **Meetings with Ministers – Rural Municipalities of  
 Alberta (RMA) 2023 Fall Convention**

Deputy Reeve Sarapuk joined the meeting at 12:02 p.m.

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**MOTION 23-09-719** **MOVED** by Councillor Wardley

That the following priority topics be discussed at the Minister meetings during the Rural Municipalities of Alberta (RMA) fall convention in November 2023 in Edmonton.

|   |  |
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| <b>Minister of Advanced Education</b>   | <b>Minister of Agriculture &amp; Irrigation</b>  |
| <ul style="list-style-type: none"> <li>• Education of Rural Professionals and Political Pre-screening of Education Applicants</li> </ul>  | <ul style="list-style-type: none"> <li>• Access to Resources</li> <li>• Task Force Green to White Zone</li> <li>• Fire Grazing</li> </ul>  |
| <b>Minister of Forestry and Parks</b>   | <b>Minister of Health</b>  |
| <ul style="list-style-type: none"> <li>• Fire Grazing*</li> <li>• Access to Resources*</li> <li>• Burning of Cabins*</li> <li>• Access Trails &amp; Recreational Leases</li> <li>• Bison Hunt</li> <li>• Bison Working Group</li> <li>• Fire Season Debriefing</li> </ul> | <ul style="list-style-type: none"> <li>• Bed Closures in the Region - Updates</li> <li>• Emergency Medical Services (EMS) – Additional Staff</li> <li>• Aeromedical</li> <li>• Education of Rural Professionals and Political Pre-screening of Education Applicants</li> </ul> |
| <b>Minister of Indigenous Relations</b>   | <b>Minister of Municipal Affairs</b>   |
| <ul style="list-style-type: none"> <li>• Tompkin’s Bridge</li> <li>• Consultation</li> </ul>  | <ul style="list-style-type: none"> <li>• MSI Sustainable Funding</li> <li>• Economic Sustainability</li> <li>• Access to Resources</li> <li>• Fort Vermilion Flood</li> </ul>  |
| <b>Minister of Transportation and Economic Corridors</b>  |  |
| <ul style="list-style-type: none"> <li>• Corridors</li> <li>• Roundabout &amp; Construction Partnership</li> <li>• Economic Development – Corridor Highway 35</li> <li>• STIP Funding</li> </ul>  |  |

**CARRIED**

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**ADMINISTRATION: 16. b) Bison Hunt and Signage**

**MOTION 23-09-720 MOVED** by Councillor Smith

That administration work with the local Councillor for the purchase and installation of Bison Hunt Signage and Awareness.

**CARRIED**

**COMMITTEE OF THE WHOLE ITEMS: 17. a) None**

**COUNCIL COMMITTEE REPORTS: 18. a) Council Committee Reports (verbal)**

**MOTION 23-09-721 MOVED** by Deputy Reeve Sarapuk

That the Council Committee Reports (verbal) be received for information.

**CARRIED**

**INFORMATION/ CORRESPONDENCE: 19. a) Information/Correspondence**

**MOTION 23-09-722 MOVED** by Councillor Wardley

That all Councillors be authorized to attend Alberta Can: Regional Investment Initiative Workshop on October 18, 2023 in High Level.

**CARRIED**

**MOTION 23-09-723 MOVED** by Councillor Braun

That the information/correspondence items be accepted for information purposes.

**CARRIED**

Reeve Knelsen recessed the meeting at 12:26 p.m. and reconvened the meeting at 1:06 p.m.

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**PUBLIC HEARINGS: 6. a) Bylaw 1305-23 Land Use Bylaw Amendment to Rezone Part of NW 33-105-15-W5M from Agricultural “A” to Direct Control 1 “DC1”**

Reeve Knelsen called the Public Hearing for Bylaw 1305-23 to order at 1:06 p.m.

Reeve Knelsen asked if the Public Hearing for proposed Bylaw 1305-23 was properly advertised. Caitlin Smith, Director of Planning and Agriculture answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Bylaw 1305-23 Land Use Bylaw Amendment to Rezone Part of NW 33-105-15 W5M from Agricultural “A” to Direct Control 1 “DC1”.

*Caitlin Smith, Director of Planning and Agriculture presented the following:*

*On August 3, 2023, administration has received a Land Use Bylaw Amendment application to rezone a portion of NW 33-105-15-W5M from Agricultural “A” to Direct Control 1 “DC1” to accommodate a Retail-Liquor use, which is a discretionary use in the DC1 district.*

*The subject lot is adjacent to the south boundary of the Hamlet of La Crete.*

*The area proposed to be rezoned is a portion of the subdivision where Prairie Packers is located. This equals approximately 2.5 acres of the total 5-acre lot. The east side of the subdivision contains a residential dwelling. The applicant, Karl Driedger, would like to rezone in order to accommodate retail liquor sales out of their existing building. The existing business is considered an abattoir and there are retail sales within the existing building which was approved in 2013. The applicant feels this would be a valuable addition to the area.*

*This proposed bylaw amendment was originally presented to the Municipal Planning Commission on July 29, 2021, where the following motion was made:*

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*MPC 21-07-122      MOVED by Jacquie Bateman*

*That the Municipal Planning Commission recommend to Council to APPROVE Bylaw 12xx-21 being a Land Use Bylaw Amendment to Rezone Part of NW 33-105-15-W5M from Agricultural "A" to Direct Control 1 "DC1", subject to public hearing input.*

*CARRIED*

*It was then taken to Council for first reading on August 18, 2021, the following motion was made:*

*MOTION 21-08-580      MOVED by Councillor  
Bateman*

*That first reading be given to Bylaw 1236-21 being a Land Use Bylaw Amendment to Rezone Part of NW 33-105-15-W5M from Agricultural "A" to Direct Control 1 "DC1" to accommodate retail – liquor, subject to public hearing input.*

*DEFEATED*

*Section 3.1.5 of the Land Use Bylaw 1066-17 provides that where an application for an amendment to the Land Use Bylaw has been refused, another application for the same parcel and the same or similar amendment may not be made by the same or other application for at least 6 months after the date the bylaw was defeated. A new application was received on August 3, 2023, which is more than 6 months after the bylaw was defeated on August 18, 2021.*

*The proposed bylaw amendment was presented to the Municipal Planning Commission on August 10, 2023, where the following motion was made:*

*MPC 23-08-129      MOVED by Erick Carter*

*That the Municipal Planning Commission recommend to Council to APPROVE Bylaw 13xx-23 being a Land Use Bylaw Amendment to Rezone Part of NW 33-105-15-*

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*W5M from Agricultural “A” to Direct Control 1 “DC1”,  
subject to public hearing input.*

**CARRIED**

*The following are the relevant planning documents that apply to the lands that are the subject of this application: Municipal Development Plan Bylaw 735-09, Land Use Bylaw 1066-17, the La Crete Area Structure Plan Bylaw 895-13, and the Sustainability Plan. Note that excerpts of the planning documents are in italics, and staff comments are in regular text:*

*Municipal Development Plan Bylaw 735-09 (MDP)*

*2.2 Strengths, Themes and Guiding Principles*

*The Going Forward plan review process identified community strengths, major themes for future development, and guiding principles for Mackenzie County.*

*2.2.1 Community Strengths*

*Four community strengths emerged in this process and demonstrated that Mackenzie County:*

- 1. Values its history and rural lifestyle;*
- 2. Offers a small town quality of life;*
- 3. Values its cultural diversity; and*
- 4. Is proud of its natural resources and amenities.*

*2.2.2 Major Themes*

*Participants in the Going Forward plan review process overwhelmingly described that Mackenzie County is a desirable place to live and to raise a family. Participants also identified that they like Mackenzie County's Hamlets and rural areas, and value the services and amenities these areas currently provide. Participants clearly stated that they want diversity in employment opportunities to choose from, new facilities and recreation amenities, such as a health care centre and a swimming pool, and improvements to infrastructure, such as paving roads, and better phone service to meet their needs in the future. Mackenzie County's greatest challenge will be to balance the benefits and costs of current and future development and still provide a desirable place to live and to raise a family.*

### **2.2.3 Ten Principles**

*If Mackenzie County is going to succeed in creating a desirable place to live and to raise a family, then any decision made by Council, Administration or stakeholders must recognize the four community strengths, the major themes and the following ten principles, which were identified in the Going Forward plan review process:*

- 1. Agricultural is the most important land use in the rural area;*
- 2. The history and culture of our unique Hamlets will be celebrated;*
- 3. Development and growth shall be directed to specific locations;*
- 4. Residents can find adequate, affordable accommodation;*
- 5. Economic diversity shall be promoted;*
- 6. The integrity of natural areas shall be protected;*
- 7. Parks and recreation areas shall be provided;*
- 8. The transportation system shall be safe and convenient;*
- 9. Servicing shall be extended economically and efficiently; and*
- 10. A unified regional vision shall be created.*

*These principles are the core values that: reflect the character of the community as identified in the Going Forward process; will provide a consistent set of principles for every decision made by Council or Administration; and shall provide a foundation for the vision, objectives and policies of the MDP.*

### **2.3 Mackenzie County Vision**

*Mackenzie County is a prosperous community that recognizes the value of its natural environment, local culture and history, and diverse economy. The County will encourage development that creates great places where people want to live and visit, develops economic opportunities, preserves the qualities people love about their communities, and protects natural areas. This vision is unified by a community spirit that makes Mackenzie County a desirable place to live and to raise a family.*

### **3.0 General Development Strategy**

*The MDP recognizes that:*

- *Better Agricultural Lands and agricultural operations are protected to ensure the County has a productive agricultural land base that will provide an abundance of food products and supports the families involved in the agri-business.*
- *Country residential developments are located in identified development nodes where services and infrastructure are readily available or planned.*
- *Development within Hamlets shall include a mix of residential types to accommodate different needs and tastes, a well-defined central commercial area, and industrial areas that are located in industrial parks and in identified development nodes.*
- *Open space, natural areas and historic resources shall be protected and where necessary, effectively integrated within developments to maintain their cultural and ecological importance.*

### *3.1 General Development Objectives*

- *Accommodate growth and development that is orderly, meets County guidelines and standards, and enhances Mackenzie County.*
- *Maintain the rural character of the County.*
- *Involve the community in the planning process.*
- *Ensure an adequate and suitable land base exists to accommodate Hamlet growth.*

### *3.2 General Development Policies*

- *Mackenzie County shall conform to the policies of the Province of Alberta and the Provincial Land-use Framework and any subsequent Regional Plan when considering MDP updates, MDP amendments, Land Use Bylaw amendments, or other development proposals.*
- *Mackenzie County shall plan for development that contributes to its fiscal, social and environmental well-being.*
  - o *Mackenzie County may develop targets or thresholds to monitor changes to the environment, and may develop methods to mitigate or eliminate a local or regional effect.*
- *Mackenzie County shall discourage the removal of Better Agricultural Land from production, or its fragmentation.*

- *Mackenzie County encourages early dialogue with the public, development industry, and other affected stakeholders to facilitate an efficient and effective development review process.*

*3.2.9 The order of development staging shall give first priority to infilling of existing serviced areas followed by areas where infrastructure can be economically extended.*

*a) Infill development of any land use type should be attuned to the scale and design of the surrounding built environment to integrate the proposed developments into existing areas.*

*The property proposed to be rezoned is currently developed and the change in use will not create additional infrastructure demands on the County.*

#### *4.1 Agriculture Objectives*

- *Preserve Better Agricultural Land for agricultural land uses.*

#### *4.2. Agriculture Policies*

*4.2.3 Proposed developments which are determined to be better suited in an urban setting shall be discouraged in an Agricultural Policy Area.*

*There are arguments both for and against the proposed use being ideally situated within the hamlet or outside of the hamlet. In other areas of the County there are liquor stores located both within hamlets and in the rural area.*

*4.2.4 Lands in the Agricultural Policy Area, as shown on Map 3 may be developed for agricultural industries, highway commercial uses, home-based businesses, public uses and utilities, recreational uses, resource extraction industries, and rural industrial land provided that:*

- a) the proposal is in conformance with statutory plans and the Land Use Bylaw;*
- b) they cannot logically be used for agricultural purposes;*
- c) they do not disrupt existing agricultural operations (i.e., creation of weed problems);*
- d) the proposal is not within proximity to Hamlets, High Level, or Rainbow Lake;*

- e) they are suitable in terms of soil stability, groundwater level, and drainage;*
- f) they are accessible, serviced, or in serviceable locations; and*
- g) they are not within identified natural areas.*

*This section covers non-agricultural development in agricultural areas, and suggests that non-agricultural uses may ideally be situated on agricultural lands if they meet certain conditions. Administration suggests that the parcel in question was previously identified as a suitable parcel for commercial activity, as it is an abattoir with a retail sales counter.*

#### *6.0 Hamlets*

*6.2.3 Mackenzie County supports contiguous development that is adjacent to existing development in order to accommodate growth in an orderly an economical manner.*

*6.2.5 Mackenzie County shall promote the growth and development of one compact, viable central business district for each Hamlet.*

#### *6.5 La Crete*

*La Crete has a residential land supply consisting of approximately 683 ha for Hamlet residential development and approximately 150 ha for future country residential development within its current boundaries. Based on rates of 7.25 and 0.93 dwellings/hectare (typical Hamlet and country residential densities respectively) and an average household size of 2.9 people/dwelling (2006 Federal Census), La Crete could accommodate a population of 19,314. The Hamlet could accommodate another 5,445 people on lands south of its current boundaries on lands designated for Hamlet Residential development. Therefore, La Crete's current and future residential land supply could readily absorb the projected future growth presented in Appendix 1.*

#### *6.6 La Crete Policies*

*6.6.1 Develop the Hamlet in accordance with the Hamlet of La Crete Area Structure Plan Bylaw 895-13.*

*6.6.2 Support local initiatives that promote La Crete's culture and heritage.*

*8.1 Commercial Objectives*

- Provide suitable and appropriately located areas for urban and rural commercial activities.*
- Emphasize each Hamlet as principal retail and service centers in Mackenzie County.*
- Minimize conflict between rural and urban commercial operations.*
- Accommodate the growth and development of home based businesses.*
- Broaden the County's economic base by taking advantage of retail opportunities.*
- Ensure that Mackenzie County's commercial areas are attractive to tourist, regional, and local customers.*

*This section indicates that the County should encourage commercial development while minimizing conflicts between various types of commercial activity, while encouraging that commercial growth occurs within hamlets. The MDP recognizes the diverse types of commercial activity, and in order to reduce potential conflicts there must be an allowance for diversifying commercial locations. This was previously recognized by the County when a permit was granted for the existing business.*

*8.2 Commercial Policies*

*8.2.1 The location of commercial uses shall be limited to existing commercial areas, the junction of Highway 58 and Highway 88, and the locations shown in the area structure plans for the Hamlets of La Crete, Fort Vermilion and Zama City or in the commercial policy areas shown outside the hamlets on Maps 4 - 6.*

*Note that when analyzing any particular planning application, and considering provisions of a statutory plan (including a Municipal Development Plan) there will be planning principles that in application seem to contradict. This is to be expected. For example a policy to "Preserve Better Agricultural Land" could, when applied, contradict or contrast with a policy to "Create Economic Opportunities", where the proposed development may be*

*based on better agricultural lands. Here, it is Council's role to weigh these competing principles, to determine an appropriate balance.*

*This section explicitly states that commercial uses are to be limited to the identified areas. This contrasts the direction provided in other areas of the MDP, and therefore it should be understood as a best practice.*

*8.2.2 Mackenzie County shall promote the development of one compact, viable central business district within each Hamlet, as illustrated in each of the Area Structure Plans for the Hamlets of La Crete, Fort Vermilion and Zama City.*

*a) Mackenzie County shall consider the implementation of a Hamlet design concept in order to give a theme to each central business district and may undertake the necessary steps to implement such a theme.*

*This section encourages commercial uses to be located in one compact area in each hamlet. This again contrasts the direction provided in other areas of the MDP, and therefore it should be understood as a best practice. This policy direction is also short-sighted and does not consider any hamlet growing enough to potentially need multiple commercial hubs.*

*8.2.3 With the exception of agricultural industries, highway commercial uses, home-based businesses, public uses and utilities, recreational uses, resource extraction industries, and rural industrial land uses, commercial uses shall not be permitted to locate on Better Agricultural Land, unless no suitable alternative location is available.*

*This section discourages development on better agricultural lands, however there is no indication that land quality was contemplated when identifying any of the growth areas within the MDP. Considering applications based on land quality contrasts the lack of consideration for land quality when identifying areas for growth. The areas identified for growth are focused on transportation and utility access and avoiding/minimizing land use conflicts.*



*8.2.4 All commercial developments proposed in the Agricultural Policy Area shall be evaluated according to the following:*

- a) Conformity with relevant statutory plans and the Land Use Bylaw;*
- b) Quality of agricultural land*
- c) Proximity to hamlets, the town of High Level, or the town of Rainbow Lake;*
- d) The location of the proposed development in relationship to other commercial uses;*
- e) The servicing requirements of the proposal;*
- f) Suitability of the site in terms of soil stability, groundwater level, and drainage; and*
- g) Provisions for access and impacts on the transportation network.*

*8.2.6 At the time of development, the County shall pay special attention to the scale, design, and colour of commercial uses in an effort to maximize the compatibility of development with adjacent uses, and may require the provision of buffers, such as landscaping, fences, and berms.*

*At time of development, the County may impose conditions on the development approval to mitigate against potential concerns. There is a significant amount of flexibility that the County has.*

*La Crete Area Structure Plan Bylaw 895-13*

*On the north side of the proposal area inside the Hamlet boundary, there is a map in the La Crete Area Structure Plan Bylaw 895-13 for future residential construction adjacent. (Please refer to the attached map).*

*Land Use Bylaw 1066-17*

*In 2017, with the adoption of Land Use Bylaw 1066-17, retail uses were removed from the Agricultural (A) District (some limited uses such as “home based business medium”, and “home based business minor” remain). The intent is to allow Council, through the DC District process, to review and vet any retail uses that are proposed within this area.*

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*The DC1 District's purpose is to allow Council to exercise specific direction and control over land use and development land and buildings in particular areas (s 9.14.1). The DC1 District provides that RETAIL-LIQUOR is a discretionary use in the district (s 9.14.2). The district provides that Council will establish development standards based on the proposed land use (s 9.14.4) and that all development shall conform to the spirit and intent of the MDP (s 9.14.9).*

*RETAIL-LIQUOR is defined as a store that sells alcoholic beverages and products for consumption outside the store.*

*Mackenzie County has approved an Industrial Growth Strategy for La Crete and is currently updating the MDP. There has been extensive public engagement on both of these projects, and one of the things that the County has clearly heard from the residents in the area is that the County needs to plan for more growth outside of the current hamlet boundaries and allow for more rural growth nodes. The property in question is outside of the lands specifically identified for Industrial growth and is for a proposed commercial use, so the Industrial Growth Strategy does not specifically address the item. The proposed growth nodes are identified for locations further away from the hamlet and do not encompass the subject property. The MDP is currently being updated to reflect the communities desire to see more growth opportunities in more areas around the County.*

#### *Soil Classification*

*The soil type is Carcajou (CAJ). It is a Luvisolic soil, specifically an Orthic Gray Luvisol. It has a Calcar rating of W, which means it is 'Weakly' calcareous (meaning that it does not have too much calcium carbonate, which can create nutrient deficiencies for plants). It has a Salinity rating of N, which means it is 'Non to very weakly' saline. The L9 designation describes the soil as 'Course textured materials over fine textured materials.' The PM1 TEX classification of MC refers to the first layer of soil below the A horizon (topsoil), and MC means 'moderately coarse textured; sandy loam and fine sandy loam'. The GLFL designation stands for Glaciofluvial. (Alberta Soil Names File Users Handbook Generation 4)*

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*Administration does not have a thorough understanding of soil classifications, but the Carcajou soil classification, including its subtypes, is not the dominant soil type in the region. Most surrounding soils are still Luvisolic, but have higher organic and/or mineral content, or are more likely to be loam and clay oriented type soils. Within the context of soils in Alberta, the Mackenzie region does not have the best soils for agriculture production. Within the local area, the soil type for the subject property is a competent soil for agriculture purposes and has no particular drawbacks when compared to many of the surrounding soil types. The area of the parcel to be redistricted is not under agricultural production.*

*Based on the above-noted review of the County's planning documents, Administration has found no conflict with the proposed land use bylaw amendment and current planning policies.*

*The MDP contemplates economic diversity (s 2.2.3), economic opportunities (s 2.3), broadening the County's economic base (s 8.1) and ensuring the County's commercial areas are attractive to tourist, regional and local customers (s 8.1). Allowing retail development on the subject lands would align with these policies.*

*The Land Use Bylaw provides the proposed use, RETAIL-LIQUOR, is discretionary and the DC1 district allows Council the discretion and flexibility to impose development standards and conditions to ensure the proposed development aligns with planning policies. For example, Administration has identified that if the redistricting and proposed development are approved, there may be increased traffic that will require road upgrades and this can be address through the imposition of a condition to enter into a development agreement to improve roads.*

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1305-23. There were a total of 241 submissions received, 231 Letters of Opposition and 10 Letters of Support. Caitlin Smith, Director of Planning & Agriculture read some written submissions of opposition from the adjacent landowners and groups.

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Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1305-23. The following ratepayers were present to speak to the proposed bylaw:

| <b>Last Name, First Name</b> | <b>Position</b> | <b>Reason</b>   |
|------------------------------|-----------------|---|
| Teichroeb, Andrew            | Opposed         | Traditional practices and beliefs in the community. Deaths related to alcohol.  |
| Peters, Menno                | Opposed         | Not all community members are in favour of having a liquor store.   |
| Fehr, William                | Opposed         | Against the use of alcohol and what it brings with it including marriage problems.  |
| Harms, Toby                  | Opposed         | Supports all the letters that were read during the public hearing.  |
| Krahn, Sheldon               | Opposed         | Read his letter that he wrote that was included in the Regular Council Meeting Agenda Package.  |
| Peters, Betty                | Opposed         | Landowner lives 1 mile away from proposed site. There is already traffic issues in the area and it will be worse if alcohol is sold nearby. It is Fetal Alcohol Spectrum Disorder |

|              |         |  |
|--------------|---------|--|
|              |         | (FASD) awareness month, why is taxpayer money spent towards this if it could be prevented? Alcohol is the biggest culprit when it comes to violence. Opening a liquor store invites more than meets the eye.                               |
| Fehr, Merv   | Neutral | If you live in La Crete you cannot purchase alcohol, if you use the campgrounds in Mackenzie County you can see the alcohol consumed. How come we can't buy here when it's just all over the campgrounds. How do they want to answer that? |
| Schlamp, Sam | Opposed | No benefit to having a liquor store but plenty of reasons not to have liquor stores including deaths. If you want to live in a town with alcohol sales you can move.   |

Reeve Knelsen asked if Council has any questions of the proposed Bylaw 1305-23 Land Use Bylaw Amendment.

Councillor Cardinal - *So there is no perceived bias, can you read the letters of support included in the agenda package?*

\_\_\_\_\_  
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Caitlin Smith, Director of Planning & Development read the letters of support from page 51 to page 58 in the agenda package.

Councillor Wardley – *Can you please clarify a comment made from one of the speakers? “What about other establishments that would negatively affect the community?” What did they mean?*

Reeve Knelsen – *They meant opening the door to others things.*

Reeve Knelsen asked if anyone had any more questions. There were no more questions.

Reeve Knelsen closed the public hearing for Bylaw 1305-23 at 2:08 p.m.

**MOTION 23-09-724**

**MOVED** by Councillor Driedger

That first reading of Bylaw 1305-23 being a Land Use Bylaw Amendment to Rezone Part of NW 33-105-15-W5M from Agricultural “A” to Direct Control 1 “DC1” to accommodate retail – liquor be TABLED.

**DEFEATED**

**MOTION 23-09-725**

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 1305-23 being a Land Use Bylaw Amendment to Rezone Part of NW 33-105-15-W5M from Agricultural “A” to Direct Control 1 “DC1” to accommodate retail – liquor.

Councillor Braun requested a recorded vote.

| <b>In Favour</b>    | <b>Opposed</b>       |
|---------------------|----------------------|
| Councillor Cardinal | Reeve Knelsen        |
| Councillor Driedger | Deputy Reeve Sarapuk |
| Councillor Smith    | Councillor Braun     |
| Councillor Wardley  | Councillor Peters    |

**DEFEATED**

\_\_\_\_\_  
 \_\_\_\_\_

**NOTICE OF MOTION: 20. a) None**

**NEXT MEETING DATES: 21. a) Next Meeting Dates**

Regular Council Meeting  
October 11, 2023  
10:00 a.m.  
Fort Vermilion Council Chambers

Organizational Council Meeting  
October 24, 2023  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT: 22. a) Adjournment**

**MOTION 23-09-726 MOVED** by Councillor Cardinal

That the Council meeting be adjourned at 2:15 p.m.

**CARRIED**

These minutes were approved at the October 11, 2023 Regular Council Meeting.

(original signed)  
\_\_\_\_\_  
Joshua Knelsen  
Reeve

(original signed)  
\_\_\_\_\_  
Darrell Derksen  
Chief Administrative Officer

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