

**MUNICIPAL DISTRICT OF MACKENZIE NO. 23
SPECIAL COUNCIL MEETING**

Tuesday, November 8, 2005 10:00 a.m.

**Council Chambers
Fort Vermilion, Alberta**

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| <u>PRESENT:</u> | Bill Neufeld | Reeve |
| | John W. Driedger | Councillor |
| | Lisa Wardley | Councillor |
| | Willy Neudorf | Councillor |
| | Peter Braun | Councillor |
| | Stuart Watson | Councillor |
| | Jim Thompson | Councillor |
| | Ed Froese | Councillor |
| | Greg Newman | Councillor |

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| <u>ABSENT:</u> | Walter Sarapuk | Deputy Reeve |
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| <u>ALSO PRESENT:</u> | Ray Coad | Chief Administrative Officer |
| | Christine Woodward | Executive Assistant |
| | Youlia Whittleton | Director of Corporate Services |
| | Eva Schmidt | Supervisor of Development |
| | Paul Driedger | Director of Planning, Emergency & Enforcement Services |

Minutes of the Special Council meeting for the Municipal District of Mackenzie No. 23 held on Tuesday, November 8, 2005 in Council Chambers, Fort Vermilion, Alberta.

**PUBLIC
HEARINGS:**

1 a) Bylaw 525/05 – Rezone Part of NW 31-109-18 W5M

Reeve Neufeld called the public hearing for Bylaw 525/05 to order at 10:05 a.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 525/05 was properly advertised. Eva Schmidt, Planning Supervisor, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Mrs. Schmidt presented the Development Authority's submission and indicated that first reading was given on Oct. 11, 2005.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. Access issues were brought up but were resolved in the developer's agreement.

Reeve Neufeld asked if any submissions were received in regards to the proposed Bylaw 525/05. A letter from the Bellands, adjacent landowners, indicated that they were not opposed to the development, but concerned about the number of proposed residences in the subdivision. Water supply, regulation of sewer and waste disposal, policing, pet and noise control and overall regulation and monitoring were noted as future issues for a large population. Proposed lots 7 and 8 in Block 3 were of special concern, as their own water supply was close to the borders of those lots. They wished some amendment made to the proposed subdivision in order to protect their water supply.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 525/05. The developer, Jake Wolfe, indicated that Lots 7 and 8 Block 3 would be eliminated from the planned subdivision development due to the water issues, and those lots will remain the property of the developer. His initial plan is the development of only 10 lots, although the Area Structure Plan has been designed to show future development.

Reeve Neufeld closed the public hearing for Bylaw 525/05 at 10:18 a.m.

MOTION 05-595

Bylaw 525/05 – Rezone
NW 31-109-18 W5M
Second Reading

MOVED by Councillor Neudorf

That second reading be given to Bylaw 525/05, being a land use bylaw amendment to rezone part of NW 31-109-18 W5M from Rural Country Residential District 2 "RC2" to Rural Country Residential District 3 "RC" to allow for Home Owner/Operator businesses within a Country Residential subdivision.

CARRIED

MOTION 05-596

Bylaw 525/05
Third Reading

MOVED by Councillor Newman

That third and final reading be given to Bylaw 525/05.

CARRIED

MOTION 05-597

Not Required

Motion Not Required

CARRIED

**1.b) Bylaw 526/05 – Land Use Bylaw Amendment to
Rezone Plan 822 3269 Block 3 Lot A from Public/Institutional
District “HP” to Hamlet Residential District 2 “HR2”**

Reeve Neufeld called the public hearing for Bylaw 526/05 to order at 10:22 a.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 526/05 was properly advertised. Eva Schmidt, Planning Supervisor for the MD, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Mrs. Schmidt presented the Development Authority’s submission, that Plan 8223269 Block 3 Lot A be rezoned from Public/Institutional District “HP” to Hamlet Residential District 2 “HR2” which will allow for multiple residential uses.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. Council asked who the developer was, and hoped that the residential plans would prefer single family dwellings.

Reeve Neufeld asked if any submissions were received in regards to the proposed Bylaw 526/05. There was an email from the Dempsters, adjacent landowners, indicating their concerns about the rezoning. A phone call from James Gardner from the hospital indicated that there no objection to rezoning that parcel, as there was plenty of available area for future hospital expansion, most likely to the south.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed 526/05. There was no indication that anyone present wished to speak.

Reeve Neufeld closed the public hearing for Bylaw 526/05 at 10:28 a.m.

MOTION 05-598

Bylaw 526/05

Tabled TFN

MOVED by Councillor Newman

That this motion be tabled until such time such time as an Area Structure Plan is approved for the Hamlet of Fort Vermilion and when Plan 822 3269 Block 3 Lot A is put up for public tender.

CARRIED

These minutes were approved by Council on the 23rd day of November 2005.

“B. Neufeld” (signature on file)
Bill Neufeld, Reeve

“C. Woodward” (signature on file)
Christine Woodward, Executive Assistant