

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Tuesday, August 8, 2017  
10:00 a.m.**

**Fort Vermilion Council Chambers  
Fort Vermilion, Alberta**

**PRESENT:** Bill Neufeld Reeve  
Lisa Wardley Deputy Reeve  
Jacquie Bateman Councillor (left the meeting at 2:30 p.m.)  
Eric Jorgensen Councillor  
Elmer Derksen Councillor (left the meeting at 1:45 p.m.)  
Peter F. Braun Councillor  
John W. Driedger Councillor  
Walter Sarapuk Councillor  
Ray Toews Councillor

**REGRETS:** Josh Knelsen Councillor

**ADMINISTRATION:** Len Racher Chief Administrative Officer  
Fred Wiebe Director of Utilities  
Byron Peters Director of Planning and Development  
Karen Huff Director of Finance  
Dave Fehr Director of Operations  
Don Roberts Zama Site Manager  
Carol Gabriel Director of Legislative & Support  
Services/Recording Secretary  
Jessica A. Simpson Executive Assistant to the CAO  
Caitlin Smith Development Officer

**ALSO PRESENT:** S/Sgt. Bill Mooney, Fort Vermilion RCMP  
Danny Friesen  
Members of the Public

Minutes of the Regular Council Meeting for Mackenzie County held on August 8, 2017 in the Fort Vermilion Council Chambers.

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

Reeve Neufeld called the meeting to order at 10:03 a.m.

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

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**MOTION 17-08-550**

**MOVED** by Councillor Sarapuk

That the agenda be approved as presented.

**CARRIED**

**ADOPTION OF  
PREVIOUS MINUTES:**

**3. a) Minutes of the July 26, 2017 Regular Council Meeting**

**MOTION 17-08-551**

**MOVED** by Deputy Reeve Wardley

That the minutes of the July 26, 2017 Regular Council Meeting be adopted as presented.

**CARRIED**

**COUNCIL  
COMMITTEE  
REPORTS:**

**5. a) Council Committee Reports**

**MOTION 17-08-552**

**MOVED** by Councillor Driedger

That the Council Committee Reports be received for information.

**CARRIED**

**5. b) Municipal Planning Commission Meeting Minutes**

**MOTION 17-08-553**

**MOVED** by Councillor Driedger

That the Municipal Planning Commission Meeting Minutes of July 21, 2017 be received for information.

**CARRIED**

**5. c) Finance Committee Meeting Minutes**

**MOTION 17-08-554**

**MOVED** by Councillor Braun

That the Finance Committee Meeting Minutes of June 20, 2017 and July 27, 2017 be received for information.

**CARRIED**

**IN-CAMERA:**

**17. c) Land – Natural Resources Conservation Board  
(NRCB) Confined Feeding Operation Application No.  
FA17001**

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Discussion was held prior to the in-camera portion regarding the Natural Resources Conservation Board (NRCB) Confined Feeding Operation Application No. FA17001 (Danny Friesen).

**MOTION 17-08-555**

**MOVED** by Councillor Bateman

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 10:48 a.m.

17. c) Land

- Natural Resources Conservation Board (NRCB) Confined Feeding Operation Application No. FA17001

**CARRIED**

**MOTION 17-08-556**

**MOVED** by Councillor Jorgensen

That Council move out of camera at 11:15 a.m.

**CARRIED**

**MOTION 17-08-557**

**MOVED** by Councillor Bateman

That the submission to the Natural Resources Conservation Board (NRCB) regarding the Confined Feeding Operation Application No. FA17001 be sent as amended.

**CARRIED**

Reeve Neufeld recessed the meeting at 11:15 a.m. and reconvened the meeting at 11:28 a.m.

**DELEGATIONS:**

**4. a) S/Sgt. Bill Mooney, Fort Vermilion RCMP**

**MOTION 17-08-558**

**MOVED** by Councillor Braun

That the RCMP report be received for information.

**CARRIED**

Reeve Neufeld recessed the meeting at 12:01 p.m. and reconvened the meeting at 12:47 p.m.

**COMMUNITY SERVICES:**

**11. a) Deputy Fire Chief Appointment – Fort Vermilion**

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**MOTION 17-08-559**                    **MOVED** by Deputy Reeve Wardley

That Steve McGean be re-appointed as Fort Vermilion Deputy Fire Chief for a two year term effective July 26, 2017.

**CARRIED**

**COMMUNITY SERVICES:**

**11. b) Fire Chief and Deputy Fire Chief Appointment – La Crete**

**MOTION 17-08-560**                    **MOVED** by Councillor Braun

That Peter Wiebe be re-appointed as the La Crete Fire Chief for a two year term effective July 26, 2017.

**CARRIED**

**MOTION 17-08-561**                    **MOVED** by Councillor Braun

That Cornie Wiebe be re-appointed as the La Crete Deputy Fire Chief for a two year term effective July 26, 2017.

**CARRIED**

**FINANCE:**

**12. a) Policy ADM049 Bursaries**

**MOTION 17-08-562**                    **MOVED** by Councillor Sarapuk

That Policy ADM049 Bursaries be approved as amended.

**CARRIED**

**OPERATIONS:**

**13. a) Speed Reduction**

**MOTION 17-08-563**                    **MOVED** by Councillor Toews

That speed reduction at the turn off of Highway 88 down Range Road 131 past the fill station south of Fort Vermilion to the Private School be TABLED to the next meeting.

**CARRIED**

**TENDERS:**

**7. a) None**

**PUBLIC HEARINGS:**

**8. a) Bylaw 1072-17 Land Use Bylaw Amendment to Rezone Plan 032 5939, Block, Lot 5 from Hamlet**

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### **Country Residential “HCR1” to Hamlet Industrial “HI1” (La Crete)**

Reeve Neufeld called the public hearing for Bylaw 1072-17 to order at 1:06 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 1072-17 was properly advertised. Byron Peters, Director of Planning & Development, 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 to Rezone Plan 032 5939, Block, Lot 5 from Hamlet Country Residential “HCR1” to Hamlet Industrial “HI1” (La Crete). Byron Peters, Director of Planning & Development, presented the Bylaw and indicated that first reading was given on June 28, 2017.

Reeve Neufeld asked if Council has any questions of the proposed Land Use Bylaw amendments. Council had the following questions/comments:

- Is the request to rezone only one lot? Yes the lot shown in red.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 1072-17. Four written submissions were received and read into the record by Byron Peters, Director of Planning & Development and are attached to the minutes:

- Jacob and Helen Wolfe (in favor)
- George Janzen (opposed)
- John & Helen Schmidt (opposed)
- Michael D. Roy (in favor)

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1072-17. The following comments were presented:

- John Schmidt (adjacent landowner) spoke in opposition to the proposed rezoning. He indicated that he wasn't aware of all the correspondence to date regarding the issues. Because of the bad taste with light industrial we continue to oppose this development. Are commercial and light industrial the same? No. Development should not cause any nuisance, we have a lot of nuisances and they have been increasing. Why would you start chopping up pieces into different uses. No matter what happens on the south there will be more activity than

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residential would. Thanked Council for the dust control. He indicated that he did not have any grievance against the buyer or the seller, just the requested use.

- George Zacharias (applicant) spoke in favor of the proposed rezoning. For the time being he intends to use the property as a shop yard. He owns the property next door as a residence. The property has been for sale for the past two years and no one will buy it for residential as it is next to a gravel yard. The shop would fix the problem for everyone. Shop would be used for anything over 2 tonne. Intends to use it as a semi-retirement home with a shop and maybe eventually build a house on the adjacent property. Mr. Zacharias noted that people moved to the industrial area – the industrial area was already there. He mentioned that he was selling lots in the Henry Enns subdivision for \$17,000 and people preferred to purchase an acreage in the Frank Goertzen subdivision for \$14,000 instead and are now asking for the County to provide services (ie. Pavement, etc.)

Discussion was held regarding drainage easements and buffers.

*As a result of the new Land Use Bylaw being approved on June 28, 2017 the Hamlet Industrial (HI1) zoning no longer exists. The correct zoning for this rezoning bylaw is La Crete Heavy Industrial (LC-HI).*

Reeve Neufeld closed the public hearing for Bylaw 1072-17 at 1:32 p.m.

**MOTION 17-08-564**

**MOVED** by Councillor Braun

That second reading be given to Bylaw 1072-17 being a Land Use Bylaw Amendment to rezone Plan 032 5939, Block 1, Lot 5, from Hamlet Country Residential (HCR1) to La Crete Light Industrial (LC-LI) to accommodate light industrial development, subject to a 10 meter buffer on the west side and a 5 meter buffer on the north side of the property.

**CARRIED**

**MOTION 17-08-565**

**MOVED** by Councillor Derksen

That third reading be given to Bylaw 1072-17 being a Land Use Bylaw Amendment to rezone Plan 032 5939, Block 1, Lot 5, from Hamlet Country Residential (HCR1) to La Crete Light Industrial (LC-LI) to accommodate light industrial development, subject to

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a 10 meter buffer on the west side and a 5 meter buffer on the north side of the property.

**CARRIED**

Councillor Derksen left the meeting at 1:45 p.m.

**PUBLIC HEARINGS:**

**8. b) Bylaw 1073-17 Partial Road Closure Adjacent to NW 11-104-17-W5M and Purchase of County owned Land (Bluehills Rural)**

Reeve Neufeld called the public hearing for Bylaw 1073-17 to order at 1:45 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 1073-17 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Partial Road Closure Adjacent to NW 11-104-17-W5M and Purchase of County owned Land. Byron Peters, Director of Planning & Development, presented the Bylaw and indicated that first reading was given on June 28, 2017.

Reeve Neufeld asked if Council has any questions of the proposed Land Use Bylaw amendments. No questions were received.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 1073-17. A written submission was received from Alberta Transportation indicating no concerns with the proposed road closure.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1073-17. There was no one present to speak to the proposed bylaw.

Reeve Neufeld closed the public hearing for Bylaw 1073-17 at 1:47 p.m.

**MOTION 17-08-566**

**MOVED** by Councillor Braun

That Bylaw 1073-17 being a partial road closure bylaw to close, sell and consolidate a portion of Government Road Allowance adjacent to SW 14-104-17-W5M be forwarded to the Minister of Transportation for a decision.

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**CARRIED**

**GENERAL REPORTS: 6. a) CAO Report**

**MOTION 17-08-567** **MOVED** by Deputy Reeve Wardley

That the CAO report for June and July 2017 be received for information.

**CARRIED**

Reeve Neufeld recessed the meeting at 1:55 p.m. and reconvened the meeting at 2:09 p.m.

**ADMINISTRATION: 9. a) Caribou Update**

**MOTION 17-08-568** **MOVED** by Councillor Bateman

That the Caribou update be received for information.

**CARRIED**

**AGRICULTURAL SERVICES: 10. a) None**

**UTILITIES: 15. a) None**

**IN-CAMERA SESSION: 17. In-Camera Session**

**MOTION 17-08-569** **MOVED** by Councillor Bateman

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 2:18 p.m.

17. a) Legal

- Council Lines of Communication

17. b) Labour

- CAO Contract

**CARRIED**

Councillor Bateman left the meeting at 2:30 p.m.

**MOTION 17-08-570** **MOVED** by Councillor Braun

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That Council move out of camera at 3:38 p.m.

**CARRIED**

**IN-CAMERA:**

**17. a) Legal – Council Lines of Communication**

**MOTION 17-08-571**

**MOVED** by Councillor Toews

That Councillor Derksen write a letter of apology directed to the Alberta Union of Provincial Employees and deliver the letter to the Reeve or Deputy Reeve within seven calendar days (of today's date) or future disciplinary action will be discussed.

**CARRIED**

**IN-CAMERA:**

**17. b) Labour – CAO Contract**

**MOTION 17-08-572**

Requires 2/3

**MOVED** by Councillor Braun

That the CAO contract be renewed for a two year term.

**CARRIED**

**PLANNING AND  
DEVELOPMENT:**

**14. a) Bylaw 1078-17 Land Use Bylaw Amendment to Add the Definition and Interpretation of PANHANDLES and ROAD ACCESS, Add Discretionary Uses to the Forestry "F" zoning district, and Revise the Definition of Agricultural Supply Depot**

**MOTION 17-08-573**

**MOVED** by Councillor Braun

That first reading be given to Bylaw 1078-17 Land Use Bylaw Amendment to add a definition and interpretation for PANHANDLES and ROAD ACCESS, to add discretionary uses to the Forestry "F" zoning district, and to revise the definition of Agricultural Supply Depot, subject to public hearing input.

**CARRIED**

**PLANNING AND  
DEVELOPMENT:**

**14. b) Bylaw 1063-17 Partial Road Closure at Fort Vermilion Truck Fill Station Plan 112 0425, Block 2, Lot 1 (Fort Vermilion Rural)**

**MOTION 17-08-574**

**MOVED** by Deputy Reeve Wardley

That second reading be given to Bylaw 1063-17 being a Road Closure Bylaw to close a portion of Road Plan 3884PX for the

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purpose of consolidation.

**CARRIED**

**MOTION 17-08-575**

**MOVED** by Councillor Braun

That third reading be given to Bylaw 1063-17 being a Road Closure Bylaw to close a portion of Road Plan 3884PX for the purpose of consolidation.

**CARRIED**

**INFORMATION/  
CORRESPONDENCE:**

**16. a) Information/Correspondence**

**MOTION 17-08-576**

**MOVED** by Councillor Braun

That the information items be received for information.

**CARRIED**

**NOTICE OF MOTION:**

**18. a) None**

**NEXT MEETING  
DATES:**

- 19. a) Committee of the Whole Meeting**  
August 22, 2017  
10:00 a.m.  
Fort Vermilion Council Chambers
- b) Regular Council Meeting**  
August 23, 2017  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:**

**20. a) Adjournment**

**MOTION 17-08-577**

**MOVED** by Councillor Jorgensen

That the council meeting be adjourned at 3:56 p.m.

**CARRIED**

These minutes were approved by Council on August 23, 2017.

(original signed)

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Bill Neufeld  
Reeve

(original signed)

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Len Racher  
Chief Administrative Officer

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