

MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
COMMITTEE OF THE WHOLE MEETING

Tuesday, September 25, 2001  
4:00 p.m.

Council Chambers, Mustus Lake Centre  
La Crete, Alberta

AGENDA

**CALL TO ORDER:** 1. a) Call to Order  
4:00 p.m.

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

Page 1

**DELEGATIONS:** 3. a)  
b)

Page

Page

**UTILITY SERVICES:** 4. a) La Crete Lift Station #4  
(Councillor Rosenberger) Upgrade Final Cost Analysis

Page 7

b)

Page

c)

Page

**RECREATION AND TOURISM:** 5. a)  
(Councillor Sarapuk)

Page

b)

Page

**COMMUNITY SUPPORT SERVICES:** 6. a)  
(Councillor Sarapuk)

Page

b)

Page

**PLANNING/  
DEVELOPMENT/  
EMERGENCY:**  
(Councillor Wieler)

7. a) Director's Report *Page 11*  
b) Planning & Development Permit  
Statistics Report, January – August 31, 2001 *Page 15*  
c) *Page*  
c) *Page*

**AGRICULTURAL  
SERVICES:**  
(Councillor Thiessen)

8. a) *Page*  
b) *Page*

**ADMINISTRATIVE,  
COUNCIL,  
PERSONNEL:**  
(Councillor Kulscar)

9. a) Bylaw 277/01 – Payment of Taxes by  
Installments and Incentives for Early Payment *Page 19*  
b) AAMD&C Survey on Municipal  
Tax Rates *Page 25*  
c) AUMA – Resolution *Page 31*  
d) *Page*  
d) *Page*

**PROTECTIVE  
SERVICES:**  
(Councillor Bateman)

10. a) Director's Report for May to August *Page 39*  
b) *Page*  
c) *Page*

**TRANSPORTATION  
SERVICES:**  
(Councillor Newman)

11.

- a) Director's Report
- b) Capital Project Status Report, Roads
- c) Status of Highway 58 East  
IN CAMERA
- d)
- e)

**Page** 45

**Page** 47

**Page** 49

**Page**

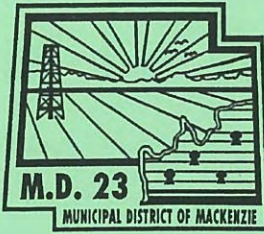
**Page**

**ADJOURNMENT:**

12.

- a) Adjourn Committee of the Whole Meeting

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	COMMITTEE OF THE WHOLE
Meeting Date:	September 25, 2001
Originated By:	Marco Braat, Superintendent of Utilities
Title:	<b>La Crete Lift Station #4 Upgrade Final Cost Analysis</b>
Agenda Item No:	4 a)

### BACKGROUND / PROPOSAL:

On June 15, 2000 approval for 75% grant funding was awarded by the Alberta Municipal Water/Wastewater Partnership for a total project cost of \$797,566.00. Tender results were opened on August 16, 2000 and awarded to Battle River Holdings for the total sum of \$734,165.60 which includes engineering, contingencies and 3% GST.

### **DOCUMENTATION ATTACHED**

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

As a result of mistakes made by the contractor, delays in project completion times (still not done) the Municipality has held a considerable amount of money back in holdback throughout the project. Final costing for project completion of \$700,597.31 has been determined by the municipality and forwarded to the engineering firm and the contractor.

### COSTS / SOURCE OF FUNDING:

### **DOCUMENTATION ATTACHED**

### RECOMMENDED ACTION (by originator):

For information only

Review: <i>MB</i>	Dept. <i>Utilities</i>	C.A.O. <i>(Signature)</i>
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# FINAL COMPARRISON COST ESTIMATES

## LA CRETE LIFT STATION UPGRADE

**Final Estimated Total Cost:** **Cost Estimate @ Tender Signing Stage**

Battle River Holdings	\$550,683.47	
Seeding to be completed	<u>\$ 2,000.00</u>	
	<b>\$552,683.47</b>	<b>\$557,846.00</b>

DCL-Siemens-paid to date	\$104,918.06	
DCL-Siemens-unpaid invoices	<u>\$ 36,434.81</u>	
	<b>\$141,352.87</b>	<b>\$104,936.14</b>

Land purchase	\$ 1,554.00	
Telus	\$ 1,500.00	
Legal Survey	\$ 4,760.45	
Gas line Service	\$ 2,000.00	
Advertising	<u>\$ 443.12</u>	
	<b>\$ 10,257.57</b>	<b>\$ 10,000.00</b>

Utility Relocate (gas line)	\$ 3,507.97	\$ 10,000.00
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Contingencies	<u>\$ 0.00</u>	<u>\$ 30,000.00</u>
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### REMAINING WORK

By MD forces

Gates	\$ 2,336.45	
Fence	\$ 4,392.52	
Cold mix	<u>\$ 3,738.32</u>	
<b>TOTAL</b>	<b>\$ 10,467.29</b>	

<b>SUB TOTAL</b>	<b>\$718,269.17</b>	<b>\$712,781.55</b>
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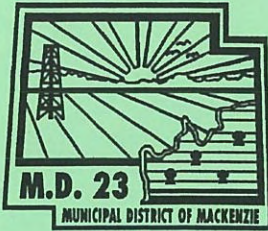
### DEDUCTIONS

Recovery from liquidated Damages for excessive Engineering costs		
	\$ 36,434.81	
MD staff overtime hours	\$ 901.59	
Vacuum services (lagoon)	<u>\$ 741.21</u>	
<b>TOTAL</b>	<b>-\$38,077.61</b>	

<b>SUB TOTAL</b>	<b>\$718,269.17</b>	
Minus deductions	<u>\$ 38,077.61</u>	

NET PROJECT COST	\$680,191.56	\$712,781.55
GST @ 3%	<u>\$ 20,405.75</u>	<u>\$ 21,383.45</u>
<b>TOTAL COST</b>	<b>\$700,597.31</b>	<b>\$734,165.60</b>

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Committee of the Whole</b>
Meeting Date:	September 25, 2001
Originated By:	Planning and Emergency Services
Title:	<b>Director's Report</b>
Agenda Item No:	7 a)

### BACKGROUND / PROPOSAL:

N/A

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

See attached report.

### COSTS / SOURCE OF FUNDING:

N/A

### RECOMMENDED ACTION (by originator):

For information purposes.

Review:

Dept. Planning & Emergency Services CAO.

Approved by CAO

# Planning and Emergency Services

## Director's Report for September 25, 2001 Council Meeting

### PLANNING

- MMSA has drafted portions of the revised Land Use Bylaw for our review. Hoping to have a complete draft document available for Council review by end of 2001.
- We are currently drafting a "Terms of Reference" for the Inter-Municipal Development Plan between the Town of High Level and MD of Mackenzie.
- Drafting policy for Realtors to sell Hutch Lake lots (sold one lot at Hutch Lake).
- Attended the first ILO Task Force meeting to provide the members of the current ILO requirements in our Land Use Bylaw.

### EMERGENCY SERVICES

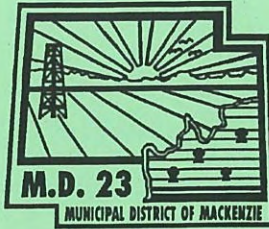
- The La Crete Firehall addition is 99% complete, minor deficiencies remaining.
- The Rescue Boat for La Crete Fire-Rescue has been purchased.
- Fort Vermilion Fire-Rescue held an Emergency Medical Responder course.
- La Crete Fire-Rescue is holding a Pump Operator 'A' course.

### ENFORCEMENT SERVICES

- The Special Constables have been quite busy patrolling all our communities, campgrounds.
- Check stops with the RCMP and NPTP.
- Seat belt rollover simulator demonstration in La Crete (had a number of public attend).

Respectfully submitted,

Paul Driedger,  
Director of Planning and Emergency Services



## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	Committee of The Whole Meeting
Meeting Date:	September 25, 2001
Originated By:	Planning and Emergency Services
Title:	Planning & Development Permit Statistics Report January 01 – August 31, 2001
Agenda Item No:	7 b)

#### BACKGROUND / PROPOSAL:

Following are the development statistics for JANUARY 1, 2001 to August 31, 2001:

- Subdivision Applications 27 applications (84 lots)
- Development Permits 226 permits (*see attached breakdown*)
- Building Permits 127 permits
- Electrical Permits 191 permits
- Gas Permits 133 permits
- Plumbing Permits 80 permits
- Sewage Permits 41 permits
- Fire Permits 0 permits (does not include fire pits)

#### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Not applicable

#### COSTS / SOURCE OF FUNDING:

Not applicable

#### RECOMMENDED ACTION (by originator):

For information.

Review: 

Dept. 

C.A.O. 



**Municipal District of Mackenzie No. 23**  
**Year to Date Development Summary**  
**January 1, 2001- August 31, 2001**  
Municipal District of Mackenzie No. 23

Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10
Industrial			4						4	26
Farm										
Commercial	3		15	5	3	1	3	2	5	5
Home Based Business										
Residential	8	8	50	17	10	5	14	7	14	3
Other	2		4		1		1			1
<b>TOTALS</b>	<b>13</b>	<b>8</b>	<b>73</b>	<b>20</b>	<b>14</b>	<b>6</b>	<b>18</b>	<b>9</b>	<b>23</b>	<b>35</b>

Development	Permits	Construction Cost
Industrial	30	\$66,383,913.00
Farm		0.00
Commercial	42	\$2,012,250.00
Home Based Business	0	0.00
Residential	136	\$7,383,220.00
Other	8	\$8,360,500.00
<b>TOTALS</b>	<b>226</b>	<b>\$84,139,883.00</b>

Wards	Construction Cost
Ward 1	\$419,000.00
Ward 2	\$387,800.00
Ward 3	\$14,237,595.00
Ward 4	\$968,000.00
Ward 5	\$466,050.00
Ward 6	\$190,000.00
Ward 7	\$829,000.00
Ward 8	\$429,000.00
Ward 9	\$3,254,525.00
Ward 10	\$62,958,913.00
<b>TOTAL</b>	<b>\$84,139,883.00</b>

**Municipal District of Mackenzie No. 23  
Year to Date Development Summary  
July 01 to August 31, 2001  
Municipal District of Mackenzie No. 23**

Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10
Industrial			1							3
Farm										
Commercial	1		1	2			3	1		1
Home Based Business										
Residential	1	1	9	2	3	2	6	2	4	2
Other	1		1		1					
<b>TOTALS</b>	<b>3</b>	<b>1</b>	<b>12</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>9</b>	<b>3</b>	<b>4</b>	<b>6</b>

Development	Permits	Construction Cost
Industrial	4	\$12,100.00
Farm	0	\$0.00
Commercial	8	\$101,000.00
Home Based Business	0	\$0.00
Residential	32	\$1,947,300.00
Other	3	\$24,500.00
<b>TOTALS</b>	<b>47</b>	<b>\$2,084,900.00</b>

Wards	Construction Cost
Ward 1	\$107,500.00
Ward 2	\$16,800.00
Ward 3	\$922,000.00
Ward 4	\$170,000.00
Ward 5	\$170,000.00
Ward 6	\$5,000.00
Ward 7	\$432,000.00
Ward 8	\$83,000.00
Ward 9	\$151,500.00
Ward 10	\$27,100.00
<b>TOTAL</b>	<b>\$2,084,900.00</b>



## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	Committee of the Whole
Meeting Date:	September 25, 2001
Originated By:	Bill Landiuk, Director of Corporate Services
Title:	Payment of taxes by installments and incentives for early payment
Agenda Item No:	9 a)

#### BACKGROUND / PROPOSAL:

During one of the Council meeting's, a discussion occurred about the possibility of the MD implementing a payment of taxes by installment plan and providing for a discount if taxes are paid prior to the due date. Attached is a draft bylaw to provide for payment of taxes by installments and discount provisions for early payment.

#### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The plan envisions that the ratepayer would make monthly payments for January to June of each year based on 1/12 of the prior years' taxes. For July to December the payments would be adjusted for the actual amount that would be calculated less the amounts that were paid from January to June.

The ratepayers benefit by spreading their tax payment over a 12-month period and allow them to budget more effectively.

In the case of discounts, the MD is providing a discount equal to what it would earn on short-term investments.

We would endeavour to implement the appropriate computer system modification to handle the discount calculations. If not feasible, this would be done on a manual basis. In addition, there will be some increase in administrative time and cost in handling of the monthly payment and updating its records.

#### COSTS / SOURCE OF FUNDING:

Administrative budget.

#### RECOMMENDED ACTION (by originator):

Administration undertake a survey to determine how many ratepayers would be interested in a tax payment and/or incentive plan for early payment plan. If it is determined that we have sufficient numbers, Administration will come forward with the Bylaw.

Review: *BH*

Dept. *FINANCE*

C.A.O. *(Signature)*

**BYLAW NO. 277/01**

**A BYLAW OF THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23,  
IN THE PROVINCE OF ALBERTA,  
TO PROVIDE FOR PAYMENT OF TAXES BY INSTALLMENTS  
AND TO PROVIDE INCENTIVES FOR EARLY PAYMENT OF TAXES**

**WHEREAS**, pursuant to the provisions of the Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, Sections 339 and 340, and amendments thereto, the Council may pass a bylaw provide incentives for payment of taxes and to permit taxes to be paid by installments, at the option of the ratepayer.

**NOW THEREFORE**, the Council of the Municipal District of Mackenzie No. 23 in the province of Alberta, duly assembled, hereby enacts as follows:

**PART 1 TITLE AND DEFINITIONS**

1. In this Bylaw, the following words, terms or expression shall be defined as:
  - (a) "Business Day" shall mean every day of the week, Monday through Friday excepting statutory holidays and other holidays designated by the Municipal District of Mackenzie No. 23;
  - (b) "Act" means the Municipal Government Act;
  - (c) "Council", "property taxes", "local improvement taxes", and other words or phrases defined or used in the Act shall be the meaning provided or attributed in the Act.
  - (d) "Estimated tax" due for the calendar year is the total amount payable in the prior year.
  - (e) "Gross payment" is the estimated tax due for the calendar year excluding any discount amount that may be deducted.
2. This bylaw may be cited as the "Tax Payment Bylaw".

**PART 2 INSTALLMENTS**

3. (1) Any person who wishes to pay property taxes or local improvement taxes with respect to a property tax by installments must make an agreement with the MD of Mackenzie, which shall provide:

- (a) Payments being made by way of pre-authorized withdrawals, drawn directly from that person's bank account;
- (b) That payments shall be made monthly, commencing in January;
- (c) The payments to be made during each of the months of January to June, inclusive, shall each be equal to one-twelfth ( $1/12$ ) of the estimated taxes due for that calendar year;
- (d) The payments to be made during each of the months of July to December, inclusive shall be equal to one-sixth ( $1/6$ ) of the amount calculated as follows:

Actual taxes due for the calendar year in question;

Less

The aggregate of payments received during January to June, inclusive;

- (e) An exemption from Bylaw No. 64/96 to impose penalties for non-payment of taxes and tax arrears, provided the person is not in breach of the agreement;
- (f) That the penalty provisions of Bylaw No. 64/96 to impose penalties for non-payment of taxes and tax arrears shall apply should the person breach the agreement, with such penalty to apply on the balance of tax outstanding on the date of breach;
- (g) In the event a person's bank fails to honour any pre-authorized payment it shall be deemed to be a breach of the agreement by the person;
- (h) The agreement shall be deemed to be null and void if all taxes (including local improvement charges) due from the person with respect to the property or business as the case may be, are not paid in full up to December 31 of the year preceding the year in which the agreement is to commence.

### **PART 3 DISCOUNTS**

4. The following discounts may apply to all property taxes:
- (a) Payments to be received by the MD will be based on the prior calendar year total tax levy for each property or business. Discounts will be based on these amounts. No discount will apply to partial payments. In addition, any outstanding tax arrears for the property or business must be paid in full before a discount will be available for that property or business.
  - (b) A discount equal to 1.75% when paid at any time during the month of January of the year in which taxes become due and payable;
  - (c) A discount equal to 1.5% when paid at any time during the month of February of the year in which the taxes become due and payable;
  - (d) A discount equal to 1.25% when paid at any time during the month of March of the year in which the taxes become due and payable;
  - (e) A discount equal to 1.0% when paid at any time during the month of April of the year in which the taxes become due and payable.
  - (f) The gross payment received by the MD will offset the actual tax payment due and payable on July 31 of the current year. The net amount that is outstanding shall be handled as follows:
    - i) If the balance is a credit, a refund to the person or firm will be provided;
    - ii) If the balance is a debit; the amount is due and payable on or before July 31 of the current year;
    - iii) The penalty provisions of Bylaw No. 06/96 for the non-payment of taxes will apply to the debit amount outstanding.

5. That this bylaw shall take effect on the 1st day of January, 2002:

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001

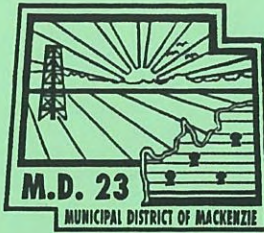
\_\_\_\_\_  
Bill Neufeld, Reeve  
Assistant

\_\_\_\_\_  
Eva Schmidt, Executive

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant



## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	Committee of the Whole
Meeting Date:	September 25, 2001
Originated By:	Bill Landiuk, Director of Corporate Services
Title:	AAMD&C 2001 Survey on Municipal Tax Rates
Agenda Item No:	9 b)

#### BACKGROUND / PROPOSAL:

The Alberta Association of Municipal Districts & Counties provides a yearly summary on municipal tax rates.

#### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

For comparison purposes, listed below are some of the MD of Mackenzie statistics:

1. 2001 Tax Rate (Municipal portion) – no change from 2000.

- a. Residential and Farmland – 7.5 mills
- b. Non-Residential – 10.5 mills

2. Education Requisition

- a. 2001 – \$5,327,861
- b. 2000 - \$6,299,144

A total decrease of approximately 15% from 2000, 100% of which was passed on to our ratepayers. In the case of residential ratepayers, there was about a 9% reduction and for non-residential about a 20% reduction.

#### COSTS / SOURCE OF FUNDING:

N/A

#### RECOMMENDED ACTION (by originator):

Receive for information purposes.

Review: <i>Bh</i>	Dept.	C.A.O. <i>[Signature]</i>
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**ALBERTA ASSOCIATION of MUNICIPAL DISTRICTS & COUNTIES**

4504 - 101 STREET • EDMONTON ALBERTA T6E 5G9 • TELEPHONE: (780) 436-9375 FAX: (780) 437-5993

Website: [www.aamdc.com](http://www.aamdc.com)

LARRY GOODHOPE - Executive Director

August 29, 2001

TO ALL AAMD&C MEMBERS:

RE: Survey on Municipal Tax Rates

I am enclosing for your information a summary of the results of our recent survey on municipal tax rates.

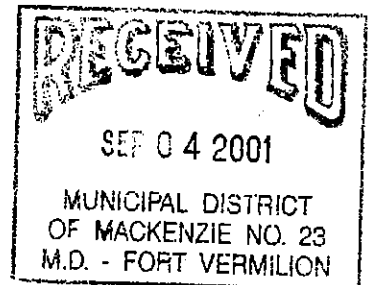
The AAMD&C would like to thank all 67 members for their participation in the survey.

Yours truly,



Larry Goodhope  
Executive Director

LG/kal



# AAMD&C SURVEY

## Municipal Tax Rates

Date of Survey Report:

August 2001

Number of Responding Municipalities:

67

### Results:

#### *2001 Mill Rates:*

- Residential mill rates range as follows:

	<u>2001</u>	<u>2000</u>
Low	2.716	2.716
High	12.250	12.666
Average	6.327	6.337

- 1 respondent reported a residential mill rate split between farmhouses and country residential acreages
- Farmland mill rates range as follows:

	<u>2001</u>	<u>2000</u>
Low	2.716	2.716
High	13.143	13.143
Average	7.443	7.438

- Non-Residential mill rates range as follows:

	<u>2001</u>	<u>2000</u>
Low	2.716	2.716
High	19.750	19.750
Average	8.983	8.820

- The percentage change of mill rates range as follows:

	Residential	Farmland	Non-Residential
Low	0.00%	0.00%	0.00%
High - Negative Variance	-17.46%	-17.48%	-20.43%
High - Positive Variance	40.00%	28.57%	39.84%
Average	0.31%	0.46%	2.39%

**Education Requisition Amounts:**

- The Education Requisition amounts for 2000/2001 range as follows:

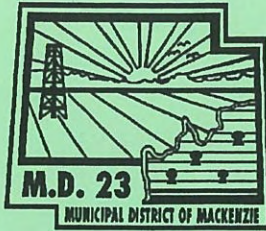
	2001	2000
Low	307,339	354,857
High	25,715,175	29,222,987
Average	5,238,591	6,083,316

- The % reduction/increase in education requisition amounts between 2001/2000 range as follows:

	<u>% Increase (+)/ Reduction (-)</u>
Low	-29.80%
High	-3.80%
Average	-14.38%

**Provincial Reduction in Education Property Tax:**

- 65 respondents passed on a portion or all of the provincial reduction in Education Property Tax to their ratepayers
  - Of these:
    - 54 passed on 100% of the reduction in Education Property Tax
    - 11 passed on only a portion of the reduction
      - Of these:
        - 2 reported a differential reduction in Education Property Tax broken down by Residential, Non-residential and Farmland
- 2 respondents did not pass on any of the provincial reduction in Education Property Tax to their ratepayers



## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	<b>Committee of the Whole</b>
Meeting Date:	September 25, 2001
Originated By:	Harvey Prockiw, Chief Administrative Officer
Title:	<b>AUMA - Resolution</b>
Agenda Item No:	9 c)

#### BACKGROUND / PROPOSAL:

Council submitted two resolutions to AUMA for the fall convention, one for Community Lottery Grants funding increase and the other for funding criteria.

#### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

AUMA has amalgamated the resolutions since they are similar in intent. If Council disagrees with the amalgamation there will be an opportunity to amend the resolution on the convention floor.

#### COSTS / SOURCE OF FUNDING:

Not applicable.

#### RECOMMENDED ACTION (by originator):

For discussion.

Review:

Dept.

C.A.O.

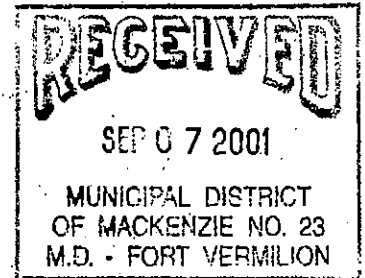


## ALBERTA URBAN MUNICIPALITIES ASSOCIATION

8712 - 105 Street, Edmonton, Alberta T6E 5V9  
Tel: (780) 433-4431 • Toll Free: 1-800-661-2862  
Fax: (780) 433-4454 • e-mail: main@auma.ab.ca  
<http://www.munilink.net>

August 27, 2001

Reeve William Neufeld  
MD of Mackenzie  
PO Box 640  
Fort Vermillion AB T0H 1N0



Dear Reeve Neufeld:

Thank you for submitting your municipality's resolutions for the 2001 AUMA convention.

The AUMA's Public Affairs Committee and Board has reviewed your municipality's submissions and has found them to be very similar in intent. Therefore, the Board has amalgamated these resolutions in order to streamline the convention process this Fall.

Please note that if you or your council are in disagreement with the amalgamation, there will still be an opportunity for amendments to the resolution on the convention floor. I have attached a copy of your original resolutions as well as the proposed amalgamated resolution for your review

Once again thank you for your submission. If you have any questions regarding the convention please do not hesitate to contact James Robertson at the AUMA office. (780) 433-4431

Sincerely,

Ernie Patterson, Chair  
AUMA Public Affairs Committee

/jr

Encl.

**WHEREAS** Alberta Gaming and Lotteries receives \$864 Million through the operation of video lotteries and other gaming operations throughout the Province; and

**WHEREAS** only 6% of the funds received by Alberta Gaming and Lotteries is provided to Community Lottery Boards to be allocated to community organizations in the form of Community Lottery Grants; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to increase the funds available for dispersal through the Community Lottery Grants program from the funds taken in by Alberta Gaming and Lotteries and that the per capita allotment be increased.

#### **BACKGROUND**

Funds are provided to Community Lottery Boards from the Alberta Lottery Fund. These funds are used in various communities to enhance and enrich their initiatives.

Alberta Lotteries and Gaming received \$864 Million dollars from all revenue sources during the 1999/2000 fiscal year, \$699,800,000 of that comes directly from video lotteries and slot machines. These funds are being taken directly out of communities and going into provincial offers.

In April of 2000, the amount of funds made available to Community Lottery Boards was increased from \$50 Million to \$52.5 Million. This increase falls far short of the total funds going out of communities and into Alberta Lotteries.

**WHEREAS** many recreational, cultural and other non-profit organizations are faced with closing facilities in communities, due to dramatically increased electrical and fuel costs; and

**WHEREAS** the Community Lottery Grants available to community organizations provide funds for capital projects but do not permit funds to be used for operating costs.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to revise the criteria for disbursing funds from the Community Lottery Grants Program to allow funds to be allocated to organizations for operational budgets.

**BACKGROUND**

Deregulation of the electrical industry and the increased cost of heating fuels has created financial hardships for the operation of many community organizations. Community halls, skating rinks, curling rinks, swimming pools, libraries, and many more community facilities are facing closures due to the inability to raise funds cover the drastic increase in operational costs.

With the abundance of funds received by Alberta Gaming and Lotteries, community organizations should be permitted to apply for operational funds through the Community Lottery Grants Program in order to continue operating their facilities. In many rural Alberta centers, these community facilities are the only recreational means available to rural residents. Communities do not have additional funds to cover these very drastic increases in operational costs.

**WHEREAS** Alberta Gaming and Lotteries receives \$864 Million through the operation of video lotteries and other gaming operations throughout the Province; and

**WHEREAS** only 6% of the funds received by Alberta Gaming and Lotteries is provided to Community Lottery Boards to be allocated to community organizations in the form of Community Lottery Grants; and

**WHEREAS** many recreational, cultural and other non-profit organizations are faced with closing facilities in communities, due to dramatically increased electrical and fuel costs; and

**WHEREAS** the Community Lottery Grants available to community organizations provide funds for capital projects but do not permit funds to be used for operating costs.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to increase the funds available for dispersal through the Community Lottery Grants program from the funds taken in by Alberta Gaming and Lotteries and that the per capita allotment be increased; and,

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to revise the criteria for disbursing funds from the Community Lottery Grants Program to allow funds to be allocated to organizations for operational budgets.

## **BACKGROUND**

Funds are provided to Community Lottery Boards from the Alberta Lottery Fund. These funds are used in various communities to enhance and enrich their initiatives.

In April of 2000, the amount of funds made available to Community Lottery Boards was increased from \$50 Million to \$52.5 Million. This increase falls far short of the total funds going out of communities and into Alberta Lotteries.



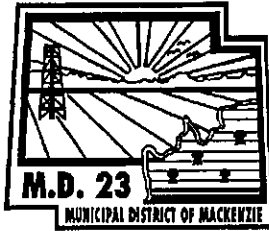
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**Resolution No.**

**Page two**

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With the abundance of funds received by Alberta Gaming and Lotteries, community organizations should be permitted to apply for operational funds through the Community Lottery Grants Program in order to continue operating their facilities. In many rural Alberta centers, these community facilities are the only recreational means available to rural residents. Communities do not have additional funds to cover these very drastic increases in operational costs.



# M.D. of Mackenzie No. 23

9d)

## Request For Decision

Meeting:	<b>Committee of the Whole</b>
Meeting Date:	September 25, 2001
Originated By:	Eva Schmidt, Executive Assistant / Returning Officer
Title:	<b>Voting Stations – Municipal and Regional Health Authority (RHA) Elections</b>
Agenda Item No:	

**BACKGROUND / PROPOSAL:** Nominations are in and the M.D. of Mackenzie must conduct elections in 3 of 7 wards, namely Wards 1, 7 and 9. Pursuant to an agreement signed with Municipal Affairs, the M.D. of Mackenzie will also be conducting elections for the Northwestern Health Services Region in conjunction with municipal elections. The RHA will have elections in 3 out of 4 wards located within M.D. of Mackenzie. The only ward that is not having an election is ED-4.

**DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:** As discussed at the September 4<sup>th</sup> Council meeting, M.D. voting stations on October 15<sup>th</sup> will be located at:

- |        |                                                             |
|--------|-------------------------------------------------------------|
| Ward 1 | Blue Hills Community School and Buffalo Head Prairie School |
| Ward 7 | Fort Vermilion Legion                                       |
| Ward 9 | High Level Rural Hall                                       |

In discussions with Rayann Ulvick of NWHSR we have agreed to locate RHA voting stations at:

- ED-1 Blue Hills Community School  
Buffalo Head Prairie School  
Mustus Lake Center, La Crete

- ED-2 Fort Vermilion Legion

- ED-3 High Level Rural Hall  
Meander River (if we receive permission from the Band)

Both municipal and RHA advance voting will take place on Wednesday, October 10<sup>th</sup> as follows:

- |                 |                               |
|-----------------|-------------------------------|
| Ward 1 and ED-1 | M.D. Office in La Crete       |
| Ward 7 and ED-2 | M.D. Office in Fort Vermilion |
| Ward 9 and ED-3 | M.D. Office in High Level     |

Review: <i>ES</i>	Dept.	C.A.O.
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COSTS / SOURCE OF FUNDING:

Election budget.

RECOMMENDED ACTION (by originator):

For information.

Review:	Dept.	C.A.O.
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# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Committee of the Whole</b>
Meeting Date:	September 25, 2001
Originated By:	Emergency Services - ENFORCEMENT
Title:	<b>Director's Report for May, June, July, August</b>
Agenda Item No:	10 a)

### BACKGROUND / PROPOSAL:

N/A

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

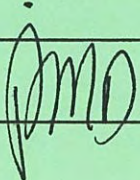
Regular Month End Reports.

### COSTS / SOURCE OF FUNDING:

N/A

### RECOMMENDED ACTION (by originator):

For information purposes.

Review:		Dept. Emergency Services C.A.O.
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**Comments**

- Campsite Patrols
- Court case for no insurance
- Check stop with North Peace Tribal Police
- Check stop with inspection services for Dangerous Goods
- Commercial vehicle safety inspections
- Deal with complains regarding dogs, rabbits, speeders, etc.

**ENFORCEMENT STATISTICS**

	MTD	YTD
Total Number of Charges	64	302
Written Warnings	1	16
Provincial	64	301
Municipal	-	1

**HOURS OF ACTIVITY**

Patrol Hours	278.52
Administration	69.63
Training Hours	-

	MTD	YTD
Highway Traffic Act	55	236
Motor Vehicle Admin. Act	5	36
Gaming & Liquor Act	4	27
Motor Transport Act	-	1
Off-Highway Vehicle Act	-	1
Environment Prot. Act	-	-
Other	-	-

	MTD	YTD
Animal Control Bylaw	-	1
Off-Highway Bylaw	-	-
Unsightly Premise Bylaw	-	-
Clean-up Orders	-	-
Lot Clean-ups	-	-
Other	-	-

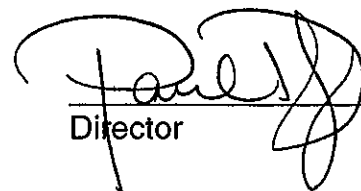
**REVENUE TO MD #23**

	\$MTD	\$YTD
MRP Potential Current Month Fines	6,826	33,716
MRP - Fines Paid	7,079	20,702
Other Enforcement Agencies - Fines Paid	4,539	13,559
Total - Fines Paid	11,619	34,261

**OUTSTANDING TO MD #23**

	\$YTD
MRP - Fines Outstanding	13,222
Other Enforcement Agencies - Fines Outstanding	7,080
Total - Fines Outstanding	20,302

Report Date 01-09-19

  
Director



**Comments**

- Impound 4 dogs
- Assist RCMP with locating youth unlawfully at large
- Assist RCMP with policing Grad – liquor dumped and dope seized
- Dealt with rabbit concern in La Crete
- In service with Crown Prosecutor
- Assist N.P.T.P. with loose cow in Fort Vermilion
- Two days of Seat Belt Surveys
- Regular patrol of M.D. including areas of concern such as Heliport Road and Playground Zone at Reinland Park

**ENFORCEMENT STATISTICS**

	MTD	YTD
Total Number of Charges	32	334
Written Warnings	4	20
Provincial	32	333
Municipal	-	1

**HOURS OF ACTIVITY**

Patrol Hours	218.80
Administration	54.70
Training Hours	-

	MTD	YTD
Highway Traffic Act	31	267
Motor Vehicle Admin. Act	-	36
Gaming & Liquor Act	1	28
Motor Transport Act	-	1
Off-Highway Vehicle Act	-	1
Environment Prot. Act	-	-
Other	-	-

	MTD	YTD
Animal Control Bylaw	-	1
Off-Highway Bylaw	-	-
Unsanitary Premise Bylaw	-	-
Clean-up Orders	3	3
Lot Clean-ups	-	-
Other	5	5

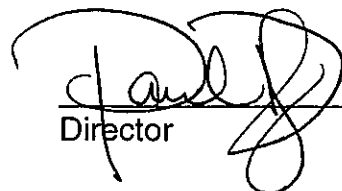
**REVENUE TO MD #23**

	\$MTD	\$YTD
MRP Potential Current Month Fines	2,295	36,011
MRP – Fines Paid	2,226	22,928
Other Enforcement Agencies – Fines Paid	5,669	19,228
Total – Fines Paid	7,896	42,156

**OUTSTANDING TO MD #23**

	\$YTD
MRP – Fines Outstanding	9,648
Other Enforcement Agencies – Fines Outstanding	14,612
Total – Fines Outstanding	24,260

Report Date 01-09-19

  
Director



**Comments**

- Addressed a wolf complaint in Zama
- Assisted with Fort Vermilion Rodeo
- Check stop with Motor Transportation in Zama
- Check stop with RCMP
- Concentrated on Playground zone speed enforcement

**ENFORCEMENT STATISTICS**

	MTD	YTD
Total Number of Charges	63	397
Written Warnings	22	42
Provincial	63	396
Municipal	-	1

**HOURS OF ACTIVITY**

Patrol Hours	240.5
Administration	60.1
Training Hours	-

	MTD	YTD
Highway Traffic Act	54	321
Motor Vehicle Admin. Act	6	42
Gaming & Liquor Act	3	31
Motor Transport Act	-	1
Off-Highway Vehicle Act	-	1
Environment Prot. Act	-	-
Other	-	-

	MTD	YTD
Animal Control Bylaw	-	1
Off-Highway Bylaw	-	-
Unightly Premise Bylaw	-	-
Clean-up Orders	3	3
Lot Clean-ups	-	-
Other	-	5

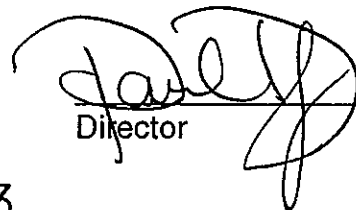
**REVENUE TO MD #23**

	\$MTD	\$YTD
MRP Potential Current Month Fines	7,627	43,638
MRP - Fines Paid	2,247	25,175
Other Enforcement Agencies - Fines Paid	3,497	22,725
Total - Fines Paid	5,744	47,900

**OUTSTANDING TO MD #23**

	\$YTD
MRP - Fines Outstanding	17,552
Other Enforcement Agencies - Fines Outstanding	9,234
Total - Fines Outstanding	26,786

Report Date 01-09-19

  
Director



Comments

- Regular patrol
- Assist with EMR course
- Assist with 2 vehicle MVA
- Animal Control
- Campground Patrols
- Check stops with RCMP – NPTP
- Seat belt rollover simulator

ENFORCEMENT STATISTICS

	MTD	YTD
Total Number of Charges	38	435
Written Warnings	8	50
Provincial	38	434
Municipal	-	1

HOURS OF ACTIVITY

Patrol Hours	231
Administration	46
Training Hours	12

	MTD	YTD
Highway Traffic Act	34	355
Motor Vehicle Admin. Act	4	46
Gaming & Liquor Act	-	31
Motor Transport Act	-	1
Off-Highway Vehicle Act	-	1
Environment Prot. Act	-	-
Other	-	-

	MTD	YTD
Animal Control Bylaw	-	1
Off-Highway Bylaw	-	-
Unsanitary Premise Bylaw	-	-
Clean-up Orders	-	3
Lot Clean-ups	-	-
Other	-	5

REVENUE TO MD #23

	\$MTD	\$YTD
MRP Potential Current Month Fines	5,874	49,512
MRP – Fines Paid	4,314	29,489
Other Enforcement Agencies – Fines Paid	2,223	24,948
Total – Fines Paid	6,538	54,437

OUTSTANDING TO MD #23

	\$YTD
MRP – Fines Outstanding	15,458
Other Enforcement Agencies – Fines Outstanding	13,839
Total – Fines Outstanding	29,297

Report Date 01-09-19

  
Director



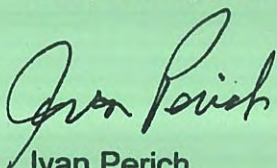
Director of Operational Services  
Report  
September 25, 2001

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1. Maltis Geomatics continues work on the GIS (Geographic Information System) for the MD. Dave Carpenter or their firm told me they expect to be done in the next month or so.
2. Shoulder pull crews are taking longer than anticipated to complete specific projects. A significant problem has been compacting the mainly silty soils in the area. It takes a great amount of compactive effort and just the right amount of water to pack the material. On one of our last projects we have done one mile with a 3" cap of 2" crushed gravel. This appears to provide a stable road surface with a lot less compactive effort. Final costs are comparable and the stability of the road surface should be much better with the cap of 2" crushed gravel.
3. The re-gravelling operations are basically complete. Some gravelling is still being done on Road Repair and Rehabilitation projects and on Field Access Road projects.
4. To date about 16 or 17 miles of Field Access Roads have been allocated. Recent advertisements resulted in about 10 miles of additional road to gravel.
5. The bridge on the Rocky Lane Road in front of Walter Sarapuk's house is still posted for a 3 tonne load limit. Since last Council meeting we have been investigating various possibilities. One lead was a bridge from Tolko. The rental rate (\$500 per month) was reasonable. However the bridge is not certifiable for regular road traffic. It could not be used for our road because of liability concerns. I have asked Alberta Transportation to consider the rental of a bridge as part of the sharable cost of bridge construction. They did not respond positively but will review our request.
6. The Dyck (94 Ave extension) has been completed and gravelled. It appears that more traffic is using it.
7. We have signed an agreement reflecting the current situation with Little Red Air regarding their operations at the Fort Vermilion Airport. This was necessary because there was no agreement in place. This agreement reflects the current situation and protects both parties.
8. Work started on the Highway 88 Connector. The contractor hopes to have a significant amount of work done this year.
9. Staff, and myself, are working on preparing a reporting format for capital projects. It has a lot of information and is a rather large document. It has been reviewed by the CAO and we expect to distribute it at the Committee of the Whole Meeting.

10. As newer staff are becoming more familiar with their work requirements and routines I am getting out onto projects a little more frequently.
11. Met with Little Red River Cree Nation and Indian Affairs regarding the roads leading to Fox Lake and Garden River. I have agreed to sit on their committee as an observer.
12. The Fort Vermilion Airport has been overlaid and satisfactorily completed.
13. Asphalt patching was completed on streets in both Fort Vermilion and La Crete.
14. Inspected the encroachment, and met with the property owner on the Ronny Friesen Road (Project 06-32-40-61) in the Blue Hills area. I will be sending him a letter outlining our position in the matter.
15. Attended the La Crete Chamber of Commerce meeting on September 4, 2001.
16. Reviewed the paper work on the La Crete Lift Station Contract. Marco Bratt will be preparing a letter to the contractor outlining our position on the matter.
17. Inspected the Assumption Bypass Road. Repairs were done to improve the holes. William Bundy will be assisting with setting up a possible alternate route for the road. We will also be using the local grader contractor in this location work.
18. We are repairing/replacing culverts on the Watt Mountain Forestry Road.

Respectfully submitted,



Ivan Perich  
Director of Operational Services



## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	<b>Committee of the Whole</b>
Meeting Date:	September 25, 2001
Originated By:	Ivan Perich, Director of Operational Services
Title:	<b>Capital Project Status Report, Roads</b>
Agenda Item No:	11 b)

#### BACKGROUND / PROPOSAL:

Council has requested reporting on the status of capital projects. Administration has prepared a report which shows the status of the various capital projects in the roads area. The report document is rather large and unwieldy (11" x 17"). It is this large because of the information being provided. The report will be distributed at the Committee of the Whole Meeting on September 25. We expect to provide an update to this report on a monthly basis.

#### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

#### COSTS / SOURCE OF FUNDING:

Not Applicable.

#### RECOMMENDED ACTION (by originator):

That Council accept the report, which will be distributed on September 25, 2001 as information.

Review: 

Dept. 

C.A.O.

# Road Repair And Rehabilitation - Operational Services - Roads Department

N.A. = Not Available or Not Applicable

## La Crete

Projects Done in 2001	Project GL Code	From	To	Length in Miles	Budgeted Projects		
					Approved Budget Amount	Estimated Expenditures To Date	Estimated Final Expenditure in 2001
La Crete 94 Ave East Extension	06-32-40-02	Main Street	SH 697	1.00	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00
Twp Rd 1050 (27th Baseline Road)	06-32-40-08	SH 697	RR 14-5	2.00	N.A.	N.A.	N.A.
Twp Rd 1050 (27th Baseline Road)	06-32-40-11	RR 14-3	RR 14-2	1.00	N.A.	N.A.	N.A.
Twp Rd 1042 ( J.T. Wiebe Road )	06-32-40-13	RR 15-1	RR 15-3	2.00	N.A.	N.A.	N.A.
Twp Rd 1060 (Airport Road)	06-32-40-40	SH 697	RR 14-4	3.00	N.A.	N.A.	N.A.
Savage Prairie Road ( Shoulder Pull )	06-32-40-43	1/2 mile N of Twp Rd 1044	Twp Rd 1050 (27th Baseline Road)	0.50	N.A.	N.A.	N.A.
Twp Rd 1052A (West La Crete Road)	06-32-40-45	RR 15-4 (Sandhills Road)	RR 16-1	3.00	N.A.	N.A.	N.A.
Twp Rd 1022 (Ronny Friesen)	06-32-40-61	RR 18-1	1/2 mile west	0.50	\$ 45,000.00	\$ 53,288.50	\$ 50,000.00
Highway 88 Connector	06-32-40-75	SH 697 Intersection	11km East	6.60	\$ 1,700,000.00	\$ 500,000.00	\$ 1,700,000.00
Rural Road Study	06-32-40-77			N.A.	\$ 1,600.00	\$ 2,932.94	\$ 3,000.00
Drainage Study	06-32-40-78	In La Crete		N.A.	\$ 23,134.00	\$ 23,134.00	\$ 23,134.00
Savage Prairie Road	06-32-40-80	SH 697	One Mile East of SH 697	1.00	\$ 71,156.00	\$ 85,794.53	\$ 71,156.00
Wadlin Lake Road	06-32-40-91			12.00	N.A.	N.A.	N.A.
<b>Totals</b>					<b>\$ 1,965,890.00</b>	<b>\$ 790,149.97</b>	<b>\$ 1,972,290.00</b>

Block Funding Projects		Estimated Amount Completed (%)	Estimated Completion Date	Comments
Expenditures To Date From Project Costing Sheet	Estimated Final Expenditure in 2001			
N.A.	N.A.	100	Aug.	COMPLETE
\$ 53,948.63	\$ 53,204.66	100	July	
\$ 45,775.23	\$ 50,000.00	100	Aug.	Culverts Still Needed, Waiting for Sloped Ends
\$ 1,418.83	\$ 2,000.00	10	July	Brush & clean south ditch, Road Repair and Rehabilitation Defer to 2002
\$ 119,239.88	\$ 125,000.00	100	Sept.	
\$ 16,643.38	\$ 16,137.80	100		South Portion Completed July - Northerly 1/2 Mile in 2002
\$ 68,489.63	\$ 120,000.00	30	Sept. 28	
N.A.	N.A.	100	Aug.	CONTRACT
N.A.	N.A.	30	May-02	Started Sept.
N.A.	N.A.	100	June	AMEC Completed in June, Administration to Review and Adjust
N.A.	N.A.	70	Oct.	
N.A.	N.A.	100	Sept.	Jake Barman CONTRACT
\$ 72,000.00	\$ 72,000.00	100	Aug.	Emergency Repairs
<b>\$ 377,515.78</b>	<b>\$ 438,342.66</b>			

Projects Deferred to 2002		From	To	Length in Miles	Approved Budget Amount	Estimated Expenditures To Date	Estimated Final Expenditure in 2001
RR 13-4	06-32-40-10						
Crete 100A Street Paving	06-32-40-31				\$ 228,900.00	\$ 9,378.96	\$ -
Crete 108 Street Paving	06-32-40-32				\$ 221,800.00	\$ 2,151.00	\$ -
Subdivisions West of La Crete Co-op	06-32-40-38				\$ 150,400.00	\$ 1,347.65	\$ -
Wolf Lake Road (George Braun)	06-32-40-41	RR 15-3 (River Road)	RR 13-4	11 miles; 5 miles + 6 miles	N.A.	N.A.	N.A.
Twp Rd 1072 (Spruce Road)	06-32-40-42	SH 697	RR 13-3	4.00	N.A.	N.A.	N.A.
RR 15-0	06-32-40-44	Twp Rd 1044 (Savage Prairie Road)	Twp Rd 1050 (27th Baseline Road)	2.00	N.A.	N.A.	N.A.
Twp Rd 1064 (Peter J Friesen Road)	06-32-40-46	RR 15-0	RR 40	6.00	N.A.	N.A.	N.A.
West La Crete Road	06-32-40-48	1/2 mile N of Twp Rd 1051	SH 697 (Twp Rd 1042)	6.00	N.A.	N.A.	N.A.
RR 15-4 (Sandhills Road)	06-32-40-50	94th Ave La Crete	Twp Rd 1055 (Old Sandhills Road)	2.00	N.A.	N.A.	N.A.
RR 14-0	06-32-40-52	Twp Rd 1074	Twp Rd 1080	2.00	N.A.	N.A.	N.A.
RR 15-3 (River Road)	06-32-40-53	North boundary La Crete	Twp Rd 1064 (Peter J Road)	2.00	\$ -	\$ -	\$ -
27th Baseline Road Construction (Sloping)	06-32-40-79				\$ 25,000.00	\$ 13,334.00	\$ -
<b>Totals</b>					<b>\$ 626,100.00</b>	<b>\$ 26,211.62</b>	<b>\$ -</b>

N.A.	N.A.			Schedule to coincide with work on Rossenberger flood control ditch extension. Delayed until flood control ditch starts Defer to 2002
N.A.	N.A.	4		Defer to 2002
N.A.	N.A.			Defer to 2002
N.A.	N.A.	1		Defer to 2002
\$ 198.24	\$ -			Leave middle 5 miles for a few years, commence others in 2002
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Defer 2002 Check / Survey Drainage / Ditches
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Do scouterly 1.5 miles; Water problems, survey & drainage Commence?
N.A.	N.A.			Delay for a few years; Road has lots of gravel - Road is Wide (it was last done in '97)
N.A.	N.A.	0		Defer to 2002; Engineering Design is being Reviewed
<b>\$ 198.24</b>	<b>\$ -</b>			

# Road Repair And Rehabilitation - Operational Services - Roads Department

N.A. = Not Available or Not Applicable

## High Level

Projects Done in 2001	Project GL Code	From	To	Length in Miles	Budgeted Projects		
					Approved Budget Amount	Estimated Expenditures To Date	Estimated Final Expenditure in 2001
13 Mile Road ( RR 17-5 )	06-32-20-01	Hwy 58	South 1 mile	1.0 - Clay cap & shoulder pull	\$ 30,000.00	\$ 7,958.13	\$ 30,000.00
Twp Rd 1094 ( Kenton Kamieniecki )	06-32-20-03	RR 19-4	1/2 mile west	0.50	\$ 25,000.00	\$ 14,584.16	\$ 25,000.00
Filter Pit Road (W Bdy 4-110-15-W5M)	06-32-20-05	Hwy 58	Filter Pit	1.00	\$ 45,000.00	N.A.	\$ 45,000.00
Watt Mountain Road Culvert Repairs				7 Culverts	N.A.	N.A.	N.A.
<b>Totals</b>					<b>\$ 100,000.00</b>	<b>\$ 22,542.29</b>	<b>\$ 100,000.00</b>

Block Funding Projects				
Expenditures To Date From Project Costing Sheet	Estimated Final Expenditure in 2001	Estimated Amount Completed (%)	Estimated Completion Date	Comments
N.A.	N.A.	25	Sept. 30	Commenced Sept. 14
N.A.	N.A.	40	Sept. 28	Commenced Sept. 15
N.A.	N.A.	1	Oct.	Commence Late Sept. Surveying Started
\$ 8,222.63	\$ 40,000.00	25	Sept. 30	Emergency Repairs ( 2 major culverts and 5 minor culverts )
<b>\$ 8,222.63</b>	<b>\$ 40,000.00</b>			

Projects Deferred to 2002							
Project GL Code	From	To	Length in Miles	Approved Budget Amount	Estimated Expenditures To Date	Estimated Final Expenditure in 2001	
06-32-20-06	NW 21-110-19-W5M	NE 24-110-19-W5M	4.00	N.A.	N.A.	N.A.	
06-32-20-09	RR 16-3	RR 17-0	3.00	N.A.	N.A.	N.A.	
06-32-20-12	Twp Rd 1102 (Heliport Rd)	Twp Rd 1104	2.00	N.A.	N.A.	N.A.	
06-32-20-14	RR 18-3	RR 18-5	2.00	N.A.	N.A.	N.A.	
06-32-20-51	Twp Rd 1081	Twp Rd 1090	5.00	N.A.	N.A.	N.A.	
<b>Totals</b>					<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\$ -	\$ -			Defer to 2002, MD Forces Prelim Now, DO DESIGN, Suggest as a Contract Project
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Defer to 2002, Possibly DELETE
<b>\$ -</b>	<b>\$ -</b>			

## Fort Vermilion

Projects Done in 2001	Project GL Code	From	To	Length in Miles	Budgeted Projects		
					Approved Budget Amount	Estimated Expenditures To Date	Estimated Final Expenditure in 2001
Twp Rd 1092 (Edward Lizotta Rd)	06-32-30-07	NW 17-109-13-W5M	NE 14-109-13-W5M	4.00	N.A.	N.A.	N.A.
Field Access Roads - 6 Miles / year	06-32-30-33				\$ 60,000.00	\$ 31,736.10	\$ 60,000.00
Fort Vermilion 45th Street Paving	06-32-30-37	Hwy 88	46th Avenue	0.50	\$ 254,800.00	N.A.	\$ 254,800.00
Twp Rd 1090 (S 5-109-13-5)	06-32-30-55	Hwy 88	RR 13-4	0.25	N.A.	N.A.	N.A.
RR 14-2A (Thru 22,15-109-14-5)	06-32-30-56	Twp Rd 1092	Twp Rd 1094	0.50	N.A.	N.A.	N.A.
Ponton / Boyer Bridge	06-32-30-57			N.A.	\$ 80,500.00	\$ 94,424.60	\$ 94,424.60
Rocky Lane River Road	06-32-30-58				\$ 97,471.00	N.A.	\$ 97,471.00
Fort Vermilion Hospital Hill	06-32-30-62			0.25	\$ 53,179.00	N.A.	\$ 20,000.00
Billman Road	06-32-30-87			2.00	N.A.	N.A.	N.A.
<b>Totals</b>					<b>\$ 545,950.00</b>	<b>\$ 126,160.70</b>	<b>\$ 526,695.60</b>

Block Funding Projects				
Expenditures To Date From Project Costing Sheet	Estimated Final Expenditure in 2001	Estimated Amount Completed (%)	Estimated Completion Date	Comments
\$ 179,621.34	\$ 185,000.00	100	?	Partially Completed Sept. 14 - 5 Culverts Yet to Install
N.A.	N.A.	70	Oct.	In Progress
N.A.	N.A.	100	Sept.	
\$ 7,000.00	\$ 7,000.00	0	?	To Start Sept. - 1/4 Mile of Road East of Hwy 88
\$ 7,723.64	\$ 15,000.00		Sept.	
N.A.	N.A.	100	Spring	Completed Spring 2001
N.A.	N.A.	1	Deferred	Contract with Jake Banman , Defer to Winter and 2002, May Eliminate Curves
N.A.	N.A.	100	Sept.	Weeping Tile, Then Patched
\$ 17,251.81	\$ 17,251.81	0	?	Measurements Indicate Adequate Width
<b>\$ 211,596.79</b>	<b>\$ 224,251.81</b>			

Projects Deferred to 2002							
Project GL Code	From	To	Length in Miles	Approved Budget Amount	Estimated Expenditures To Date	Estimated Final Expenditure in 2001	
06-32-30-04	500m East of F.V. Airport	end of curves	0.50	\$ 35,000.00	\$ 2,582.17	\$ 35,000.00	
06-32-30-47	RR 13-0A	RR 13-2	1.75	N.A.	N.A.	N.A.	
06-32-30-49	RR 11-3	RR 12-2	5.00	N.A.	N.A.	N.A.	
06-32-30-54	RR 12-1	RR 12-2	1.00	N.A.	N.A.	N.A.	
06-32-30-59				\$ 108,500.00	\$ 23,000.00	\$ 108,500.00	
06-32-30-60	RR 13-0	RR 13-1	1.00	N.A.	N.A.	N.A.	
<b>Totals</b>					<b>\$ 143,500.00</b>	<b>\$ 25,582.17</b>	<b>\$ 143,500.00</b>

N.A.	N.A.			Defer to 2002 -- Survey and Design Done, Get Report Re: Possible Scope Change to 3/4 Mile Construction Needed
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Defer to 2002
\$ -	\$ -			Brushing in 2001, ditch / pull shoulder in 2002
N.A.	N.A.	6		Defer to 2002
\$ -	\$ -			Defer to 2002
<b>\$ -</b>	<b>\$ -</b>			

# Road Repair And Rehabilitation - Operational Services - Roads Department

N.A. = Not Available or Not Applicable

## Zama

Projects Done in 2001	Project GL Code	From	To	Length in Miles	Budgeted Projects		
					Approved Budget Amount	Estimated Expenditures To Date	Estimated Final Expenditure in 2001
Zama Street Improvement	06-32-50-61				\$ 144,720.00	\$ 114,000.00	\$ 144,720.00
Assumption Bypass	06-32-50-90	Hwy 58	South of Assumption	6.00	N.A.	N.A.	N.A.
<b>Totals</b>					<b>\$ 144,720.00</b>	<b>\$ 114,000.00</b>	<b>\$ 144,720.00</b>

Block Funding Projects				
Expenditures To Date From Project Costing Sheet	Estimated Final Expenditure in 2001	Estimated Amount Completed (%)	Estimated Completion Date	Comments
N.A.	N.A.	100		\$30,000 will be deferred to 2002 for Drainage
\$ 156,106.12	\$ 156,106.12	100	Sept. 14	Significant Emergency Repair Work Needed to Road and Culverts
<b>\$ 156,106.12</b>	<b>\$ 156,106.12</b>			

## Transportation - Air

Projects Done in 2001	Project GL Code	From	To	Length in Miles	Budgeted Projects		
					Approved Budget Amount	Estimated Expenditures To Date	Estimated Final Expenditure in 2001
Fort Vermilion Overlay	06-33-30-64			1500 m	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
Zama Airstrip Lighting					\$ 35,000.00	\$ -	\$ 35,000.00
La Crete Airstrip Lighting					\$ 20,000.00	\$ -	\$ 20,000.00
<b>Totals</b>					<b>\$ 555,000.00</b>	<b>\$ 500,000.00</b>	<b>\$ 555,000.00</b>

Block Funding Projects				
Expenditures To Date From Project Costing Sheet	Estimated Final Expenditure in 2001	Estimated Amount Completed (%)	Estimated Completion Date	Comments
N.A.	N.A.	100	Sept. 8/01	Funded by Alberta Transportation
N.A.	N.A.			Contract and Specifications being Prepared for 2002 Installation
N.A.	N.A.			Contract and Specifications being Prepared for 2002 Installation
<b>\$ -</b>	<b>\$ -</b>			

BUDGETED PROJECTS		
Approved Budget	Expenditures to date	Estimated Final Expenditures
\$ 4,081,160.00	\$ 1,604,646.75	\$ 3,442,205.50

BLOCK FUNDING PROJECTS	
Total Block Funding Budget	\$ 889,000.00
Less Estimated Final Expenditures	\$ 858,700.59
Unexpended Funds	\$ 30,299.41

MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
COUNCIL MEETING

Tuesday, September 25, 2001  
7:00 p.m.

Council Chambers, Mustus Lake Centre  
La Crete, Alberta

AGENDA

- |                                                            |    |    |                                                                                         |         |
|------------------------------------------------------------|----|----|-----------------------------------------------------------------------------------------|---------|
| <b><u>CALL TO ORDER:</u></b>                               | 1. | a) | Call to Order<br>7:00 p.m.                                                              |         |
| <b><u>AGENDA:</u></b>                                      | 2. | a) | Items to Add or Delete from the Agenda<br>7:00 to 7:03 p.m.                             | Page 1  |
|                                                            |    | b) | Adoption of Agenda<br>7:03 to 7:05 p.m.                                                 | Page 1  |
| <b><u>ADOPTION OF<br/>THE PREVIOUS<br/>MINUTES:</u></b>    | 3. | a) | Minutes of the September 4, 2001<br>Committee of the Whole Meeting<br>7:05 to 7:07 p.m. | Page 9  |
|                                                            |    | b) | Minutes of the September 4, 2001<br>Regular Council Meeting<br>7:07 to 7:10 p.m.        | Page 15 |
| <b><u>BUSINESS ARISING<br/>OUT OF THE<br/>MINUTES:</u></b> | 4. | a) |                                                                                         | Page    |
|                                                            |    | b) |                                                                                         | Page    |
| <b><u>DELEGATIONS:</u></b>                                 | 5. | a) |                                                                                         | Page    |
|                                                            |    | b) |                                                                                         | Page    |

**PUBLIC  
HEARINGS:**

- 6. a) Bylaw 269/01 – Land Use Bylaw Amendment **Page 29**  
Technical Change to the Land Use Bylaw Section 3.1  
7:10 to 7:25 p.m.
- b) Bylaw 271/01 – Land Use Bylaw Amendment **Page 37**  
Agricultural 1 “A1” to Country Residential “CR”  
NW 31-109-18-W5M  
7:25 to 7:40 p.m.
- c) **Page**
- d) **Page**

**COUNCIL  
COMMITTEE AND  
REPORTS:**

- 7. a) Council Committee Reports **Page 27**  
7:40 to 7:50 p.m.
- b) CAO Report **Page**  
7:50 to 7:55 p.m.

**PLANNING AND  
EMERGENCY  
SERVICES:**

- 8. a) Bylaw 269/01 – Land Use Bylaw Amendment **Page 29**  
Technical Change to the Land Use Bylaw Section 3.1  
7:55 to 8:00 p.m.
- b) Bylaw 271/01 – Land Use Bylaw Amendment **Page 37**  
Agricultural 1 “A1” to Country Residential “CR”  
NW 31-109-18-W5M  
8:00 to 8:05 p.m.
- c) Bylaw 230/00 – Land Use Bylaw Amendment **Page 63**  
Agricultural District 1 to  
Rural Country Residential District  
SW 28-110-19-W5M  
8:05 to 8:10 p.m.
- d) Bylaw 232/00 – Land Use Bylaw Amendment **Page 89**  
Agricultural District 1 to  
Rural Country Residential District  
NW 22-110-19-W5M  
8:10 to 8:15 p.m.



- e) Bylaw 275/01 – Land Use Bylaw Amendment **Page 113**  
 Part of Plan 782 0147 Block 01 Lot 17  
 Hamlet Public District to  
 Hamlet Residential District 3 “HR-3”, South Portion &  
 Hamlet Commercial District 1, North Portion  
 8:15 to 8:20 p.m.
- f) Bylaw 276/01 – Land Use Bylaw Amendment **Page 125**  
 Part of NW 08-106-14-W5M  
 Agricultural District 1 “A-1” to  
 Rural Country Residential District “RC”  
 8:20 to 8:25 p.m.

- g) **Page**
- h) **Page**

**PROTECTIVE SERVICES:**

- 9. a) *Highway Enforcement* **Page**
- b) **Page**

**AGRICULTURAL SERVICES:**

- 10. a) **Page**
- b) **Page**

**CORPORATE SERVICES:**

- 11. a) Gas Aggregation Initiative **Page 137**  
 8:25 to 8:30 p.m.
- b) La Crete Trade Coin **Page 143**  
 8:30 to 8:35 p.m.
- c) **Page**
- d) **Page**

**OPERATIONAL SERVICES:**

- |     |    |                 |             |
|-----|----|-----------------|-------------|
| 12. | a) | Highway 58 East | <b>Page</b> |
|     | b) |                 | <b>Page</b> |

**IN CAMERA SESSION:**

- |     |    |  |             |
|-----|----|--|-------------|
| 13. | a) |  | <b>Page</b> |
|     | b) |  | <b>Page</b> |

**ADJOURNMENT:**

- |     |    |                          |  |
|-----|----|--------------------------|--|
| 14. | a) | Adjournment<br>8:35 p.m. |  |
|-----|----|--------------------------|--|

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Regular Council</b>
Meeting Date:	September 25, 2001
Originated By:	Eva Schmidt, Executive Assistant
Title:	<b>Minutes of the September 4, 2001 Committee of the Whole Meeting</b>
Agenda Item No:	3 a)

### BACKGROUND / PROPOSAL:

Not applicable.

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Attached are the minutes of the Tuesday, September 4, 2001 Committee of the Whole meeting.

### COSTS / SOURCE OF FUNDING:

Not applicable.

### RECOMMENDED ACTION (by originator):

That Council adopt the minutes of the September 4, 2001 Committee of the Whole meeting, as presented.

Review: <i>ES</i>	Dept.	C.A.O. <i>(Signature)</i>
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**MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
COMMITTEE OF THE WHOLE**

**Seminar Room, Fort Vermilion School Division Central Office  
Fort Vermilion, Alberta**

**Tuesday, September 4, 2001**

**PRESENT:**

Bill Neufeld	Reeve
Frank Rosenberger	Deputy Reeve
Betty Bateman	Councillor
Greg Newman	Councillor
John Driedger	Councillor
Joe Peters	Councillor
Pat Kulscar	Councillor
Willie Wieler	Councillor

**ABSENT:**

Walter Sarapuk	Councillor
Wayne Thiessen	Councillor

**ALSO PRESENT:**

Harvey Prockiw	Chief Administrative Officer
Eva Schmidt	Executive Assistant
Bill Landiuk	Director of Corporate Services

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Minutes of the Committee of the Whole meeting for the Municipal District of Mackenzie No. 23 held on Tuesday, September 4, 2001, in the Seminar Room of the Fort Vermilion School Division, Fort Vermilion, Alberta.

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

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

**3. b) Town of High Level – Revenue Sharing**

Reeve Neufeld welcomed the Town of High Level Mayor Mike Mihaly, and CAO, Diane Hunter to the meeting at 10:04 a.m.

**MOTION 01-444      MOVED by Councillor Bateman**

That Council give consideration to go in camera at 10:04 a.m. to discuss issues under Section 23 of the Freedom of Information and the Protection of Privacy Act.

**CARRIED**

Councillor Driedger entered the meeting at 10:05 a.m.

**MOTION 01-445      MOVED by Councillor Newman**

That Council come out of camera at 11:50 a.m.

**CARRIED**

Reeve Neufeld thanked Mayor Mike Mihaly and CAO Diane Hunter, who then left the Council table at 11:50 a.m.

This item was referred to the regular Council meeting for decision.

**ADOPTION OF  
AGENDA:**

**2.      a)      Adoption of Agenda**

**MOTION 01-446      MOVED by Councillor Bateman**

That the agenda be adopted as presented.

**CARRIED**

**DELEGATIONS:      3.      a)      Diashowa-Marubeni International Ltd.**

Reeve Neufeld welcomed the delegation from Diashowa-Marubeni International Ltd. (DMI) Peace River, to the meeting at 11:55 a.m.

The delegation presented a map and a haul route request to Council and discussed the General Development Plan for Diashowa-Marubeni International Ltd.

Reeve Neufeld thanked the delegation, who then left the Council table at 12:04 p.m.

**TRANSPORTATION**

**SERVICES:** 4. a) **Grader Maintenance Contracts**  
(Councillor Newman)

Council referred this item to the regular Council meeting agenda.

**UTILITY**

**SERVICES:** 5. a)  
(Councillor Rosenberger)

There were no items under this heading.

**RECREATION AND**

**TOURISM:** 6. a)  
(Councillor Sarapuk)

There were no items under this heading.

**COMMUNITY**  
**SUPPORT**

**SERVICES:** 7. a)  
(Councillor Sarapuk)

There were no items under this heading.

**PLANNING AND**

**DEVELOPMENT:** 8. a)  
(Councillor Wieler)

There were no items under this heading.

**AGRICULTURE**

**SERVICES:** 9. a)  
(Councillor Thiessen)

There were no items under this heading.

**ADMINISTRATIVE,  
COUNCIL**

**PERSONNEL: 10. a) Review Cuff Recommendations**

Council referred the Cuff Recommendations to a future Committee of the Whole meeting.

**PROTECTIVE**

**SERVICES: 11. a)  
(Councillor Bateman)**

There were no items under this heading.

**ADJOURNMENT: 12. a) Adjourn Committee of the Whole Meeting**

**MOTION 01-447 MOVED** by Councillor Rosenberger

That the meeting be adjourned at 12:04 p.m.

**CARRIED**

These minutes were adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Regular Council</b>
Meeting Date:	September 25, 2001
Originated By:	Eva Schmidt, Executive Assistant
Title:	<b>Minutes of the September 4, 2001 Regular Council Meeting</b>
Agenda Item No:	3 b)

### BACKGROUND / PROPOSAL:

Not applicable.

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:


Attached are the minutes of the Tuesday, September 4, 2001 regular Council meeting.

### COSTS / SOURCE OF FUNDING:

Not applicable.

### RECOMMENDED ACTION (by originator):

That the minutes of the September 4, 2001 regular Council meeting be adopted as presented.

Review: <i>ES.</i>	Dept.	C.A.O. 
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**MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
REGULAR COUNCIL**

**Seminar Room, Fort Vermilion School Division Central Office  
Fort Vermilion, Alberta**

**Tuesday, September 4, 2001**

**PRESENT:**

Bill Neufeld	Reeve
Frank Rosenberger	Deputy Reeve
Betty Bateman	Councillor
Greg Newman	Councillor
John Driedger	Councillor
Joe Peters	Councillor
Pat Kulscar	Councillor
Wayne Thiessen	Councillor
Willie Wieler	Councillor

**ABSENT:** Walter Sarapuk Councillor

**ALSO PRESENT:**

Harvey Prockiw	Chief Administrative Officer
Eva Schmidt	Executive Assistant
Paul Driedger	Director of Planning and Emergency Services
Bill Landiuk	Director of Corporate Services
Ivan Perich	Director of Operational Services
Marco Braat	Superintendent of Utilities

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Minutes of the regular Council meeting for the Municipal District of Mackenzie No. 23 held on Tuesday, September 4, 2001, in the Seminar Room of the Fort Vermilion School Division Central Office, Fort Vermilion, Alberta.

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

Reeve Neufeld called the Council meeting to order at 12:54 p.m.

**AGENDA:** 2. a) Items to Add or Delete from the Agenda

Additions were made to the agenda.

2. b) **Adoption of the Agenda**

**MOTION 01-448** **MOVED** by Councillor Newman

That the agenda be adopted with the following additions:

- 11j) Economic Development Incentive
- 11k) Canadian Food Grains Project
- 12b) Grader Maintenance Contract
- 13a) Personnel
- 13b) Blue Hills Road.

**CARRIED**

**ADOPTION OF  
THE PREVIOUS  
MINUTES:**

3. a) **Minutes of the August 21, 2001  
Committee of the Whole Meeting**

**MOTION 01-449** **MOVED** by Councillor Wieler

That the minutes of the August 21, 2001 Committee of the Whole meeting be adopted as presented.

**CARRIED**

3. b) **Minutes of the August 21, 2001  
Regular Council Meeting**

**MOTION 01-450** **MOVED** by Councillor Bateman

That the minutes of the August 21, 2001 Regular Council meeting be adopted as corrected by amending Motion 01-432 to indicate that the September 25 Committee of the Whole meeting commence at 4:00 p.m. and the Council meeting commence at 7:00 p.m.

**CARRIED**

**BUSINESS ARISING  
OUT OF THE  
MINUTES:**

4. a)

There were no items under this heading.

**DELEGATIONS:** 5. a)

There were no items under this heading.

**PUBLIC HEARING:** 6. a)

There were no items under this heading.

**COUNCIL  
COMMITTEE AND  
CAO REPORTS:**

7. a) **Council Committee Reports**

Councillors presented the Council Committee reports as follows:

Councillor Rosenberger reported on the AAMD&C Advisory Committee on Aboriginal Issues meeting in Edmonton, he attended on the Reeve's behalf and presented the MOU issue.

Councillor Driedger reported on the tour of the Tolko Plant.

Councillor Bateman reported no meetings.

Councillor Peters reported no meetings.

Councillor Newman reported no meetings.

Councillor Wieler reported on the Cooperative Management Planning Board meeting; a two-year extension has been granted for the Memorandum of Understanding with the Metis being granted one seat, Board is working on communications plan, looking for \$500,000 funding from industry/government over the next few years, next meeting dates are September 20 – 21; Beaver First Nation is somewhat interested in the MOU process and will attend meetings as observers; Board wants to hire resource person; definition of traditional use was the most contentious issue at the meeting; Board wants the Alberta government to come up with a definition for

traditional use; a study was done on water in the north with the results being that it has very little impact on the area.

Councillor Kulscar reported no meetings.

Councillor Thiessen reported no meetings.

Reeve Neufeld reported on the Cooperative Management Planning Board meeting in High Level; two letters were tabled at the meeting; industry/government has not committed to provide funding.

**MOTION 01-451      MOVED** by Councillor Thiessen

That the Council Committee reports be accepted as presented.

**CARRIED**

**7.    b)    CAO Report**

The CAO reported on the AAMD&C Advisory Committee on Aboriginal Issues meeting in Edmonton and his meeting with Sergeant White of the Fort Vermilion RCMP detachment.

**MOTION 01-452      MOVED** by Councillor Kulscar

That the Chief Administrative Officer's report be accepted as presented.

**CARRIED**

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**PLANNING AND  
EMERGENCY  
SERVICES:**

**8.    a)**

There were no items under this heading.

**PROTECTIVE  
SERVICES:**

**9.    a)**

There were no items under this heading.

**AGRICULTURAL  
SERVICES:**

10. b)

There were no items under this heading.

**CORPORATE  
SERVICES:**

11. a) **Bylaw 274/01 – To Adopt a Modified  
Voting Procedure**

**MOTION 01-453**  
Bylaw 274/01  
First Reading

**MOVED** by Councillor Wieler

That first reading be given to Bylaw 274/01 being a bylaw to adopt a modified system of conducting an election as prescribed by Alberta Regulation No. 170/2000.

**CARRIED**

**MOTION 01-454**  
Bylaw 274/01  
Second Reading

**MOVED** by Councillor Bateman

That second reading be given to Bylaw 274/01 being a bylaw to adopt a modified system of conducting an election as prescribed by Alberta Regulation No. 170/2000.

**CARRIED**

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**MOTION 01-455**

**MOVED** by Councillor Newman

That Council give consideration to go to third reading of Bylaw 274/01 being a bylaw to adopt a modified system of conducting an election as prescribed by Alberta Regulation No. 170/2000, at this meeting.

**CARRIED UNANIMOUSLY**

**MOTION 01-456**  
Bylaw 274/01  
Third Reading

**MOVED** by Councillor Thiessen

That third reading be given to Bylaw 274/01 being a bylaw to adopt a modified system of conducting an election as prescribed by Alberta Regulation No. 170/2000.

**CARRIED**

11. b) October 2001 Municipal Election – Advance Vote

**MOTION 01-457** **MOVED** by Councillor Wieler

That the M.D. of Mackenzie conduct an advance vote for the 2001 Municipal Election in accordance with the Local Authorities Election Act, and that all four M.D. offices be open for advance voting from 1 p.m. to 4 p.m. on Wednesday, October 10, 2001.

**CARRIED**

11. c) AAMD&C Fall 2001 Convention  
AUMA 2001 Convention

**MOTION 01-458** **MOVED** by Councillor Kulscar

That the Reeve and Councillors be authorized to attend the AAMD&C Fall 2001 Convention scheduled for November 19 – 22, 2001 as well as the AUMA Fall Convention scheduled for November 12 – 14, 2001 in Edmonton.

14/17

**CARRIED**

**MOTION 01-459** **MOVED** by Councillor Rosenberger

That the November 20, 2001 Council meeting be cancelled and that the meeting be re-scheduled for Tuesday, November 27, 2001 in High Level with the Committee of the Whole meeting commencing at 4:00 p.m. and the Regular Council meeting at 7:00 p.m.

**CARRIED**

11. d) Alberta Tourism – Travel Alberta

**Fall Industry Conference**

**MOTION 01-460**    **MOVED** by Councillor Newman

That the Council member representing the M.D. of Mackenzie on the Mighty Peace Tourist Association be authorized to attend the Travel Alberta Fall Industry Conference scheduled for November 4 – 6, 2001 at the Capri Centre in Red Deer.

**CARRIED**

11.    e)    **Northwest Alberta Resource Society  
Annual General Meeting**

**MOTION 01-461**    **MOVED** by Councillor Thiessen

That Reeve Neufeld be authorized to attend the annual general meeting of the Northwest Alberta Resource Society on September 12, 2001 in High Level for the purpose of presenting the year of service awards to the staff of the Safe Home.

**CARRIED**

11.    f)    **Northwestern Health Service Region  
Sod-turning Ceremony**

**MOTION 01-462**    **MOVED** by Councillor Peters

That the Reeve and Councillors be authorized to attend the sod-turning ceremony for the new High Level Regional Health Centre at 2:00 p.m. on Wednesday, September 12, 2001.

**CARRIED**

11.    g)    **Tolko Industries Ltd. Partners in the Community**

**MOTION 01-463      MOVED** by Councillor Wieler

That the invitation received from Tolko Industries Ltd. be received as information.

**CARRIED**

11.    h)    **Recycling Council of Alberta – Conference and AGM**

**MOTION 01-464      MOVED** by Councillor Peters

That the Land Fill Authority representatives be authorized to attend the Recycling Council of Alberta conference and annual general meeting at the Fantasyland Hotel, in Edmonton on September 19 – 21, 2001.

**CARRIED**

11.    i)    **Peace Air Shed Zone Association**

**MOTION 01-465      MOVED** by Councillor Kulscar

That the letter from the Peace Air Shed Zone Association be received as information only.

**CARRIED**

11.    j)    **Economic Development Incentive**

**MOTION 01-466      MOVED** by Councillor Kulscar

That Motion 01-442 be rescinded and that the Town of High Level be offered an Economic Development Incentive as discussed at the Committee of the Whole meeting.

**CARRIED**



11. k) Canadian Food Grains Association

**MOTION 01-467** **MOVED** by Councillor Newman

That the request from the Canadian Food Grains Association – La Crete Project, for the M.D. of Mackenzie staff and Council to serve breakfast on Combining Day be received as information.

**CARRIED**

**OPERATIONAL  
SERVICES:**

12. a) La Crete Recreation Society

**MOTION 01-468** **MOVED** by Councillor Bateman

That Administration be authorized to enter into a lease for \$1.00 per year with the La Crete Recreation Society for up to three ball diamonds on the lands in the southern portion of Plan 882-2651 and as outlined in their request.

**CARRIED**

12. b) Grader Maintenance Contract

---

**MOTION 01-469** **MOVED** by Councillor Wieler

That administration hold an informational meeting with grader contractors from the last three years to get more input on grader maintenance by the mile.

**CARRIED**

**MOTION 01-470** **MOVED** by Councillor Bateman

That Council give consideration to go in camera at 2:06 p.m. to discuss issues under Section 23 of the Freedom of Information and Protection of Privacy Act.

**CARRIED**

**IN CAMERA  
SESSION:**

13. a) **Personnel**

13. b) **Blue Hills Road**

**MOTION 01-471** **MOVED** by Councillor Newman

That Council come out of camera at 2:50 p.m.

**CARRIED**

**ADJOURNMENT:** 14. a) **Adjournment**

**MOTION 01-472** **MOVED** by Councillor Thiessen

That the meeting be adjourned at 2:51 p.m.

**CARRIED**

These minutes were adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

**Municipal District of Mackenzie No. 23  
Manager's Report  
September 18, 2001**

**Intensive Livestock Operations (ILO) Task Force**

The first meeting for this committee was held on Wednesday, September 12. In attendance was an ILO Specialist with Alberta Agriculture and a resource person from NADC. The committee has good representation from both hog and cattle producers and, in spite of waiting for detailed provincial regulations, is proceeding on reviewing the different options available for the council to consider, including amending the land use bylaw.

**Trip to Zama**

On Thursday, September 6 senior management and I travelled to Zama via the Assumption bypass. We had an opportunity to stop in Assumption and meet with the grader contractor for the area. The community is glad that we are working to repair the soft spots on the hill of the main road. We are also looking at the costs of constructing a winter only bypass road for use by the residents and industry users.

**M.D. Roads**

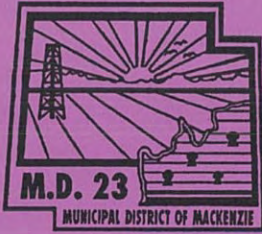
Ivan has now installed devices into all the graders and his own truck that will assist him and operators to determine road crown. Since the crown can be monitored while travelling, we had a chance to use this tool on the above Zama trip. On the Zama access road I personally was able to see that the crown on phases II and III was always between 4 and 8 percent. Phase I (reconstructed last year) was in good shape but had some spots at only 2 percent. Ivan and I have also been out touring more of the local roads with this instrument checking for crown and proper use of the windrow eliminators.

**Food Grains Project**

On Friday, September 14 some staff members and myself participated in the Food Grains project by cooking breakfast for the estimated 500 people who showed up for the harvesting day. Next year we will also work with this or any other such community projects.

Respectfully Submitted,  
Harvey Prockiw, CAO

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	September 25, 2001
Originated By:	Planning & Development
Title:	<b>Public Hearing</b> <b>Bylaw 269/01</b> <b>Land Use Bylaw Amendment</b> <b>Technical Change to the Land Use Bylaw under</b> <b>Section 3.1</b>
Agenda Item No:	6 a) 8 a)

### BACKGROUND / PROPOSAL:

We have received a number of development permits requesting to develop yardsite for future development. This has caused some concern in the control of development in areas with insufficient access to the property.



### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The request is to make a Technical amendment to the Land Use Bylaw to enable better control over any type of development that intends on building in areas that have no proper access from public roads with the exception of site preparation to the applicable property. Once an access from a public road is developed, then further development would be allowed on the applicable property. The applicants that apply for development of a yard site are usually looking to put power on to the property and require development permit before Atco will due so. It is beneficial to have the appropriate enforcement capabilities in place to back up the decisions of the development officer when an application has to be denied due to improper access to the applicable property.

The proposed changes to section 3.1 in the Land Use Bylaw will direct the Development Officers to deny development permit applications that do not meet the M.D. requirements for proper access from public roads.

### RECOMMENDED ACTION (by originator):

That second and third readings be given to Bylaw 269/01 being a technical change to the Land Use Bylaw.

Review:		Dept. <i>Planning</i>	C.A.O. 
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**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 269/01**

**Order of Presentation**

\_\_\_\_\_ **This Public Hearing will now come to order at \_\_\_\_\_.**

\_\_\_\_\_ **Was the Public Hearing properly advertised?**

\_\_\_\_\_ **Will the Development Authority \_\_\_\_\_, please outline the proposed Land Use Bylaw Amendment and present his submission.**

\_\_\_\_\_ **Will the Mackenzie Municipal Services Agency representative \_\_\_\_\_, please present their submission.**

\_\_\_\_\_ **Does the Council have any questions of the proposed Land Use Bylaw Amendment?**

\_\_\_\_\_ **Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.***

\_\_\_\_\_ **Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?**

\_\_\_\_\_ **If YES: Does the Council have any questions of the person(s) making their presentation?**

\_\_\_\_\_ **This Hearing is now closed at \_\_\_\_\_.**

**REMARKS/COMMENTS:**

**BYLAW NO. 269/01**

**BEING A BYLAW OF  
THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
IN THE PROVINCE OF ALBERTA  
TO AMEND THE EXISTING LAND-USE BYLAW NO.093/97 OF  
THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23**

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has adopted Land-Use Bylaw No. 093/97 of the Municipal District of Mackenzie No. 23,

**WHEREAS**, the Municipal District of Mackenzie No. 23 has a General Municipal Plan adopted in 1995,

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23 has deemed it necessary to amend the said Land-Use Bylaw in order to regulate developments that comply with the land use provisions of the Bylaw, but have no direct and acceptable grade access to a public road, and

**NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:**

1. That Section 3.1 of Part Three, CONTROL OF DEVELOPMENT, be amended by adding, to the end of Subsection (2), Subsection (3) that shall read:

(3) No development, except for site preparation, shall be allowed on any property until an access to the property from a public road has been constructed and approved by the Municipal District of Mackenzie No.23.

2. That this bylaw shall come into effect upon the passing of the third and final reading of this resolution.

First reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Bill Neufeld, Reeve

Eva Schmidt, Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Bill Neufeld, Reeve

Eva Schmidt, Executive Assistant

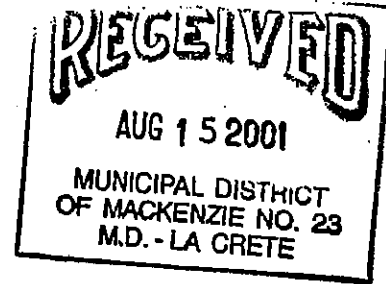


## *Mackenzie Municipal Services Agency*

P.O. Box 450, Berwyn AB T0H 0E0

August 8, 2001

Municipal District of Mackenzie No. 23  
Box 1690  
La Crete, AB  
T0H 2H0



**ATTENTION:** Paul Driedger, Director  
Planning, Development, Protective and Community Services

Dear Reeve Neufeld and Council:

**RE: Proposed Bylaw No. 269/01, an Amendment to Land-Use Bylaw No.093/97**

The purpose of this report is to provide the Municipal District of Mackenzie No. 23 with comments and recommendation on a proposed amendment to the existing Land-Use Bylaw with regard to access to undeveloped properties.

### **RECOMMENDATION**

**It is recommended that the proposed amendment - Bylaw No.269/01 - to Section 3.1 of the existing Land-Use Bylaw be APPROVED in order to regulate access to not-yet-developed properties.**

Bylaw No.269/01 reads as follow:

No development, except for site preparation, shall be allowed on any property until an access to the property from a public road has been approved by the Municipal District of Mackenzie of No.23.



## COMMENTS

In recent months, the Civic Administration of the Municipal District of Mackenzie has encountered a situation where property owners park (even install) holiday trailers or other recreation vehicles on their not-yet-developed lands, and used them as their long-term residences. Often, these lands have no direct and appropriate grade access to a public road. The situation has created a disordered, unsightly and even unsafe environment (e.g., for fire fighting) for the inhabitants of the Municipal District.

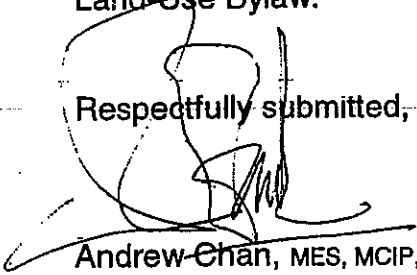
The existing Land-Use Bylaw of the Municipal District has no provision specifically designed to deal with this situation. In addition, Sections 3.1 and 3.2 and Part 4 of the existing Land-Use Bylaw only provide general provisions to regulate developments within the Municipal District. These general provisions are not expressive enough for most property owners to comprehend that the aforementioned situation of land use contravenes the general intent and spirit of the Land-Use Bylaw, and are not allowed. Therefore, in order to prevent similar occurrences in the future, the existing Land-Use Bylaw should be amended.

Furthermore, Section 640 Subsections (1) and (4) of the Municipal Government Act empower municipalities to regulate the location and amount of access to properties from a public road. Vested with this legislative power, the Municipal District of Mackenzie can pass a bylaw to regulate accesses to properties and, hence, to prevent the occurrence of the aforesaid situation.

## CONCLUSION

Based on the aforementioned information and analysis, the MMSA staff recommends that Bylaw No.269/01 be adopted as an amendment to the existing Land-Use Bylaw.

Respectfully submitted,



Andrew Chan, MES, MCIP, ACP  
Municipal Planner  
MACKENZIE MUNICIPAL SERVICES AGENCY

AC/August 3, 2001

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	September 25, 2001
Originated By:	Planning Department
Title:	<b>PUBLIC HEARING Bylaw 271/01 - Land Use Bylaw Amendment Agricultural 1 "A1" to Country Residential "CR" NW 31-109-18-W5M</b>
Agenda Item No:	6 b) 8 b)

### BACKGROUND / PROPOSAL:

The applicant is requesting to re-zone part of NW 31-109-18-W5 from Agricultural District 1 "A1" to Country Residential "CR".

The subject property is located approximately 4 kilometers East of High Level along Highway 35, immediately adjacent to the Bushe River Reserve's east boundary. On the northwest corner of the subject property there has been already a residential lot previously severed from the said quarter section in 1996. The owners would like to keep the remainder (approximately 41.9 acres) on the northwest corner for their own residential use, and re-zone the remainder for Country Residential to allow for a 10-acre parcel. The applicant states that the land has not been under cultivation for years. The area is covered with trees and low-lying land.

The properties south and east of the subject land are currently under cultivation.

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

#### MD23 Land Use Bylaw:

##### 5.2.A(AGRICULTURAL DISTRICT 1 "A1"C. PARCEL DENSITY

- (1) Residential Uses: Two (2) parcels per quarter section or river lot, with the balance of the quarter section or river lot being one of the parcels.

At the discretion of the Development Officer, parcel density for

Review: <i>JMD</i>	Dept. <i>PLANNING</i>	C.A.O.
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- (a) cut-off or fragmented parcels may be increased to three (3), with the balance of the quarter section or river lot being one of the parcels; or (Bylaw 181/99)
- (b) if the parcel is considered "poor agricultural land" according to the Canadian Land Inventory rating, or if an agrologists report is obtained stating the parcel is "poor agricultural land", parcel density may be increased to three (3), with the balance of the quarter section or river lot being one of the parcels. (Bylaw 181/99)

5.3.A(RURAL COUNTRY RESIDENTIAL DISTRICT "RC")

C. (LOT AREA) states:

(1) Country Residential Uses:

Minimum Lot Area: up to 2.02 hectares (5.0 acres). Maximum Lot Area: up to 8.10 hectares (20 acres).

G. ADDITIONAL REQUIREMENTS

- (a) A rural Area Structure Plan will be required.
- (b) The Developer shall enter into a Developer's Agreement and payment of off-site levies will be required for rural multi-lot subdivisions.
- (c) No subdivision shall be approved unless utility services, including water supply and sewage disposal, can be provided with sufficient capacity to accommodate development of the proposed parcel(s).
- (d) Multi-lot country residential development must be adjoining existing "RC" zoning unless otherwise approved by council.
- (e) Restriction on applications for subdivision unless the land that is the subject of an application:
  - (i) is 8 kilometers or more from the boundaries of a city or town having a population of 5000 or more persons,
  - (ii) is 3.2 kilometers or more from the boundaries of a city, town or village having a population of 1000 or more but less than 5000 persons, and
  - (iii) is 1.6 kilometers or more from the boundaries of a town, village or summer village having a population of less than 1000 persons.

**MD23 Municipal Development Plan:**

Objective: To accommodate country residences in a manner which balances the demand for rural living with a commitment to preserving the rural character of the area.

The Municipal District:

- a) May allow the subdivision of land within the Municipal District for multi-lot country residential purposes;

Review:	Dept.	C.A.O.
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- b) Shall encourage the location of proposed multi-lot subdivisions to poor agricultural land and/or locations which would minimally interfere with farming operations or other adjacent land uses;
- c) Shall not allow multi-lot country residential developments on better agriculture land;
- d) Shall ensure that all developments are adequately serviced;
- e) Shall promote multi-lot country residential development which is compatible with the capabilities and characteristics of the natural environment, and surrounding land uses; and
- f) Shall promote multi-lot country residential developments to locate in the vicinity of a forest-based industrial activity.

**SOIL CONDITIONS.**

According to Mackenzie Municipal Services Agency's report, the Canadian Land Inventory map shows that 80% of the subjects property is classified as class 3c, and the remaining 20% as 4w. Class 4 soils are not considered prime agricultural soil as they have "severe limitations that restrict the range of crops or require special practices, or both". However, the majority (80%) of the land is classified as class 3, which according to the Definitions of the Land Use Bylaw of the Municipal District, the subject property is considered as Better Agricultural Land.

The applicant had an agrologist report prepared on the subject property by a qualified Agrologist. The report was established on a study area of land approximately 100 acres in size located in the south and eastern portion of the subject property. The report indicated that "The study area is an lowland complex exhibiting poorly drained soils. The entire study area has depressional to very gently undulating topography. Vegetation in the area exhibits characteristics of lowland areas with scattered areas of upland vegetation." Those areas which could be considered as upland areas had a soil classification of "6" while the lowland areas had a soil classification of "7".

*Based upon the results of the field evaluation by the Agrologist, the land contained in the study area does not meet the definition of "better agricultural lands" as defined in our legislation.*

**RECOMMENDED ACTION (by originator):**

That second reading be given to Bylaw 271/01 being a bylaw to rezone NW-31-109-18-W5M from Agricultural District "A1" to Rural Country Residential District "RC".

That third reading be given to Bylaw 271/01 being a bylaw to rezone NW-31-109-18-W5M from Agricultural District "A1" to Rural Country Residential District "RC".

Review:	Dept.	C.A.O.
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**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 271/01**

**Order of Presentation**

\_\_\_\_\_ **This Public Hearing will now come to order at \_\_\_\_\_.**

\_\_\_\_\_ **Was the Public Hearing properly advertised?**

\_\_\_\_\_ **Will the Development Authority \_\_\_\_\_, please outline the proposed Land Use Bylaw Amendment and present his submission.**

\_\_\_\_\_ **Will the Mackenzie Municipal Services Agency representative \_\_\_\_\_, please present their submission.**

\_\_\_\_\_ **Does the Council have any questions of the proposed Land Use Bylaw Amendment?**

\_\_\_\_\_ **Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.***

\_\_\_\_\_ **Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?**

\_\_\_\_\_ **If YES: Does the Council have any questions of the person(s) making their presentation?**

\_\_\_\_\_ **This Hearing is now closed at \_\_\_\_\_**

**REMARKS/COMMENTS:**

**LAND EVALUATION REPORT**

**RE:**

PART NW ¼ SECTION 31, TOWNSHIP 109, RANGE 18, W5M

**THIS PROPERTY IS LOCATED AT: HIGH LEVEL, ALBERTA**

**PREPARED FOR:**

JAKE WOLFE  
BOX 743  
HIGH LEVEL, ALBERTA T0H 1Z0

**PREPARED BY:**

MR. PAUL P. KNIEL, P.AG  
7 BISON CRESCENT  
~~HIGH LEVEL, ALBERTA T0H 1Z0~~

**TABLE OF CONTENTS**

SUMMARY .....1  
LIMITING CONDITIONS .....2  
METHODOLOGY.....3  
OBSERVATIONS .....3  
ANALYSIS OF FIELD DATA.....4  
CONCLUSIONS.....6

**ADDENDA**

- EXHIBIT A - COMPARISON OF RATING SYSTEMS
- EXHIBIT B - LAND SUITABILITY RATING DOCUMENT
- EXHIBIT C - REFERENCES
- EXHIBIT D - AERIAL PHOTOGRAPH OF STUDY AREA
- EXHIBIT E - PHOTOGRAPHS OF STUDY AREA

## SUMMARY

As requested and instructed by Jake Wolfe, on August 6, 2001, a land evaluation was conducted on a portion of NW 31-109-18-W5M. The study site included land in the south and eastern parts of the quarter section covering an area of approximately 100 acres. Soils in the study area were evaluated using accepted soil survey methods. Soils were given an agricultural capability rating in accordance with the 1995 "Land Suitability Rating System for Agricultural Crops: 1. Spring-Seeded Small Grains" developed by Agriculture and Agri-Food Canada.

The study area is an lowland complex exhibiting poorly drained soils. The entire study area has depressional to very gently undulating topography. Vegetation in the area exhibits characteristics of lowland areas with scattered areas of upland vegetation.

Based upon the results of this field evaluation, the land contained in the study area does not meet the definition of "better agricultural lands" as defined by the Municipal District of Mackenzie #23.



## LIMITING CONDITIONS

This report is prepared at the request of Jake Wolfe. The purpose of the report is to determine if a portion of NW 31-109-18-W5M, as defined by Jake Wolfe, meets the criteria of the Municipal District of Mackenzie #23 for better agricultural land. (It is not reasonable for any person other than the clients to rely on this report without first obtaining written authorization from the same and this consultant. There may be qualifications, assumptions or limiting conditions in addition to those set out below relevant to that person's identity or his intended use.) This report is prepared on the assumption that no other persons will rely on it for any other purpose and that the liability to all such persons is denied.

The analysis and conclusions expressed in this report are based upon a field inspection conducted on August 6, 2001. Should any change in land utilization occur within the study area or in the region of the study area, the analysis and conclusions of this report may be rendered invalid and cannot be relied upon to evaluate the agricultural capability of lands within the study area without further advice from the consultant.

The methods for field data collection, along with the methods used for analysis and conclusions are based on the Land Suitability Rating System for Agricultural Crops: 1. Spring-seeded small grains. This rating system is similar to, but not the same as, the Canada Land Inventory system utilized by the Municipal District of Mackenzie #23 to establish the criteria determining better agricultural land. The user of this report should refer to the comparison of the two systems provided in the addendum and determine if a substitution for the Canada Land Inventory system is appropriate for their use. If the consultant has not been contacted within thirty days of receipt of this report, it is assumed that using the Land Suitability Rating System for Agricultural Crops in substitution for the Canada Land Inventory is acceptable to the client.

Neither possession of this report nor a copy of it carry with it the right of publication. All copyright is reserved to the author and is considered confidential by the author and his client. ~~It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner, without the express written consent of the consultant.~~

The compensation for services rendered in this report does not include a fee for court preparation, court appearance or for preparation or appearance before a regulatory or quasi-judicial organization or body. This evaluation may not be used as evidence in a Court of Law or for assessment appeal purposes, without obtaining prior written consent of the consultant. If signatures are not in original ink, this report is invalid.

## METHODOLOGY

A field evaluation was conducted on August 6, 2001. Data collected included horizon thickness, depth, color, texture, consistence, stoniness, drainage and the presence of carbonates. Soil pH was determined using the Helig-Truog Soil Reaction Field Kit. Carbonates were detected using 10% HCl solution. Topography and aspect were visually estimated in the field.

Soil profiles were inspected at two detailed sites and two supplementary sites within the subject area. The field inspection was aided by the use of 1:30000 scale aerial photography which was digitally enlarged.

Each soil type was rated for its agricultural potential using the Land Suitability Rating System for Agricultural Crops: 1. Spring-seeded small grains (1995). This system of soil classification results in a soil index, landscape index, agroclimatic index and organic soils index (where appropriate) for each map unit. These indices are then related to a schedule of class ratings. The class rating schedule contains a range in values from Class 1 to Class 7. Class 1 is the highest rating and Class 7 is the lowest. The class indicated is then compared to the criteria for better agricultural lands established by the Municipal District of Mackenzie #23 in their General Municipal Plan.

For the purpose of this soil evaluation, results were determined using the analysis of field data only. No laboratory analysis of soil samples was conducted.

## OBSERVATIONS

The study area encompasses the southern and eastern portions of NW 31-109-18-W5M, specifically, an area of aspen and willow regrowth covering an area of approximately 100 acres. An all weather gravel road runs along the west side of the study area. Other land immediately adjacent to the subject is mostly under cultivation.

The study area is characterized by a large lowland area with scattered upland sites. The study area has an overstory of predominantly willow and localized areas of spruce and poplar. Soil profiles in the study area show indications of being poorly drained fine textured soils. No stones were encountered in any of the sample sites.

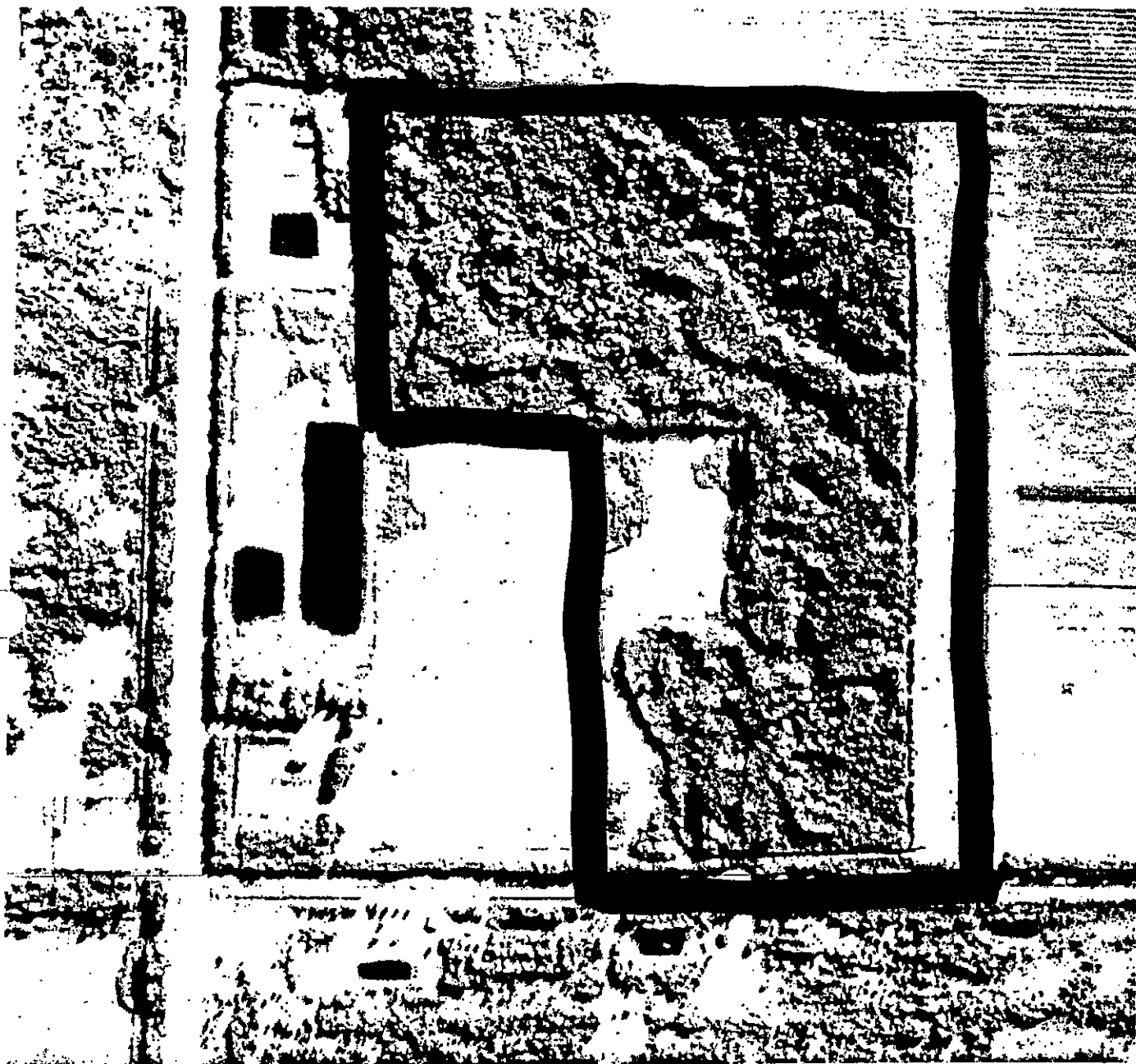
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Soil pH was measured for each horizon in the profile. Values ranged from 5.5 to 7.0 with pH values generally being consistent within any one profile. Soil textures were estimated using manual techniques. The textures observed varied throughout the profile but tended to be moderately to finely textured materials. Soil structures were generally poorly defined and soil aggregates were weak.

Portions of the study area have been cleared at one time but are not currently being used for agricultural purposes.

### **ANALYSIS OF FIELD DATA**

The soils in the study area are a complex which exhibit characteristics of poorly drained soils with depressional to very gently undulating topography. From analysis of adjacent properties we believe that large scale surface water movement from this and the surrounding upland areas to be in a south and westerly direction. The main limitation for the soils in the study area is the excess water and the effect of this structure on the overall drainage of the soil profile. The entire study area is affected by excess water. Those areas which could be considered as upland areas had a soil classification of 6 while the lowland areas had a soil classification of 7.



**FIGURE 1:** Location of the study area

## CONCLUSIONS

The study area consists of a portion of land approximately 100 acres in size located in the south and eastern portion of NW 31-109-18-W5M.

The study area is a poorly defined complex of soils with the total area being affected by poor drainage. This land rates as Class 6 and Class 7 soils. These ratings are below the minimum set by the Municipal District of Mackenzie #23 for better agricultural lands. This area, therefore, can be considered as poorer agricultural land..

DATED AND SIGNED AT  
HIGH LEVEL, ALBERTA  
THIS TWENTIETH DAY  
OF AUGUST, 2001



---

PAUL P. KNIEL, P.AG

**BYLAW NO. 271/01  
BEING A BYLAW OF THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
IN THE PROVINCE OF ALBERTA  
TO AMEND THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has adopted Land-Use Bylaw No. 093/97 of the Municipal District of Mackenzie No. 23,

**WHEREAS**, the Municipal District of Mackenzie No. 23 has a General Municipal Plan adopted in 1995,

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23 has deemed it desirable to amend the Land Use Bylaw in order to develop the subject land for Rural Country Residential lot(s).

**NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:**

1. That the subject land, known as Part of NW ¼ 31-109-18-W5 situated within the Municipal District of Mackenzie No. 23, be rezoned from Agriculture District 1 (AG 1) to Rural Country Residential District (RC) in accordance with attached Schedule "A"; and
2. That this bylaw shall come into effect upon the passing of the third and final reading of this resolution.

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

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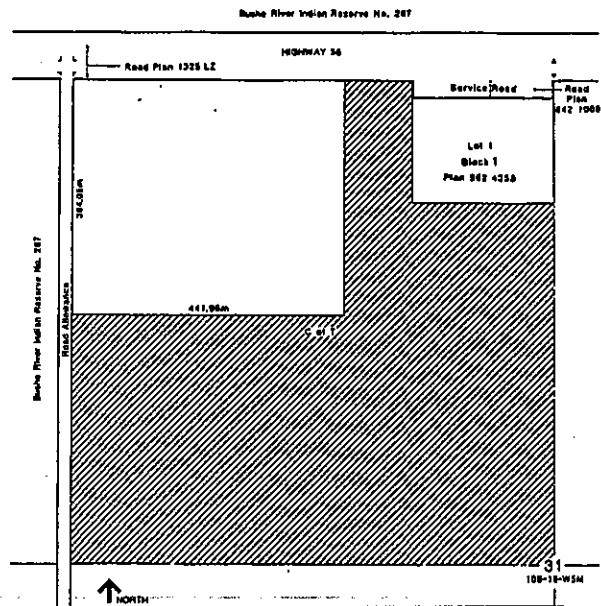
**SCHEDULE "A"**

**BYLAW No. 271/01**

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1. That the following property known as:

Part of NW ¼ 31-109-18-W5 as depicted below be rezoned from Agriculture District 1 "AG 1" to Rural Country Residential District "RC".



MAP

From: Agriculture District 1 "AG 1"

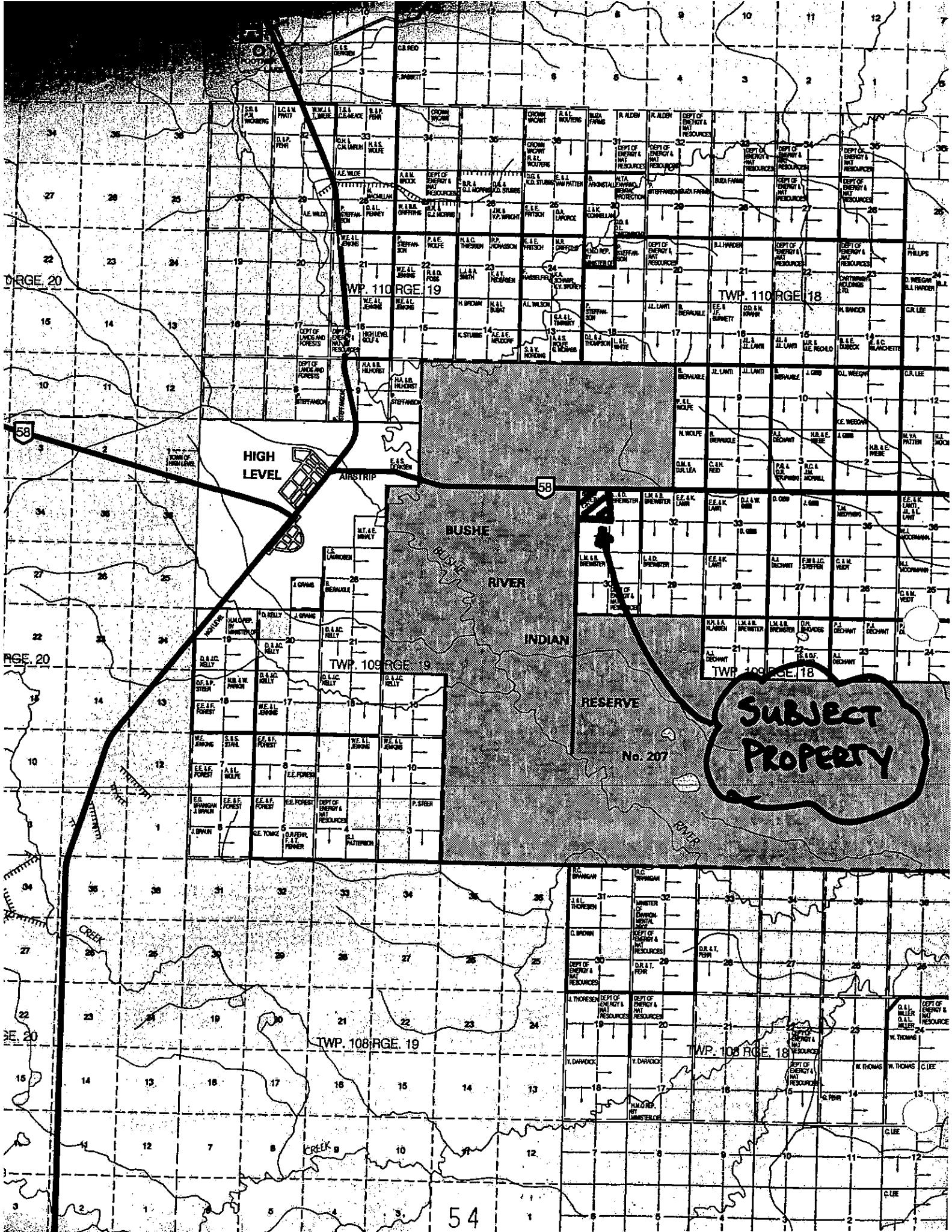
To: Rural Country Residential District "RC"

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

EFFECTIVE THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2001.





HIGH LEVEL

AIRSTRIP

BUSHE RIVER

INDIAN RESERVE

No. 207

**SUBJECT PROPERTY**

RGE. 20

TWP. 110 RGE. 19

TWP. 110 RGE. 18

RGE. 20

TWP. 109 RGE. 19

TWP. 109 RGE. 18

RGE. 20

TWP. 108 RGE. 19

TWP. 108 RGE. 18



Po Box 1690  
LA CRETE, AB T0H 2H0  
928 3983  
LAND USE BYLAW AMENDMENT APPLICATION

271/01

APPLICATION NO. \_\_\_\_\_

NAME OF APPLICANT		
Box		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.
		cell

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./S.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
NW	31	109	18	5				

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: Agricultural TO: Rural Country Residential

REASONS SUPPORTING PROPOSED AMENDMENT:

#1 The SE + SW Portion of the above mentioned Quarter have not been farmed for years; it has alot of low areas; nor is there access to it. This land is suitable for rural living; but as it is now; is a waste; It is not viable for farm use; Therefore we propose an amendment for the land use to be transferred from Agricultural to Rural. Our plan is to sell one 10 Acre Parcel for Rural living.

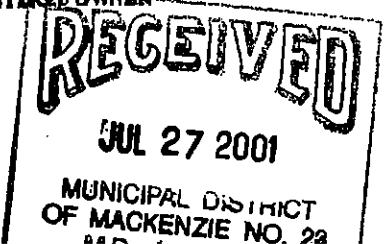
#2 We have consulted a Geologist; He informed us that this parcel is not viable farm land. He will take soil tests to confirm this.

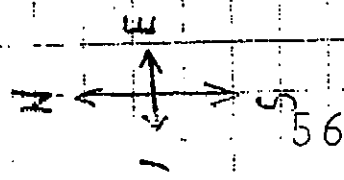
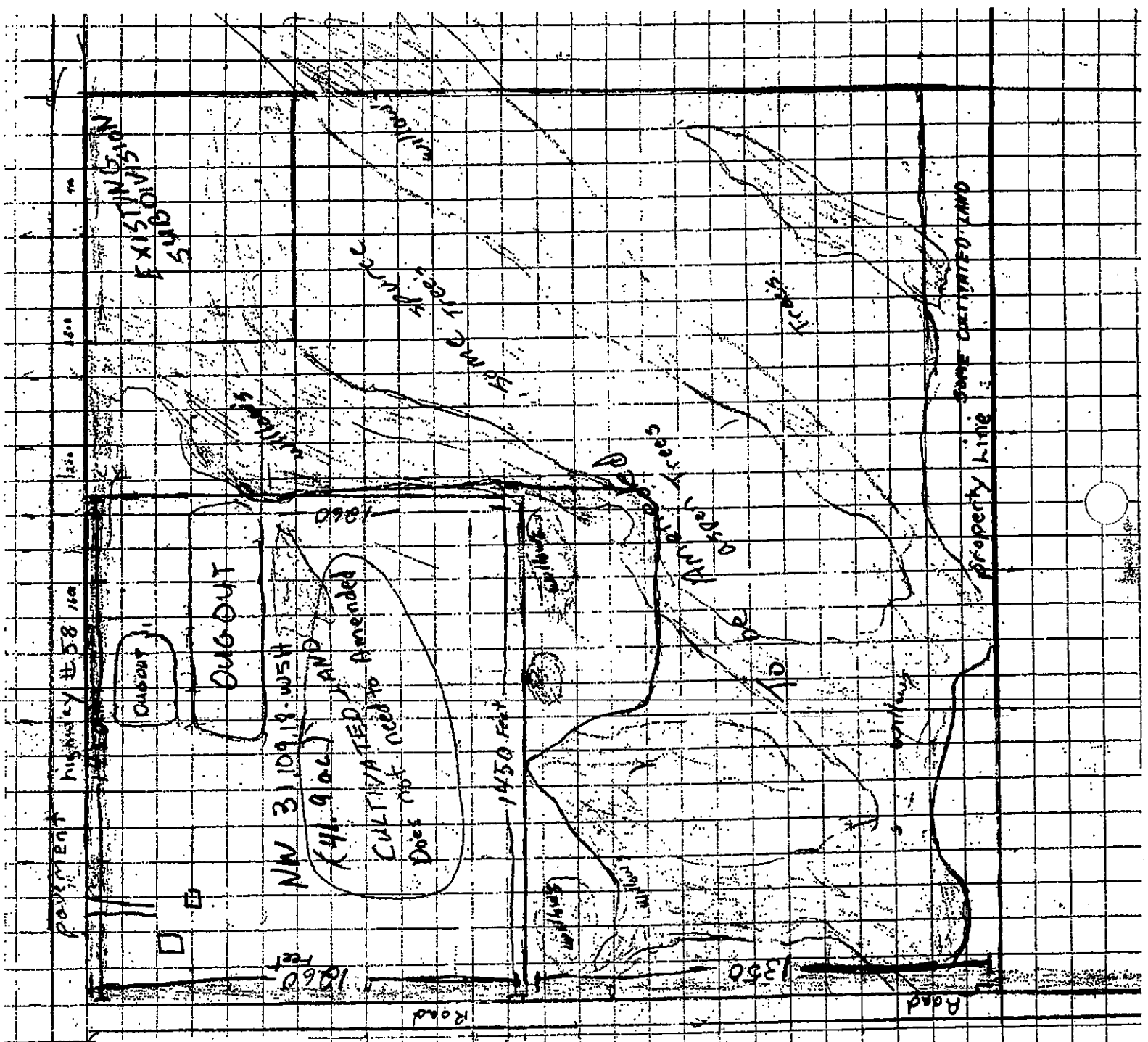
WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE July 18, 2001

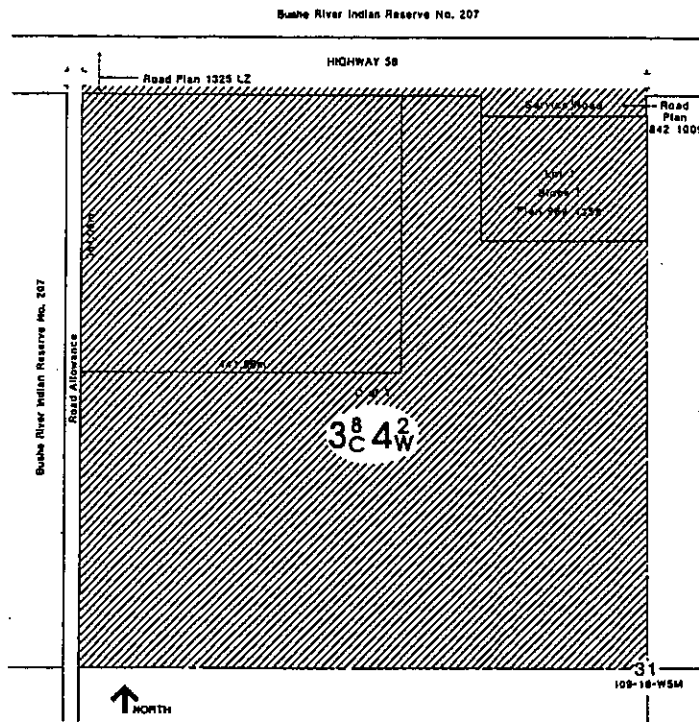
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER \_\_\_\_\_ DATE \_\_\_\_\_





**Bylaw 271/01**  
**Classification of Soils**



Soil Class: \_\_\_\_\_

Sub Classes: \_\_\_\_\_

**3** Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.

**4** Soils in this class have serve limitations that restrict the range of crops or require special conservation practices, or both.

**C** The main limitation is low temperature or low or poor distribution of rainfall during the cropping season, or a combination of these.

**W** excess water- Excess water other than from flooding limits use for agriculture. The excess water may be due to poor drainage, a high water table, seepage or runoff from surrounding areas

**8:2** proportion of soil makeup

**Source:** CLI Mount Watt Map Sheet, Area 84 K

September 15, 2001

Municipal District of Mackenzie No. 23  
Box 1690  
La Crete, AB  
T0H 2H0

ATTENTION: Paul Driedger, Director  
Planning, Development, Protective and Community Services

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Dear Reeve Neufeld and Council:

**RE: Proposed Bylaw No. 271/01, an Amendment to Land-Use Bylaw No.093/97**

The purpose of this report is to provide the Municipal District of Mackenzie No. 23 with comments and recommendation on a proposed amendment to the existing Land-Use Bylaw in order to allow for a proposed development of Rural Country Residential lot(s) on the property known as part of NW1/4 31-109-18-W5M.

#### RECOMMENDATION

It is recommended that the proposal to rezone the subject property, from Agricultural District 1 (A1) to Rural Country Residential (RC), be **TABLED** until the applicants submit a report, prepared by an agrolological professional, to Council for further consideration.

## COMMENTS

The owners of the subject property have expressed their interest in developing a portion of the subject property for Rural Country Residential lot(s), and would like to retain the remainder (approximately 41.9 acres) on the northwest corner of the said quarter section for their own residential use. On the northeast corner of the quarter section, there has been already a residential lot previously severed from the said quarter section in 1996. The applicants also stated that the subject property has not been under cultivation for years, and most of which is covered with trees, and is unviable for farm operation, and thus should be developed for residential use. The properties on the south and east sides are under cultivation.

The Canadian Land Inventory map shows that 80% of the soil make-up of the subject property is classified as Class 3c, and the remaining 20% as 4w. The soils of 3c Class have "moderately severe limitations that restrict the range of crops or require special conservation practices" because of: (1) the low temperature or low or poor distribution of rainfall during the cropping season, or (2) a combination of these two. The soils of Class 4w have "severe limitations that restrict the range of crops or require special conservation practices, or both". In addition, the soils of this type also have excess water contents that have limited agricultural uses. However, the majority (80%) of the soils of the subject property are classified as Class 3c. According to the Definitions of the Land Use Bylaw of the Municipal District, the subject property is considered as Better Agricultural Land.

Section 2.3 - Supremacy of Agriculture - of the General Municipal Plan of the Municipal District states, in part, that "The first priority for all land capable of agricultural production is for agricultural purposes", and that "The Municipal District intends to place a high priority on the protection of agricultural land". Furthermore, the said Plan also states that "Agriculture is regarded as the most important land use in the rural area of the Municipal District of Mackenzie... the protection of the agricultural land base is very important, and agriculture takes priority over other rural land uses". The proposal to use the subject property, that is classified as Better Agricultural Land, for residential use would seem to contradict the development strategy and the land use policies of the General Municipal Plan. Based on these arguments it would appear that it is premature at this point in time to make a decision on the subject application. Thus, it would be more appropriate to wait for the outcome of an agrologist's study that the applicants have intended to commission.

## CONCLUSION

Judging from the aforementioned information and analysis, the MMSA staff is of the opinion that further studies are necessary in order to determine the feasibility of conserving the subject land for future agricultural development, and therefore, it is recommended that proposed bylaw amendment be tabled until the applicants submit an agrological study to the Municipal District for further consideration.

Respectfully submitted,

Andrew Chan, MES, MCIP, ACP  
Municipal Planner  
MACKENZIE MUNICIPAL SERVICES AGENCY

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	September 25, 2001
Originated By:	Planning and Development,
Title:	<b>Land Use Bylaw Amendment (Bylaw 230/00) Agricultural District 1 to Rural Country Residential District SW 28-110-19-W5M</b>
Agenda Item No:	8 c)

### BACKGROUND / PROPOSAL:

A request was received to rezone SW 28-110-19-W5M from Agricultural District 1 to Country Residential District. The parcel is located 3.0 miles north of the Town of High Level boundary. Currently there are three residences located on this parcel each with their own access roads.

The parcel of land is divided by Highway 35 and the railroad running north and south towards the west side of the quarter. There also is a drainage ditch built by the railway, running east and west through the quarter. West of the railroad is not part of the subject property. There are resident's established west of the railroad.

First Reading of the Bylaw was given on September 19, 2000.

A Public Hearing was held on November 21, 2000.

Council reviewed the application on November 21, 2000 at their Regular Council Meeting (minutes attached) and PASSED a resolution that second reading be tabled until an agrologist's report could be provided.

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

#### MD23 Land Use Bylaw:

#### 5.2.A(AGRICULTURAL DISTRICT 1 "A1"C. PARCEL DENSITY

- (1) Residential Uses: Two (2) parcels per quarter section or river lot, with the balance of the quarter section or river lot being one of the parcels.

At the discretion of the Development Officer, parcel density for

Review: <i>JMO</i>	Dept. <i>Planning</i>	C.A.O.
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*Approved by CAO*



- (a) cut-off or fragmented parcels may be increased to three (3), with the balance of the quarter section or river lot being one of the parcels; or (Bylaw 181/99)
- (b) if the parcel is considered "poor agricultural land" according to the Canadian Land Inventory rating, or if an agrologist's report is obtained stating the parcel is "poor agricultural land", parcel density may be increased to three (3), with the balance of the quarter section or river lot being one of the parcels. (Bylaw 181/99)

5.3.A(RURAL COUNTRY RESIDENTIAL DISTRICT "RC")

C. (LOT AREA) states:

(1) Country Residential Uses:

Minimum Lot Area: up to 2.02 hectares (5.0 acres). Maximum Lot Area: up to 8.10 hectares (20 acres).

G. ADDITIONAL REQUIREMENTS

- (a) A rural Area Structure Plan will be required.
- (b) The Developer shall enter into a Developer's Agreement and payment of off-site levies will be required for rural multi-lot subdivisions.
- (c) No subdivision shall be approved unless utility services, including water supply and sewage disposal, can be provided with sufficient capacity to accommodate development of the proposed parcel(s).
- (d) Multi-lot country residential development must be adjoining existing "RC" zoning unless otherwise approved by council.
- (e) Restriction on applications for subdivision unless the land that is the subject of an application:
  - (i) is 8 kilometers or more from the boundaries of a city or town having a population of 5000 or more persons,
  - (ii) is 3.2 kilometers or more from the boundaries of a city, town or village having a population of 1000 or more but less than 5000 persons, and
  - (iii) is 1.6 kilometers or more from the boundaries of a town, village or summer village having a population of less than 1000 persons.

**MD23 Municipal Development Plan:**

Objective: To accommodate country residences in a manner which balances the demand for rural living with a commitment to preserving the rural character of the area.

The Municipal District:

- a) May allow the subdivision of land within the Municipal District for multi-lot country residential purposes;

Review:	Dept.	C.A.O.
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- b) Shall encourage the location of proposed multi-lot subdivisions to poor agricultural land and/or locations which would minimally interfere with farming operations or other adjacent land uses;
- c) Shall not allow multi-lot country residential developments on better agriculture land;
- d) Shall ensure that all developments are adequately serviced;
- e) Shall promote multi-lot country residential development which is compatible with the capabilities and characteristics of the natural environment, and surrounding land uses; and
- f) Shall promote multi-lot country residential developments to locate in the vicinity of a forest-based industrial activity.

**SOIL CLASSIFICATION**

Soils in the study area were evaluated using accepted soil survey methods and given a agricultural capability rating in accordance with the 1995 "Land Suitability Rating System for Agricultural Crops: 1. Spring-Seeded Small Grains".

Our legislation is based on the "Canada Land Inventory: Soil Capability for Agriculture (CLI)". While the format between the Land Suitability Rating System and the CLI is different, the basic parameters are essentially the same and the "class" ratings are very similar.

**SOIL CONDITIONS**

*MMSA*

The subject property indicates a soil rating of class 4d and 4w. Part 3.1 of the General Municipal Plan refers to Agriculture and indicates that better agricultural land is considered to possess a Canada Land Inventory (CLI) rating of class 1,2,3 and 4. The majority of the soil in MD23 is class 3,4,5 and 6 and therefore class 4 would be considered good quality soil but has limitations due to the soil structure and soil wetness.

*AGROLOGIST REPORT*

The applicant had an agrologist report prepared on the subject property by a qualified Agrologist. The report was established on a study area of land approximately 251 acres (this included another parcel requiring an agrologist report – NW 22-110-19-W5M).

The report indicated that the majority of the area on SW 28-110-19-W5M has been developed. There are small amounts of undeveloped land on both the east and west sides of this land. The area is mostly upland with scattered lowland areas. A small drainage ditch runs through the quarter section east to west. At the time of inspection (August 6,2001), much but not all of the drainage ditch was dry. The improved land was under hay with the unimproved areas demonstrating typical vegetation for the upland and lowland areas.

Review:	Dept.	C.A.O.
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The soils in the study area (assuming both quarters) exhibit characteristics of poorly to imperfectly drained soils with depressional to very gently undulating topography. From analysis of adjacent properties we believe that large scale surface water movement from this and the surrounding upland areas to be in a westerly direction. The main limitation for the lowland soils in the study area is the excess water and undesirable soil structure considering the effect of this structure on the overall drainage of the soil profile. Those areas considered as upland areas has a soil classification of "4" while the lowland areas had a soil classification of "6".

*Based upon the results of the field evaluation by the Agrologist, approximately 24% of the land contained in the study area does not meet the definition of "better agricultural lands" as defined in our legislation (remember, this combined with SW 28-110-19-W5M).*

COSTS / SOURCE OF FUNDING:

Not applicable

RECOMMENDED ACTION (by originator):

That Second Reading for Bylaw 230/00 being a Land Use Bylaw Amendment to rezone SW 28-110-19-W5M from Agricultural District 1 to Rural Country Residential District be DEFEATED.

Review:

Dept.

C.A.O.

**LAND EVALUATION REPORT****RE:**

NW ¼ SECTION 22, TOWNSHIP 110, RANGE 19, W5M  
SW ¼ SECTION 28, TOWNSHIP 110, RANGE 19, W5M

**THIS PROPERTY IS LOCATED AT: HIGH LEVEL, ALBERTA**

---

**PREPARED FOR:**

MR. PAUL STEFFANSON  
BOX 642  
HIGH LEVEL, ALBERTA T0H 1Z0

**PREPARED BY:**

MR. PAUL P. KNIEL, P.AG  
7 BISON CRESCENT  
HIGH LEVEL, ALBERTA T0H 1Z0

**TABLE OF CONTENTS**

SUMMARY.....1  
LIMITING CONDITIONS .....2  
METHODOLOGY.....3  
OBSERVATIONS .....3  
ANALYSIS OF FIELD DATA.....4  
CONCLUSIONS.....7

**ADDENDA**

- EXHIBIT A - COMPARISON OF RATING SYSTEMS
- EXHIBIT B - LAND SUITABILITY RATING DOCUMENT
- EXHIBIT C - REFERENCES
- EXHIBIT D - AERIAL PHOTOGRAPH OF STUDY AREA
- EXHIBIT E - PHOTOGRAPHS OF STUDY AREA

## SUMMARY

As requested and instructed by Paul Steffanson, on August 6, 2001, a land evaluation was conducted on NW 22-110-19-W5M and a portion of SW 28-110-18-W5M. The study sites cover an area of approximately 251 acres. Soils in the study area were evaluated using accepted soil survey methods. Soils were given an agricultural capability rating in accordance with the 1995 "Land Suitability Rating System for Agricultural Crops: 1. Spring-Seeded Small Grains" developed by Agriculture and Agri-Food Canada.

The study area has generally well defined upland and lowland areas exhibiting poorly to imperfectly drained soils. The topography for the study area ranges from depressional to very gently undulating. Portions of each quarter section have been improved. Those areas which have not been improved on each quarter exhibit typical vegetation cover for the upland and lowland areas.

Based upon the results of this field evaluation, approximately 24 percent of the land contained in the study area does not meet the definition of "better agricultural lands" as defined by the Municipal District of Mackenzie #23.

## LIMITING CONDITIONS

This report is prepared at the request of Paul Steffanson. The purpose of the report is to determine if the land contained in NW 22-110-19-W5M and SW 28-110-19-W5M, as defined by Paul Steffanson, meets the criteria of the Municipal District of Mackenzie #23 for better agricultural land. (It is not reasonable for any person other than the clients to rely on this report without first obtaining written authorization from the same and this consultant. There may be qualifications, assumptions or limiting conditions in addition to those set out below relevant to that person's identity or his intended use.) This report is prepared on the assumption that no other persons will rely on it for any other purpose and that the liability to all such persons is denied.

The analysis and conclusions expressed in this report are based upon a field inspection conducted on August 6, 2001. Should any change in land utilization occur within the study area or in the region of the study area, the analysis and conclusions of this report may be rendered invalid and cannot be relied upon to evaluate the agricultural capability of lands within the study area without further advice from the consultant.

The methods for field data collection, along with the methods used for analysis and conclusions are based on the Land Suitability Rating System for Agricultural Crops: 1. Spring-seeded small grains. This rating system is similar to, but not the same as, the Canada Land Inventory system utilized by the Municipal District of Mackenzie #23 to establish the criteria determining better agricultural land. The user of this report should refer to the comparison of the two systems provided in the addendum and determine if a substitution for the Canada Land Inventory system is appropriate for their use. If the consultant has not been contacted within thirty days of receipt of this report, it is assumed that using the Land Suitability Rating System for Agricultural Crops in substitution for the Canada Land Inventory is acceptable to the client.

Neither possession of this report nor a copy of it carry with it the right of publication. All copyright is reserved to the author and is considered confidential by the author and his client. It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner, without the express written consent of the consultant.

The compensation for services rendered in this report does not include a fee for court preparation, court appearance or for preparation or appearance before a regulatory or quasi-judicial organization or body. This evaluation may not be used as evidence in a Court of Law or for assessment appeal purposes, without obtaining prior written consent of the consultant. If signatures are not in original ink, this report is invalid.

## METHODOLOGY

A field evaluation was conducted on August 6, 2001. Data collected included horizon thickness, depth, color, texture, consistence, stoniness, drainage and the presence of carbonates. Soil pH was determined using the Helig-Truog Soil Reaction Field Kit. Carbonates were detected using 10% HCl solution. Topography and aspect were visually estimated in the field.

Soil profiles were inspected at three detailed sites and four supplementary sites within the subject area. The field inspection was aided by the use of 1:30000 scale aerial photography which was digitally enlarged.

Each soil type was rated for its agricultural potential using the Land Suitability Rating System for Agricultural Crops: 1. Spring-seeded small grains (1995). This system of soil classification results in a soil index, landscape index, agroclimatic index and organic soils index (where appropriate) for each map unit. These indices are then related to a schedule of class ratings. The class rating schedule contains a range in values from Class 1 to Class 7. Class 1 is the highest rating and Class 7 is the lowest. The class indicated is then compared to the criteria for better agricultural lands established by the Municipal District of Mackenzie #23 in their General Municipal Plan.

For the purpose of this soil evaluation, results were determined using the analysis of field data only. No laboratory analysis of soil samples was conducted.

## OBSERVATIONS

The study area encompasses the entire quarter section of NW 22-110-19-W5M and the portion of SW 28-110-19-W5M which lies to the east of the railway tracks. The combined area for both parcels is acres. An all weather gravel road (locally known as Heliport Road) runs along the south side of SW-28 and along the north side of NW 22. There is a second all weather gravel road which runs along the west side of NW 22. Other land in the vicinity of the subject is being used for hay or pasture purposes.

On NW 22-110-19-W5M, there is a large lowland area in the southern portion of the quarter. A part of the northern portion of the quarter has been developed. The lowland area in the south and the undeveloped northern portion of this quarter is all under tree cover. The tree cover for the undeveloped upland areas is typically poplar while the undeveloped lowland areas are typically willow. The developed portion of this land was under hay. A yardsite located in the northwest corner of the quarter was not inspected. Furthermore, a portion of the southwest corner of the property was not inspected as this too is part of a subdivision. On SW 28-110-19-W5M, the majority of the area has been developed. There are small amounts of undeveloped land on both the east and west sides

.../Cont'd



of this land. The area is mostly upland with scattered lowland areas. A small drainage ditch runs through this quarter section east to west. At the time of our inspection, much but not all of the drainage ditch was dry. The improved land was under hay with the unimproved areas demonstrating typical vegetation for the upland and lowland areas. Soil profiles in the study area show indications of being poorly to imperfectly drained fine textured soils. A few stones were encountered in some of the sample sites.

Soil pH was measured for each horizon in each profile. Values tended towards 8.0 with pH values generally being consistent within any one profile. One pH value of 5.5 was observed but this was at one site only. Soil textures were estimated using manual techniques. The textures observed varied throughout the profile but tended to be moderately to finely textured materials. Soil structures in the upland areas exhibited characteristics of Luvisolic and Solonetzic soils. Soils in the lowland areas exhibited characteristics of Gleysolic soils.

### ANALYSIS OF FIELD DATA

The soils in the study area exhibit characteristics of poorly to imperfectly drained soils with depressional to very gently undulating topography. From analysis of adjacent properties we believe that large scale surface water movement from this and the surrounding upland areas to be in a westerly direction. The main limitation for the lowland soils in the study area is the excess water. For the upland soils the main limitations are the excess water and undesirable soil structure considering the effect of this structure on the overall drainage of the soil profile. Those areas considered as upland areas had a soil classification of 4 while the lowland areas had a soil classification of 6.



5



FIGURE 1: Location of the study area



FIGURE 2: Location of land which is considered poorer agricultural land

## CONCLUSIONS

The study area consists of a portion of land approximately 251 acres in size located in two parcels, namely NW 22-110-19-W5M and SW 28-110-19-W5M.

The study area contains soils which are affected by poor drainage and soil structure. Approximately 24 percent of the land within the study area rates as Class 6 soils. This rating is below the minimum set by the Municipal District of Mackenzie #23 for better agricultural lands. This area, therefore, can be considered as poorer agricultural land. The remaining land within the study area rates as Class 4 soils. This rating is above the minimum set by the Municipal District of Mackenzie #23 for better agricultural land and therefore can be considered as such.

DATED AND SIGNED AT  
HIGH LEVEL, ALBERTA  
THIS TWENTY-SECOND DAY  
OF AUGUST, 2001



---

PAUL P. KNIEL, P.A.G

**BYLAW NO. 230/00**

**BEING A BYLAW OF THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
IN THE PROVINCE OF ALBERTA  
TO AMEND THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

**WHEREAS**, the Municipal District of Mackenzie No. 23 has adopted the Municipal District of Mackenzie No. 23 Land Use Bylaw, and

**WHEREAS**, the Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to accommodate rural country residential developments on certain lands within the Municipal District of Mackenzie No. 23.

**NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:**

1. That the following:

Pt. SW-28-110-19-W5M in the Municipal District of Mackenzie No. 23 be amended from Agricultural District 1 "A1" to Rural Country Residential District "RC",

In accordance with attached Schedule "A".

2. The adoption of this bylaw is effective upon the date of the passing of the third and final reading of this resolution.

First reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Approved

Refused

\_\_\_\_\_  
Sandra Cross, Official Administrator  
Municipal Affairs

\_\_\_\_\_  
Sandra Cross, Official Administrator  
Municipal Affairs

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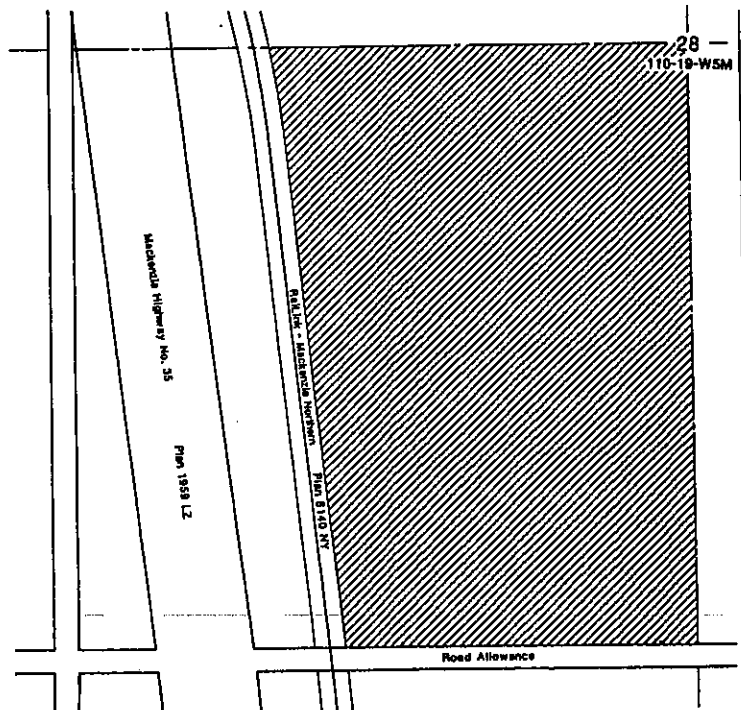
**SCHEDULE "A"**

**Bylaw No. 230/00**

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1. That the following property:

Pt. SW 28-110-19-W5M be amended from Agricultural District 1 "A1" to Rural Country Residential District "RC", as described below:



FROM: Agricultural District 1 "A1"

TO: Rural Country Residential District "RC"

---

Bill Neufeld, Reeve

---

Eva Schmidt, Executive Assistant

EFFECTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.



Po Box 1690  
LA CRETE, AB T0H 2H0

# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

APPLICANT
ADDRESS
TOWN
POSTAL CODE
BUS.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER
ADDRESS
TOWN
POSTAL CODE
PHONE (RES.)
BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
3W	28	110	19	5				

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: Agriculture 1

TO: Rural Country residential

REASONS SUPPORTING PROPOSED AMENDMENT:

TOTAL AREA ONLY 95.93 Acres  
Available to Farm Less than 60 Acres  
Soil Classification # D

WATER

Will be supplied by Treated Town water  
sewage disposal will be provided of  
sufficient capacity.

Area is MORE Than 3.2 Km from High  
Level

WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00

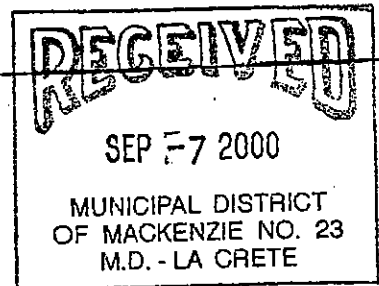
RECEIPT NO. \_\_\_\_\_

DATE AUG 31 - 2000

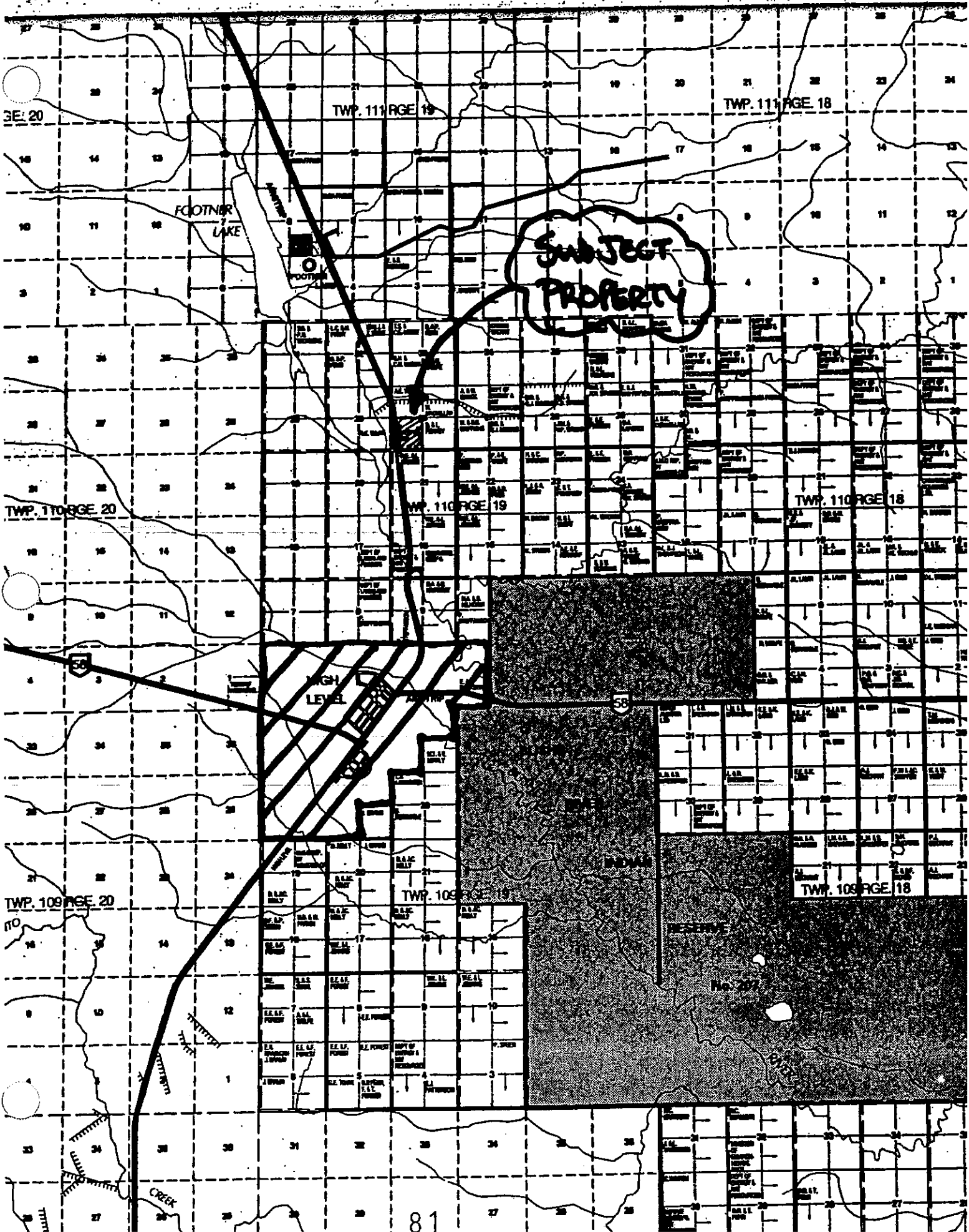
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER \_\_\_\_\_

DATE \_\_\_\_\_







SE 20

TWP. 111 RGE. 19

TWP. 111 RGE. 18

FOOTNER  
LAKE

SUBJECT  
PROPERTY

TWP. 110 RGE. 20

TWP. 110 RGE. 19

TWP. 110 RGE. 18

LEVEL

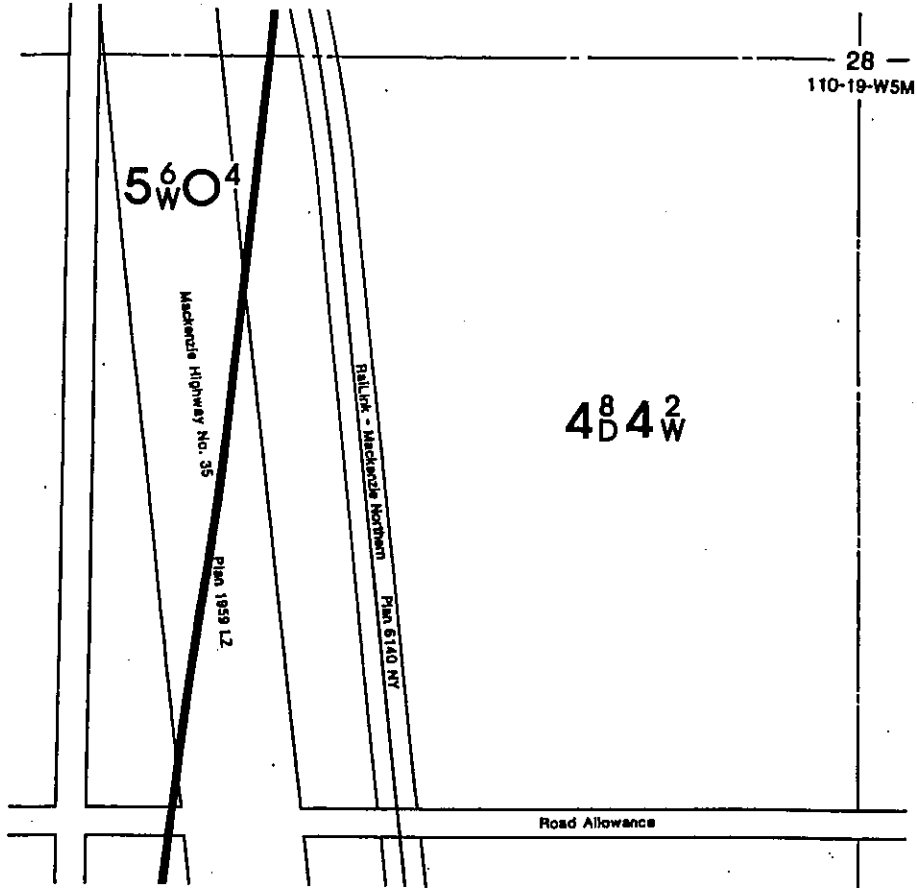
56

TWP. 109 RGE. 20

TWP. 109 RGE. 19

TWP. 109 RGE. 18

Bylaw 230/00  
 Land Location: SW-28-110-19-W5M



CLI – SOIL CAPABILITY FOR AGRICULTURE

Soil Class:

- 4 Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.
- 5 Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible
- 0 Organic soils

Sub Classes:

- D: undesirable soil structure and/or low permeability
- W: excess water
- 8:2 proportion of soil makeup
- Source: CLI Mount Watt Map Sheet, Area 84 K

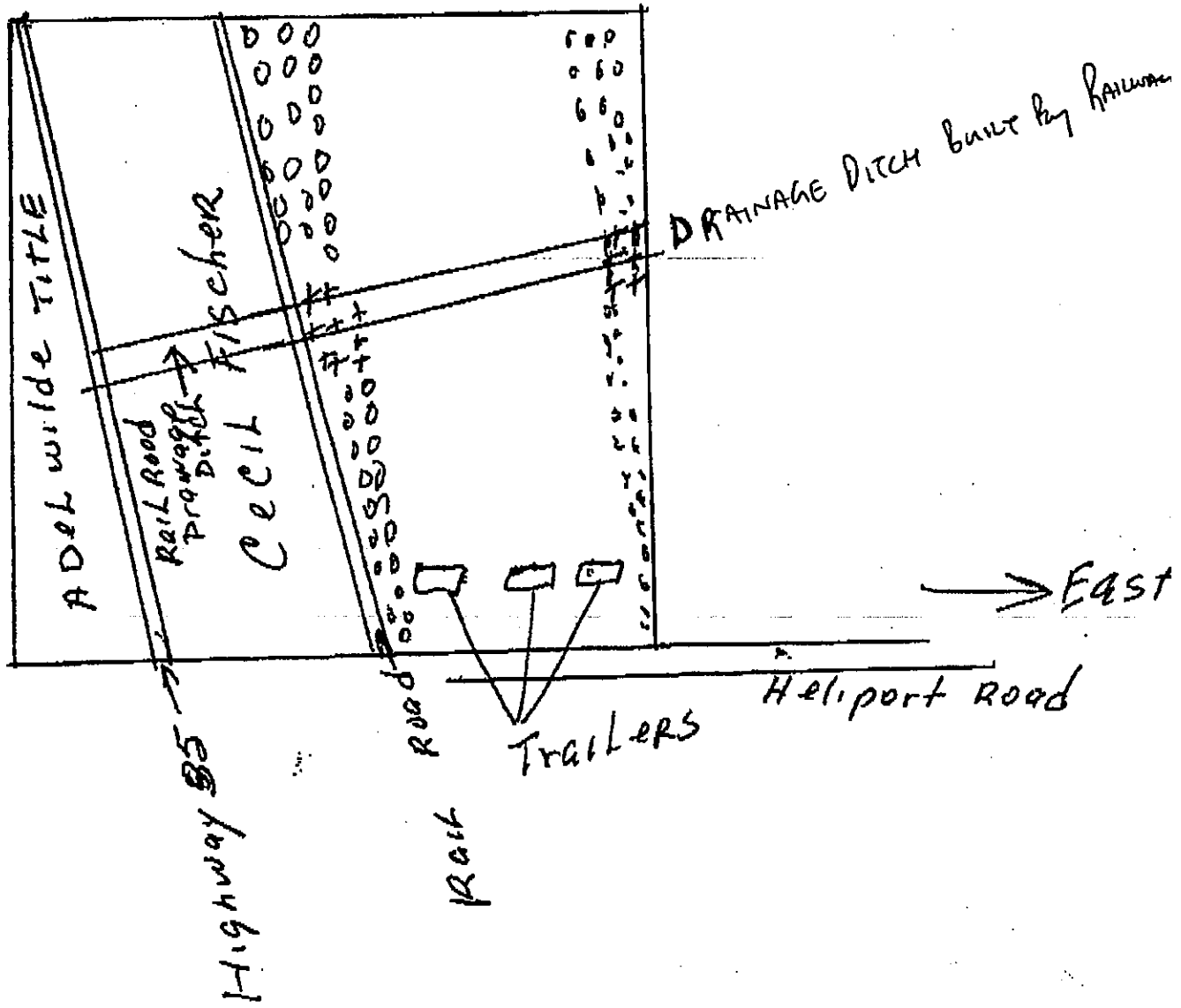
SW 28-110-19-WS

SW 28-110-19-WS

Paul  
Steffanson

North  
↑

o - trees  
+ willows





## Mackenzie Municipal Services Agency

P.O. Box 450, Berwyn, Alberta T0H 0E0

September 20, 2000  
File: LUB-6D-MD23

Municipal District of Mackenzie No. 23  
Box 1690  
La Crete, Alberta  
T0H 2H0

**ATTENTION:** Paul Driedger,  
Director of Planning, Development, Protective and Community Services

Dear Reeve Neufeld and Council:

**RE: Proposed Land Use Amendment - Bylaw No. 230/00**

The purpose of this report is to provide the Municipal District of Mackenzie No. 23 with comments on the proposed amendment to the Municipal District of Mackenzie No. 23 Land Use Bylaw regarding Pt. SW-28-110-19-W5M in the Municipal District.

Agency staff understands that the owner would wish to rezone approximately 96 acres (39 hectares) of the quarter section from Agricultural District 1 "A1" to Rural Country Residential District "RC". In light of this request, staff would offer the following comments in respect of the application.

### MUNICIPAL DISTRICT OF MACKENZIE NO. 23 GENERAL MUNICIPAL PLAN

Part 3.1 of the General Municipal Plan refers to Agriculture and indicates that better agricultural land is considered to possess a Canada Land Inventory (CLI) rating of class one (1), two (2), three (3), four (4), or at the discretion of the municipality, may include other classifications as determined on a site specific basis other than:

- A. Cut-off parcels which have been determined to be of an insufficient size to farm as determined by the Municipal District; or
- B. Land which is so badly fragmented by existing use or ownership that the land has a low agricultural productivity or cannot logically be used for agricultural purposes.

Reeve Neufeld and Council  
Municipal District of Mackenzie No.23  
September 20, 2000

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Page -2-

The subject property has a CLI rating of 4d and 4w. Although class 1 and 2 soils, as designated in the CLI, and referred to in the General Municipal Plan, consist of better quality agricultural land compared to class 3, there are only small pockets of class 1 and 2 soil in the Municipality. The majority of the soil in the Municipality is class 3,4,5, or 6 and therefore class 4 would be considered as good quality soil in this situation.

Soils in class 4 have severe limitations that restrict the range of crops or require special conservation practices. The limitations seriously affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially adapted crop.

Subclass d indicates that these soils are difficult to till, absorb water slowly, or the depth of the rooting zone is restricted.

Subclass w relates to the possibility of excess water being a limitation to class 4 soils. The excess water may be due to poor drainage, a high water table, seepage or runoff from surrounding areas.

The General Municipal Plan also contains the following principles in respect of agriculture:

- "a) Agriculture is regarded as the most important land use in the rural area of Municipal District of Mackenzie No. 23;
- b) The protection of the agricultural land base is very important; and
- c) Agriculture takes priority over other rural land uses."

Section 3.1 of the General Municipal Plan does however also state:

"Where better agricultural land is severed by a physical feature and as a result cannot be easily farmed, the development of this land may be allowed for non-agricultural purposes, provided that there are no conflicts with adjacent agricultural uses."

Section 3.8 of the General Municipal Plan relates to country residential development. In respect of multi-lot country residential developments, the Plan encourages the location of multi-lot subdivisions to poor agricultural land and/or locations which would minimally interfere with farming operations or other adjacent land uses. Additionally, the Plan confirms that multi-lot country residential developments shall not be allowed on better agriculture land.

Reeve Neufeld and Council  
Municipal District of Mackenzie No.23  
September 20, 2000

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Page -3-

### **MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

The proposed amendment would rezone the whole quarter section from Agricultural District 1 "A1" to Rural Country Residential District "RC".

The purpose of Agricultural District 1 "A1" is to provide for the conservation of land for a wide range of agricultural purposes, to minimise the fragmentation of agricultural land, and to limit non-agricultural land uses to those which are not likely to interfere, or be incompatible with, agricultural land uses.

The general purpose of the Rural Country Residential District "RC" is to provide for the development of multi-lot country residences. Multi-lot country residential is defined in the Land Use Bylaw as, "the creation of two or more adjacent parcels for residential use in a rural area."

### **COMMENTS**

The owner has requested an area of approximately 96 acres (39 hectares) of the quarter to be rezoned from Agricultural District 1 "A1" to Rural Country Residential District "RC".

Mackenzie Highway No. 35 extends through the quarter section, from north to south, together with a railway line which also runs through the quarter, parallel to Highway No. 35.

In terms of its CLI rating, the land is considered to possess better agricultural land, as specified within Part 3.1 of the General Municipal Plan.

The General Municipal Plan does clearly state that agriculture is the most important land use in the area and therefore the protection of the agricultural land base is very important. Council would therefore be justified in refusing this application, in view of the policies within the General Municipal Plan, and particularly if the parcel consists of open land which is in use for agricultural purposes.

However, given that the quarter is fragmented by the highway and railway line, Council may wish to consider allowing the remainder of the quarter to be used for country residential purposes, rather than having to contend with requests for the rezoning of open quarter sections in the Municipality, which are more appropriate to farm, and on class 3 soils, which are of better quality than the subject site.

Reeve Neufeld and Council  
Municipal District of Mackenzie No. 23  
September 20, 2000

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Page -4-

If Council are mindful to allow this rezoning, consideration should be given to the provision of landscaping, or other form of buffering along the western boundary of the parcel, to screen the country residential development from the adjacent railway line and highway. If there are existing trees along the western boundary, they should be retained, and if not, comprehensive landscaping should be provided in association with the residential development. This matter could however be dealt with in detail at the development permit stage.

Staff of the Mackenzie Municipal Services Agency hopes that the information provided will assist Council with its consideration of this Land Use Amendment.

Yours sincerely,



Stuart Wraight BA (Hons), Dip TP, MRTPI  
Municipal Planner  
Mackenzie Municipal Services Agency

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	September 25, 2001
Originated By:	Planning and Development,
Title:	<b>Land Use Bylaw Amendment (Bylaw 232/00) Agricultural District 1 to Rural Country Residential District NW 22-110-19-W5M</b>
Agenda Item No:	8 d)

### BACKGROUND / PROPOSAL:

A request was received to rezone NW 22-110-19-W5M from Agricultural District 1 to Country Residential District. The parcel is located 3.5 miles north of the Town of High Level boundary. Currently there are two residences residing in the NW corner and a subdivision in the SW corner of the quarter.

First Reading of the Bylaw was given on September 19, 2000.

A Public Hearing was held on November 21, 2000.

Council reviewed the application on November 21, 2000 at their Regular Council Meeting (minutes attached) and PASSED a resolution that second reading be tabled until an agrologist's report could be provided.

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

#### MD23 Land Use Bylaw:

##### 5.2.A(AGRICULTURAL DISTRICT 1 "A1"C. PARCEL DENSITY

- (1) Residential Uses: Two (2) parcels per quarter section or river lot, with the balance of the quarter section or river lot being one of the parcels.

At the discretion of the Development Officer, parcel density for

- (a) cut-off or fragmented parcels may be increased to three (3), with the balance of the quarter section or river lot being one of the parcels; or (Bylaw 181/99)
- (b) if the parcel is considered "poor agricultural land" according to the Canadian Land Inventory rating, or if an agrologist's report is

Review: <i>JMO</i>	Dept. <i>PLANNING</i>	C.A.O.
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*Approved By CAO*



obtained stating the parcel is "poor agricultural land", parcel density may be increased to three (3), with the balance of the quarter section or river lot being one of the parcels. (Bylaw 181/99)

### 5.3.A(RURAL COUNTRY RESIDENTIAL DISTRICT "RC")

C. (LOT AREA) states:

(1) Country Residential Uses:

Minimum Lot Area: up to 2.02 hectares (5.0 acres). Maximum Lot Area: up to 8.10 hectares (20 acres).

### G. ADDITIONAL REQUIREMENTS

- (a) A rural Area Structure Plan will be required.
- (b) The Developer shall enter into a Developer's Agreement and payment of off-site levies will be required for rural multi-lot subdivisions.
- (c) No subdivision shall be approved unless utility services, including water supply and sewage disposal, can be provided with sufficient capacity to accommodate development of the proposed parcel(s).
- (d) Multi-lot country residential development must be adjoining existing "RC" zoning unless otherwise approved by council.
- (e) Restriction on applications for subdivision unless the land that is the subject of an application:
  - (i) is 8 kilometers or more from the boundaries of a city or town having a population of 5000 or more persons,
  - (ii) is 3.2 kilometers or more from the boundaries of a city, town or village having a population of 1000 or more but less than 5000 persons, and
  - (iii) is 1.6 kilometers or more from the boundaries of a town, village or summer village having a population of less than 1000 persons.

### MD23 Municipal Development Plan:

Objective: To accommodate country residences in a manner which balances the demand for rural living with a commitment to preserving the rural character of the area.

The Municipal District:

- a) May allow the subdivision of land within the Municipal District for multi-lot country residential purposes;
- b) Shall encourage the location of proposed multi-lot subdivisions to poor agricultural land and/or locations which would minimally interfere with farming operations or other adjacent land uses;
- c) Shall not allow multi-lot country residential developments on better agriculture land;
- d) Shall ensure that all developments are adequately serviced;

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C.A.O.

- e) Shall promote multi-lot country residential development which is compatible with the capabilities and characteristics of the natural environment, and surrounding land uses; and
- f) Shall promote multi-lot country residential developments to locate in the vicinity of a forest-based industrial activity.

**SOIL CLASSIFICATION**

Soils in the study area were evaluated using accepted soil survey methods and given a agricultural capability rating in accordance with the 1995 "Land Suitability Rating System for Agricultural Crops: 1. Spring-Seeded Small Grains".

Our legislation is based on the "Canada Land Inventory: Soil Capability for Agriculture (CLI)". While the format between the Land Suitability Rating System and the CLI is different, the basic parameters are essentially the same and the "class" ratings are very similar.

**SOIL CONDITIONS**

*MMSA*

The soil classifications for the subject property indicate class 4 soil. Part 3.1 of the General Municipal Plan refers to Agriculture and indicates that better agricultural land is considered to possess a Canada Land Inventory (CLI) rating of class 1,2,3 and 4. The majority of the soil in MD23 is class 3,4,5 and 6 and therefore class 4 would be considered good quality soil but has limitations due to the soil structure and soil wetness.

The subject property contains two low-lying areas; one area is in the middle of the quarter the other on the north west side. Half of the quarter is partly farmed and the other half is contains considerable tree cover.

*AGROLOGIST REPORT*

The applicant had an agrologist report prepared on the subject property by a qualified Agrologist. The report was established on a study area of land approximately 251 acres (this included another parcel requiring an agrologist report – SW 28-110-19-W5M).

The report indicated that there is a large lowland area in the southern portion of NW 22-110-19-W5M. A part of the northern portion of the quarter has been developed. The lowland area in the south and the undeveloped northern portion of this quarter is all under tree cover. The tree cover for the undeveloped upland areas is typically poplar while the undeveloped lowland areas are typically willow. The developed portion of this land was under hay. A yardsite located in the northwest corner of the quarter was not inspected. Furthermore, a portion of the southwest corner of the property was not inspected as this too is part of a subdivision.

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The soils in the study area (assuming both quarters) exhibit characteristics of poorly to imperfectly drained soils with depressional to very gently undulating topography. From analysis of adjacent properties we believe that large scale surface water movement from this and the surrounding upland areas to be in a westerly direction. The main limitation for the lowland soils in the study area is the excess water and undesirable soil structure considering the effect of this structure on the overall drainage of the soil profile. Those areas considered as upland areas has a soil classification of "4" while the lowland areas had a soil classification of "6".

*Based upon the results of the field evaluation by the Agrologist, approximately 24% of the land contained in the study area does not meet the definition of "better agricultural lands" as defined in our legislation (remember, this combined with NW 22-110-19-W5M).*

COSTS / SOURCE OF FUNDING:

Not applicable

RECOMMENDED ACTION (by originator):

That Second Reading for Bylaw 232/00 being a Land Use Bylaw Amendment to rezone NW 22-110-19-W5M from Agricultural District 1 to Rural Country Residential District be DEFEATED.

Review:

Dept.

C.A.O.

**LAND EVALUATION REPORT**

**RE:**

NW ¼ SECTION 22, TOWNSHIP 110, RANGE 19, W5M  
SW ¼ SECTION 28, TOWNSHIP 110, RANGE 19, W5M

**THIS PROPERTY IS LOCATED AT: HIGH LEVEL, ALBERTA**

**PREPARED FOR:**

MR. PAUL STEFFANSON  
BOX 642  
HIGH LEVEL, ALBERTA T0H 120

**PREPARED BY:**

MR. PAUL P. KNIEL, P.AG  
7 BISON CRESCENT  
HIGH LEVEL, ALBERTA T0H 120

**TABLE OF CONTENTS**

SUMMARY .....1  
LIMITING CONDITIONS .....2  
METHODOLOGY.....3  
OBSERVATIONS .....3  
ANALYSIS OF FIELD DATA.....4  
CONCLUSIONS.....7

**ADDENDA**

- EXHIBIT A - COMPARISON OF RATING SYSTEMS
- EXHIBIT B - LAND SUITABILITY RATING DOCUMENT
- EXHIBIT C - REFERENCES
- EXHIBIT D - AERIAL PHOTOGRAPH OF STUDY AREA
- EXHIBIT E - PHOTOGRAPHS OF STUDY AREA

## SUMMARY

As requested and instructed by Paul Steffanson, on August 6, 2001, a land evaluation was conducted on NW 22-110-19-W5M and a portion of SW 28-110-18-W5M. The study sites cover an area of approximately 251 acres. Soils in the study area were evaluated using accepted soil survey methods. Soils were given an agricultural capability rating in accordance with the 1995 "Land Suitability Rating System for Agricultural Crops: 1. Spring-Seeded Small Grains" developed by Agriculture and Agri-Food Canada.

The study area has generally well defined upland and lowland areas exhibiting poorly to imperfectly drained soils. The topography for the study area ranges from depressional to very gently undulating. Portions of each quarter section have been improved. Those areas which have not been improved on each quarter exhibit typical vegetation cover for the upland and lowland areas.

Based upon the results of this field evaluation, approximately 24 percent of the land contained in the study area does not meet the definition of "better agricultural lands" as defined by the Municipal District of Mackenzie #23.

## LIMITING CONDITIONS

This report is prepared at the request of Paul Steffanson. The purpose of the report is to determine if the land contained in NW 22-110-19-W5M and SW 28-110-19-W5M, as defined by Paul Steffanson, meets the criteria of the Municipal District of Mackenzie #23 for better agricultural land. (It is not reasonable for any person other than the clients to rely on this report without first obtaining written authorization from the same and this consultant. There may be qualifications, assumptions or limiting conditions in addition to those set out below relevant to that person's identity or his intended use.) This report is prepared on the assumption that no other persons will rely on it for any other purpose and that the liability to all such persons is denied.

The analysis and conclusions expressed in this report are based upon a field inspection conducted on August 6, 2001. Should any change in land utilization occur within the study area or in the region of the study area, the analysis and conclusions of this report may be rendered invalid and cannot be relied upon to evaluate the agricultural capability of lands within the study area without further advice from the consultant.

The methods for field data collection, along with the methods used for analysis and conclusions are based on the Land Suitability Rating System for Agricultural Crops: 1. Spring-seeded small grains. This rating system is similar to, but not the same as, the Canada Land Inventory system utilized by the Municipal District of Mackenzie #23 to establish the criteria determining better agricultural land. The user of this report should refer to the comparison of the two systems provided in the addendum and determine if a substitution for the Canada Land Inventory system is appropriate for their use. If the consultant has not been contacted within thirty days of receipt of this report, it is assumed that using the Land Suitability Rating System for Agricultural Crops in substitution for the Canada Land Inventory is acceptable to the client.

Neither possession of this report nor a copy of it carry with it the right of publication. All copyright is reserved to the author and is considered confidential by the author and his client. It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner, without the express written consent of the consultant.

The compensation for services rendered in this report does not include a fee for court preparation, court appearance or for preparation or appearance before a regulatory or quasi-judicial organization or body. This evaluation may not be used as evidence in a Court of Law or for assessment appeal purposes, without obtaining prior written consent of the consultant. If signatures are not in original ink, this report is invalid.

## METHODOLOGY

A field evaluation was conducted on August 6, 2001. Data collected included horizon thickness, depth, color, texture, consistence, stoniness, drainage and the presence of carbonates. Soil pH was determined using the Helig-Truog Soil Reaction Field Kit. Carbonates were detected using 10% HCl solution. Topography and aspect were visually estimated in the field.

Soil profiles were inspected at three detailed sites and four supplementary sites within the subject area. The field inspection was aided by the use of 1:30000 scale aerial photography which was digitally enlarged.

Each soil type was rated for its agricultural potential using the Land Suitability Rating System for Agricultural Crops: 1. Spring-seeded small grains (1995). This system of soil classification results in a soil index, landscape index, agroclimatic index and organic soils index (where appropriate) for each map unit. These indices are then related to a schedule of class ratings. The class rating schedule contains a range in values from Class 1 to Class 7. Class 1 is the highest rating and Class 7 is the lowest. The class indicated is then compared to the criteria for better agricultural lands established by the Municipal District of Mackenzie #23 in their General Municipal Plan.

For the purpose of this soil evaluation, results were determined using the analysis of field data only. No laboratory analysis of soil samples was conducted.

## OBSERVATIONS

The study area encompasses the entire quarter section of NW 22-110-19-W5M and the portion of SW 28-110-19-W5M which lies to the east of the railway tracks. The combined area for both parcels is acres. An all weather gravel road (locally known as Heliport Road) runs along the south side of SW 28 and along the north side of NW 22. There is a second all weather gravel road which runs along the west side of NW 22. Other land in the vicinity of the subject is being used for hay or pasture purposes.

On NW 22-110-19-W5M, there is a large lowland area in the southern portion of the quarter. A part of the northern portion of the quarter has been developed. The lowland area in the south and the undeveloped northern portion of this quarter is all under tree cover. The tree cover for the undeveloped upland areas is typically poplar while the undeveloped lowland areas are typically willow. The developed portion of this land was under hay. A yardsite located in the northwest corner of the quarter was not inspected. Furthermore, a portion of the southwest corner of the property was not inspected as this too is part of a subdivision. On SW 28-110-19-W5M, the majority of the area has been developed. There are small amounts of undeveloped land on both the east and west sides

.../Cont'd



of this land. The area is mostly upland with scattered lowland areas. A small drainage ditch runs through this quarter section east to west. At the time of our inspection, much but not all of the drainage ditch was dry. The improved land was under hay with the unimproved areas demonstrating typical vegetation for the upland and lowland areas. Soil profiles in the study area show indications of being poorly to imperfectly drained fine textured soils. A few stones were encountered in some of the sample sites.

Soil pH was measured for each horizon in each profile. Values tended towards 8.0 with pH values generally being consistent within any one profile. One pH value of 5.5 was observed but this was at one site only. Soil textures were estimated using manual techniques. The textures observed varied throughout the profile but tended to be moderately to finely textured materials. Soil structures in the upland areas exhibited characteristics of Luvisolic and Solonetzic soils. Soils in the lowland areas exhibited characteristics of Gleysolic soils.

### ANALYSIS OF FIELD DATA

The soils in the study area exhibit characteristics of poorly to imperfectly drained soils with depressional to very gently undulating topography. From analysis of adjacent properties we believe that large scale surface water movement from this and the surrounding upland areas to be in a westerly direction. The main limitation for the lowland soils in the study area is the excess water. For the upland soils the main limitations are the excess water and undesirable soil structure considering the effect of this structure on the overall drainage of the soil profile. Those areas considered as upland areas had a soil classification of 4 while the lowland areas had a soil classification of 6.



FIGURE 1: Location of the study area



FIGURE 2: Location of land which is considered poorer agricultural land

## CONCLUSIONS

The study area consists of a portion of land approximately 251 acres in size located in two parcels, namely NW 22-110-19-W5M and SW 28-110-19-W5M.

The study area contains soils which are affected by poor drainage and soil structure. Approximately 24 percent of the land within the study area rates as Class 6 soils. This rating is below the minimum set by the Municipal District of Mackenzie #23 for better agricultural lands. This area, therefore, can be considered as poorer agricultural land. The remaining land within the study area rates as Class 4 soils. This rating is above the minimum set by the Municipal District of Mackenzie #23 for better agricultural land and therefore can be considered as such.

DATED AND SIGNED AT  
HIGH LEVEL, ALBERTA  
THIS TWENTY-SECOND DAY  
OF AUGUST, 2001



---

PAUL P. KNIEL, P.A.G

**BYLAW NO. 232/00**

**BEING A BYLAW OF THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
IN THE PROVINCE OF ALBERTA  
TO AMEND THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

**WHEREAS**, the Municipal District of Mackenzie No. 23 has adopted the Municipal District of Mackenzie No. 23 Land Use Bylaw, and

**WHEREAS**, the Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to accommodate rural country residential developments on certain lands within the Municipal District of Mackenzie No. 23.

**NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:**

1. That the following:

NW-22-110-19-W5M in the Municipal District of Mackenzie No. 23 be amended from Agricultural District 1 "A1" to Rural Country Residential District "RC",

In accordance with attached Schedule "A".

2. The adoption of this bylaw is effective upon the date of the passing of the third and final reading of this resolution.

First reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Approved

Refused

\_\_\_\_\_  
Sandra Cross, Official Administrator  
Municipal Affairs

\_\_\_\_\_  
Sandra Cross, Official Administrator  
Municipal Affairs

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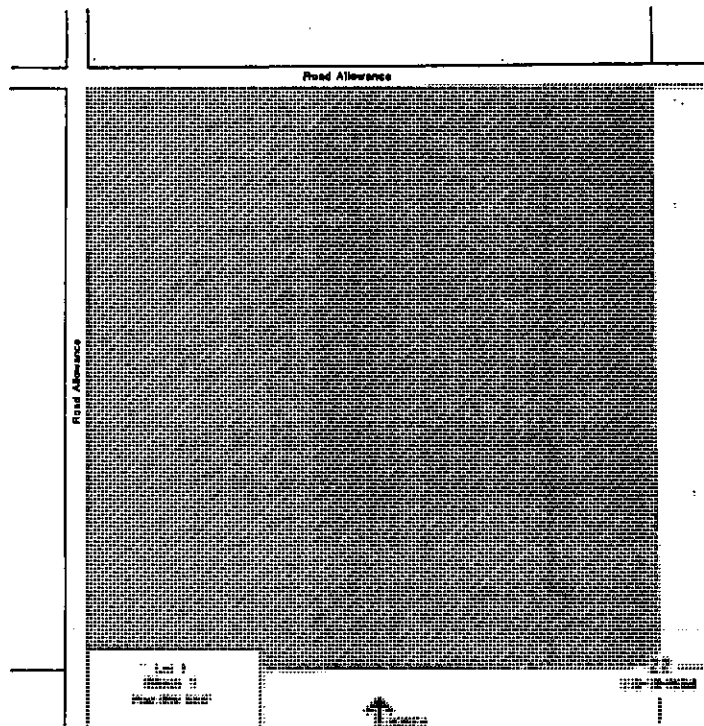
**SCHEDULE "A"**

**Bylaw No. 232/00**

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1. That the following property:

Pt. NW 22-110-19-W5M be amended from Agricultural District 1 "A1" to Rural Country Residential District "RC", as described below:



FROM: Agricultural District 1 "A1"

TO: Rural Country Residential District "RC"

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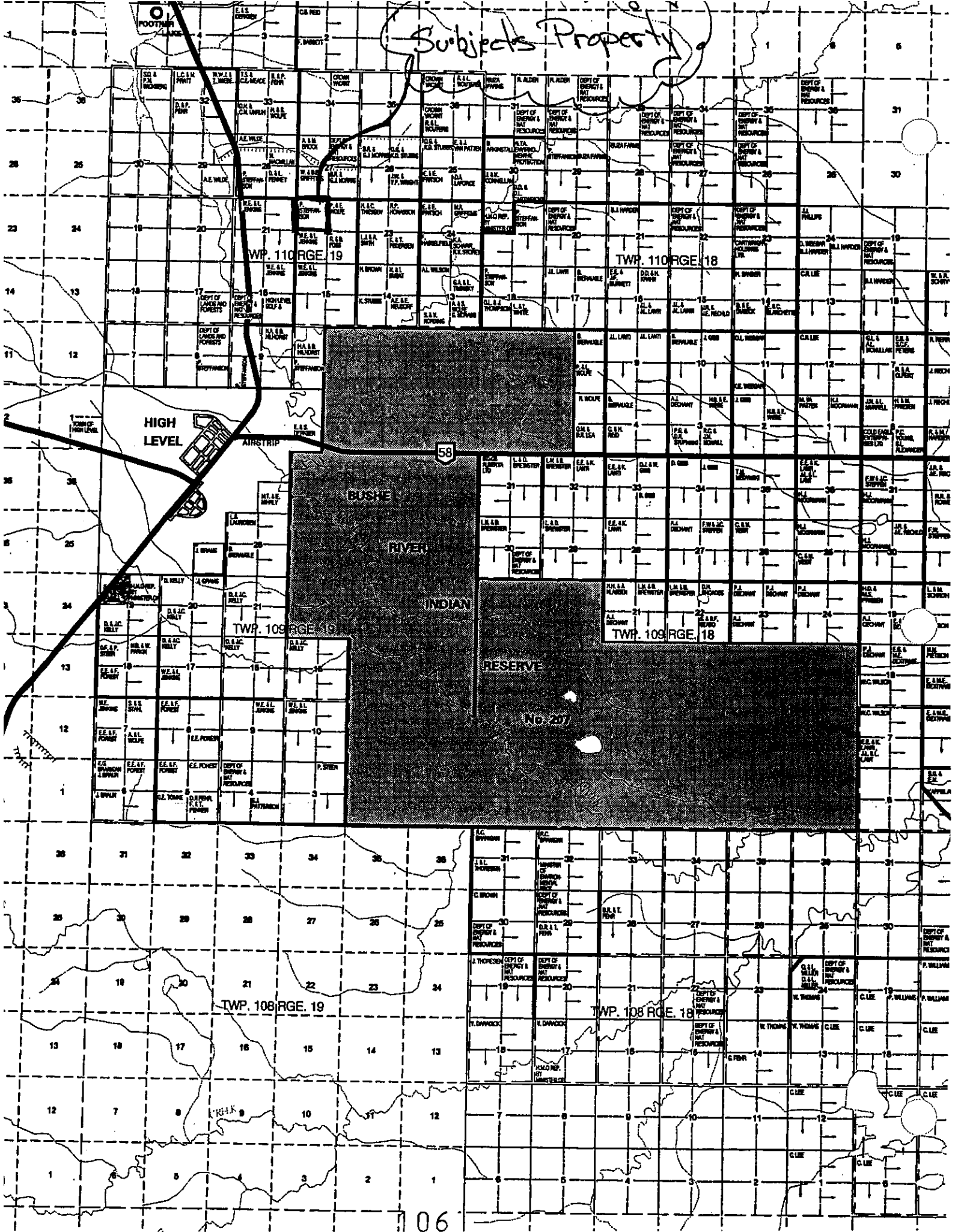
Bill Neufeld, Reeve

---

Eva Schmidt, Executive Assistant

EFFECTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

Subjects Property







Po Box 1690  
LA CRETE, AB T0M 2H0

### LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

ADDRESS <i>Box</i>
TOWN <i>TA</i>
POSTAL CODE (REQ)

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (REQ)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

OT/AL	SEC	TWP	RANGE	M.	OR	PLAN	BLK	LOT
<i>NW</i>	<i>22</i>	<i>110</i>	<i>14</i>	<i>5</i>				

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: Agriculture TO: Rural County residential

REASONS SUPPORTING PROPOSED AMENDMENT:

There is a very low lying area running from the west to the east of the quarter there 2 smaller low areas on the north side of quarter there is another low area on the east side of the quarter. The available area to farm is less than 50 acres and is fragmented and odd shapes. Water will be treated town sewage will be provided at sufficient capacity. is more than 3.2km from H.L.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00

RECEIPT NO. \_\_\_\_\_

APPLICANT

Sept 1 - 2000  
DATE

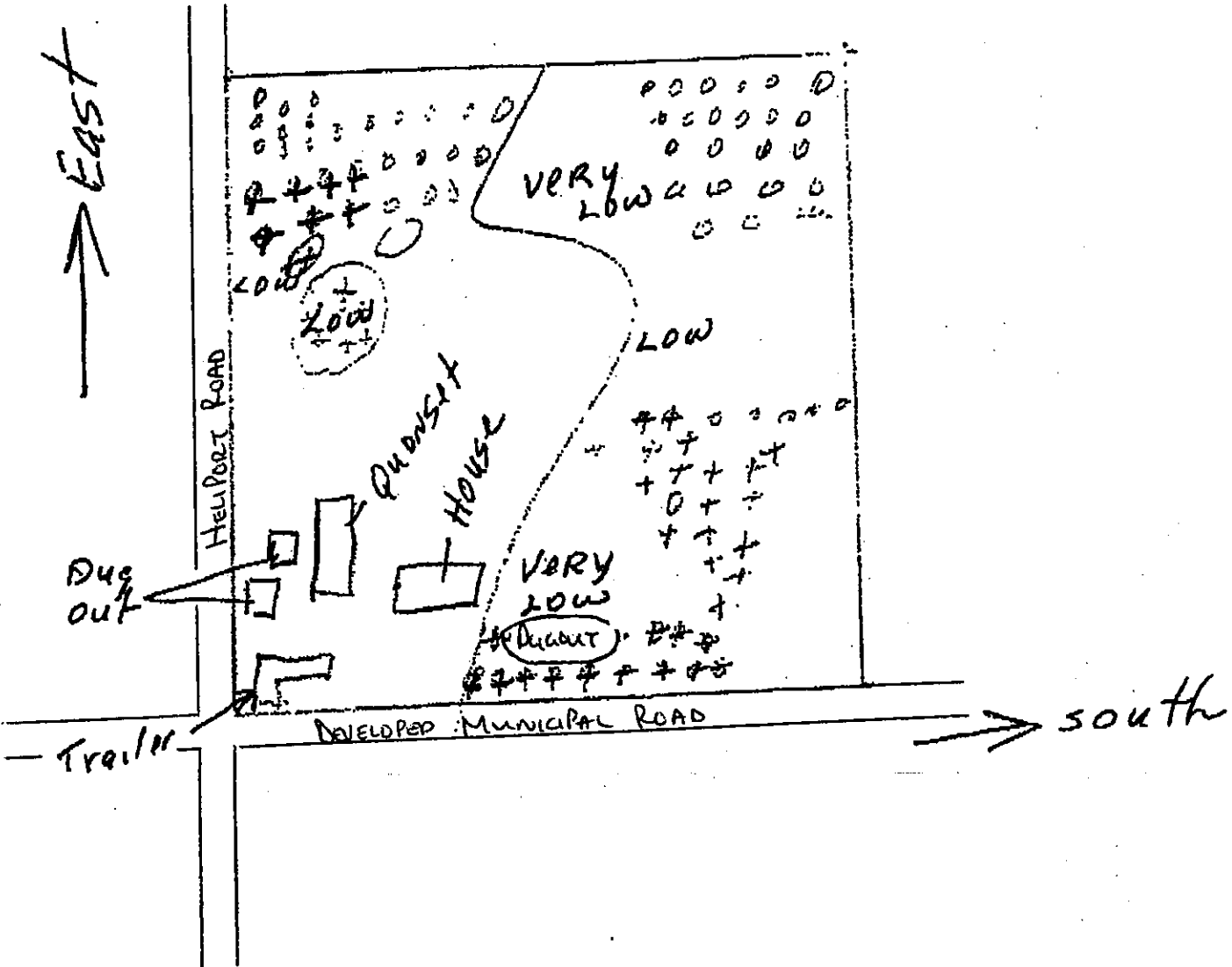
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER \_\_\_\_\_

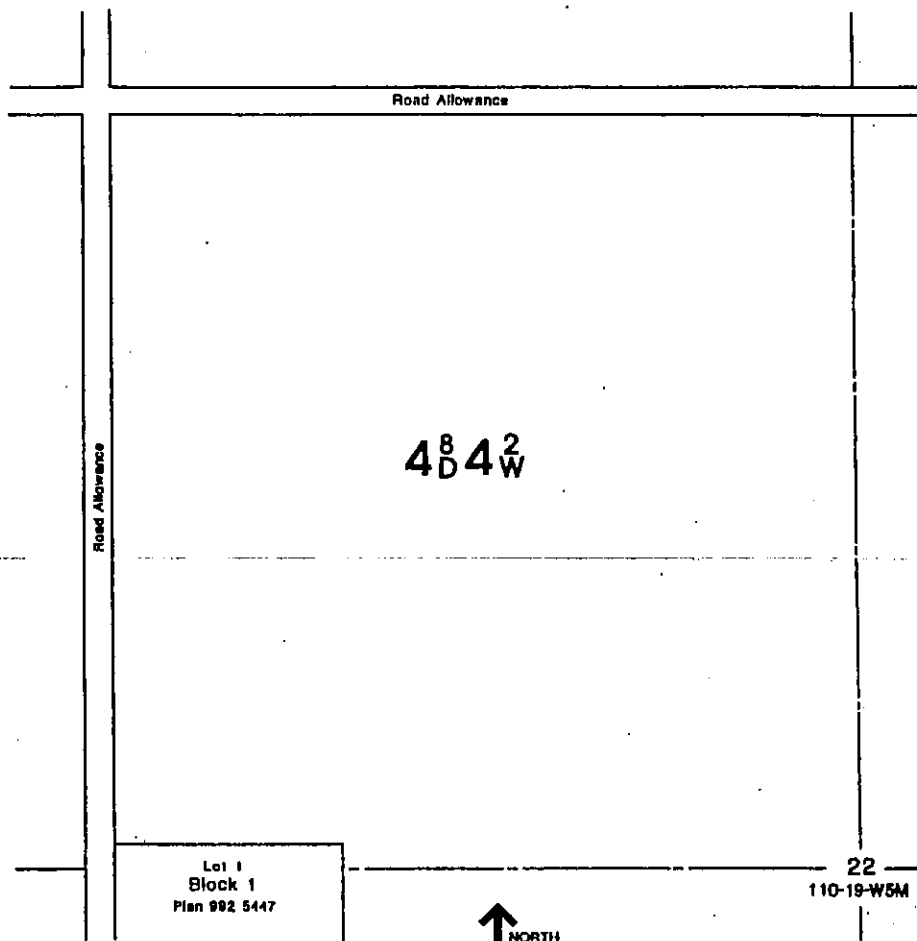
DATE \_\_\_\_\_

NW 22-110-19-035 Paul  
Steffanson

Legend O = Trees  
\* = Willows



Bylaw 232/00  
Land Location: NW-22-110-19-W5M



CLI – SOIL CAPABILITY FOR AGRICULTURE

Soil Class:

4 Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.

Sub Classes:

D: undesirable soil structure and/or low permeability

W: excess water

8:2 proportion of soil makeup

Source: CLI Mount Watt Map Sheet, Area 84 K

November 6, 2000  
File: LUB-6D-MD23

Municipal District of Mackenzie No. 23  
Box 1690  
La Crete, Alberta  
TOH 2HO

**ATTENTION:** Paul Driedger,  
Director of Planning, Development,  
Protective and Community Services

Dear Reeve Neufeld and Council:

**RE: Proposed Land Use Amendment - Bylaw No. 232/00**

---

The purpose of this report is to provide the Municipal District of Mackenzie No. 23 with comments on the proposed amendment to the Municipal District of Mackenzie No. 23 Land Use Bylaw regarding Pt. NW-22-110-19-W5M in the Municipal District.

Agency staff understands that the owner would wish to rezone the Quarter Section from Agricultural District 1 "A1" to Rural Country Residential District "RC". In light of this request, staff would offer the following comments in respect of the application.

1. The M.D.'s General Municipal Plan discourages Country Residential uses on better agricultural land, which is defined as sites which possess a rating of Class 1 through 4 in accordance with the Canada Land Inventory. Part 3.1 of the General Plan states that "land which is so badly fragmented by existing use or ownership that the land has a low agricultural productivity or cannot logically be used for agricultural purposes", can be excluded from this definition.

The subject Quarter Section has a rating of Class 4d and 4w. It falls within Class 4 but has some limitations for farming based upon soil structure and soil wetness.

The subject site is partly farmed and contains considerable tree cover along the east half. According to the applicant, the site also contains two small low-lying areas.

The applicant claims that the site is fragmented into small parcels. The issue for the Municipality is to determine whether the site is so severely fragmented that it cannot be practically farmed. Fragmented land is normally taken to be that which is adversely affected by man-made features such as a road or railway line or a watercourse, or significant swale or ravine.

Given the policies of the Municipality and the rating of the site, i.e. Class 4, CLI, with some limitations, it would be prudent for the Municipality to require that the applicant submit a report from a professional agrologist, confirming that the site is not suited to extensive agricultural by virtue of soil characteristics and/or fragmentation.

2. According to the applicant, the site will be serviced by treated water and Town of High Level sewerage facilities and, therefore, there will be adequate servicing for the proposed country residential use.
3. The proposed rezoning would appear to be consistent with the provisions of the Rural Country Residential District in that the site is more than 3.5 kilometres from the Town of High Level. However, the subject Rural Country District prescribes a maximum parcel size for country residential use of 8.10 hectares (20 acres). Therefore, the Quarter Section can only be used for country residential use if the site is subdivided into parcels that do not exceed 8.10 hectares in area.

**Based on the foregoing, it is recommended that M.D. 23 require the applicant to submit a professional agrologist's report verifying that the site is not suited for extensive agricultural purposes. If the subject report confirms that the site should not be used for agriculture, it is recommended that the Quarter Section be rezoned from Agricultural District "A1" to Rural Country Residential District "RC" as requested.**

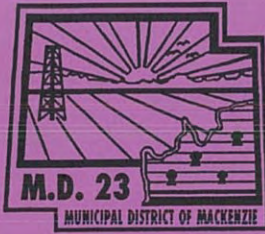
Respectfully submitted,

Michael Otis, MES, MCIP, ACP  
Director of Planning,  
MACKENZIE MUNICIPAL SERVICES AGENCY

MO/mc

Attachment

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	September 25, 2001
Originated By:	Planning & Development
Title:	<b>Land Use Bylaw Amendment (Bylaw 275/01)</b> Part of Plan 782 0147 Block 01 Lot 17 from Hamlet Public District to Hamlet Residential District 3 "HR-3" in the south portion of the lot and Hamlet Commercial District-1 in the north portion of the lot.
Agenda Item No:	8 e)

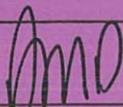
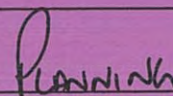

### BACKGROUND / PROPOSAL:

J & R Investments is requesting a Land Use Bylaw Amendment to accommodate 3 apartments in one portion and office space in another portion of an existing building on Lot 17 Block 01 Plan 782 0147. To accommodate the proposed development the subject property must be rezoned to Hamlet Residential District 3 in the south portion of the property and Hamlet Commercial District-1 in the north portion of the property. The subject property is currently zoned Hamlet Public District. The building use to be the "La Crete Care Home" but with the construction of the Heimstaed Lodge and La Crete Continuing Care Facility. A portion of the building has been used for office space and the remainder has been vacant.

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Originally the proposal was to rezone to HR-1 and HC-1 to accommodate one residence and some office space. This would compliment the existing residences in the neighborhood. Concerns were also brought forward that the proposed development would depreciate the neighboring residences if multiple residences were allowed.

Rezoning to HR-3 would also require more parking spaces than what currently are existing or could be incorporated on the south side of the building. We would also require a yard (play area for children) on the existing property, which would take away from parking. Overall, the best option would be to allow for only 1 residence (not 3) in the south portion of the building and office space in the north portion.

Review: 	Dept. 	C.A.O. 
---------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

RECOMMENDED ACTION (by originator):

That first reading for Bylaw 275/01 being a Land Use Bylaw Amendment to rezone from Hamlet Public District to Hamlet Residential District 3 in the south portion of the property and Hamlet Commercial District-1 in the north portion of the property be Defeated.

**Or**

That first Reading be given to bylaw 275/01 being a Land Use Bylaw Amendment to rezone from Hamlet Public District to Hamlet Residential District 1 in the south portion of the property and Hamlet Commercial District-1 in the north portion of the property.

Review:

Dept.

C.A.O.

**BYLAW NO. 275/01  
BEING A BYLAW OF THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
IN THE PROVINCE OF ALBERTA  
TO AMEND THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has adopted Land-Use Bylaw No. 093/97 of the Municipal District of Mackenzie No. 23,

**WHEREAS**, the Municipal District of Mackenzie No. 23 has a General Municipal Plan adopted in 1995,

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23 has deemed it desirable to amend the Land-Use Bylaw in order to permit offices and three apartment suites to locate in an existing building situated within the Municipal District of Mackenzie No. 23.

**~~NOW~~ THEREFORE**, THE COUNCIL OF THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS THE FOLLOWING:

1. That the land-use designation of the property, known as Part of Lot 17, Block 01, Plan 782 0147, be amended as follows:
  - the southern portion of the subject property from Hamlet Public/Institutional District (HP) to Hamlet Residential District 3 (HR3), and
  - the northern Portion of the subject property from Hamlet Public/Institutional District (HP) to Hamlet Commercial District 1 (HC1), as shown in Schedule "A" hereto attached, and
  
2. That this bylaw shall come into effect upon the passing of the third and final reading of this resolution.

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant



Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

---

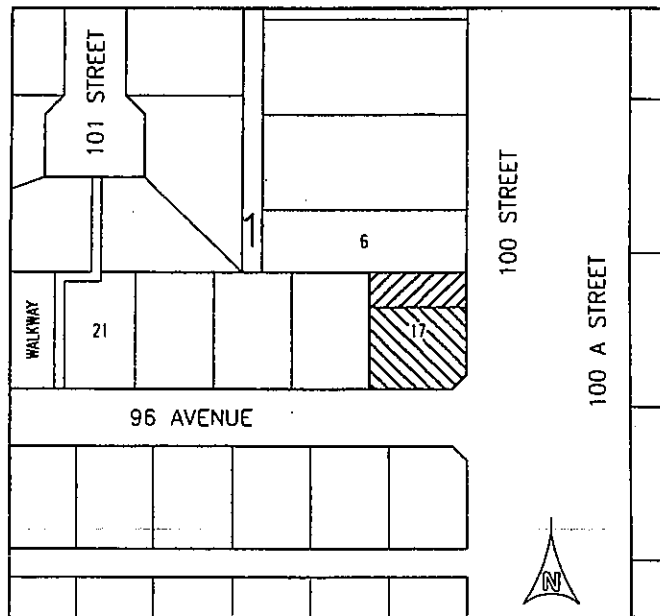
**SCHEDULE "A"**

**BYLAW No. 275/01**

---

1. That the following property known as:

The south portion of Part of Lot 17, Block 01, Plan 782 0147 as depicted below be amended from Hamlet Public/Institutional District (HP) to Residential District 3 (HR3) and the north portion of the lot be amended from Hamlet Public/Institutional District (HP) to Hamlet Commercial District 1 (HC1).



From: Hamlet Public/Institutional District (HP)

To: Hamlet Residential District 3 (HR3) (south portion) and  
Hamlet Commercial District 1 (HC1) (north portion)

---

Bill Neufeld, Reeve

---

Eva Schmidt, Executive Assistant

EFFECTIVE THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2001.



PO Box 1690  
LACRETE, AB T0K 2H0

Att. Scott Skinner

# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. 275/01

NAME OF APPLICANT <u>JTR Investments LTD</u>		
ADDRESS <u>Box 628</u>		
TOWN <u>LA Creche</u>		
POSTAL CODE <u>T0K-2H0</u>	PHONE (RES.) <u>928 3931</u>	BUS. <u>6-6249</u>

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <u>Same</u>		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

### LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./S.	SEC.	TWP.	RANGE	M.	OR	PLAN <u>7280147</u>	BLK <u>01</u>	LOT <u>17</u>
---------	------	------	-------	----	----	---------------------	---------------	---------------

### LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: HP TO: HR 3 and HC-1

### REASONS SUPPORTING PROPOSED AMENDMENT:

The said lot is in area where it could be either light commercial or residential.

The said building that is now available for office space has been empty for 1 year.

I have received calls asking to rent as residential so I plan to renovate with your approval, into residential <sup>into</sup> 3 suites.

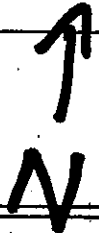
I HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE Aug 29 01

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER \_\_\_\_\_ DATE \_\_\_\_\_

# Hamlet of La Grate



982 5932

GOVERNMENT ROAD ALLOWANCE

982 0009  
24

C.W.I.

902 2145  
21

852 0927

012,0063

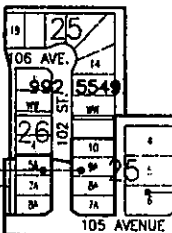
20

982 5484

002 4548

982 1128

982 0009



922 2274

105 AVENUE

882 1512

982 5602

852 0927

19

762 1956

942 11213

729 MC

3707, NY

(5936 RS)

1160 NY

002 4227

982 1327

**Subject Property**

922 1798

762 0383

99 STREET

942 071

93 3371

872 2331

5232 TR  
942 3391

942 0787

1160 NY

982 0781

3969 TR

1160 NY

2504 TR

3870 LZ

1922 NY

962 4008

842 0426

1922 NY

1089 RS

509 RS

972 3195

5824 NY

180-NY

932 3026

0276

912 3390

912 2041

902 0800

852 2227

962 1378

952 3854

892 1847

782 1076

752 1580

952 3371

972 2482

932 0809

942 2755

932 2627

14

822 2668

912 3390

902 0800

792 1882

792 1881

782 1076

3969 TR

1160 NY

2504 TR

3870 LZ

1922 NY

962 4008

842 0426

1922 NY

1089 RS

509 RS

972 3195

5824 NY

180-NY

912 3390

902 0800

792 1882

792 1881

782 1076

3969 TR

1160 NY

2504 TR

3870 LZ

1922 NY

962 4008

842 0426

1922 NY

1089 RS

509 RS

972 3195

5824 NY

180-NY

912 3390

902 0800

792 1882

792 1881

782 1076

3969 TR

1160 NY

2504 TR

3870 LZ

1922 NY

962 4008

842 0426

1922 NY

1089 RS

509 RS

972 3195

5824 NY

180-NY

912 3390

902 0800

792 1882

792 1881

782 1076

3969 TR

1160 NY

2504 TR

3870 LZ

1922 NY

962 4008

842 0426

1922 NY

1089 RS

509 RS

972 3195

5824 NY

180-NY

912 3390

902 0800

792 1882

792 1881

782 1076

3969 TR

1160 NY

2504 TR

3870 LZ

1922 NY

962 4008

842 0426

1922 NY

1089 RS

509 RS

972 3195

5824 NY

180-NY

912 3390

902 0800

792 1882

792 1881

782 1076

3969 TR

1160 NY

2504 TR

3870 LZ

1922 NY

962 4008

842 0426

1922 NY

1089 RS

509 RS

972 3195

5824 NY

180-NY

912 3390

902 0800

792 1882

792 1881

782 1076

3969 TR

1160 NY

2504 TR

3870 LZ

1922 NY

962 4008



PLAN

No. 509

1st STREET

PLAN

No. 5824

9

10

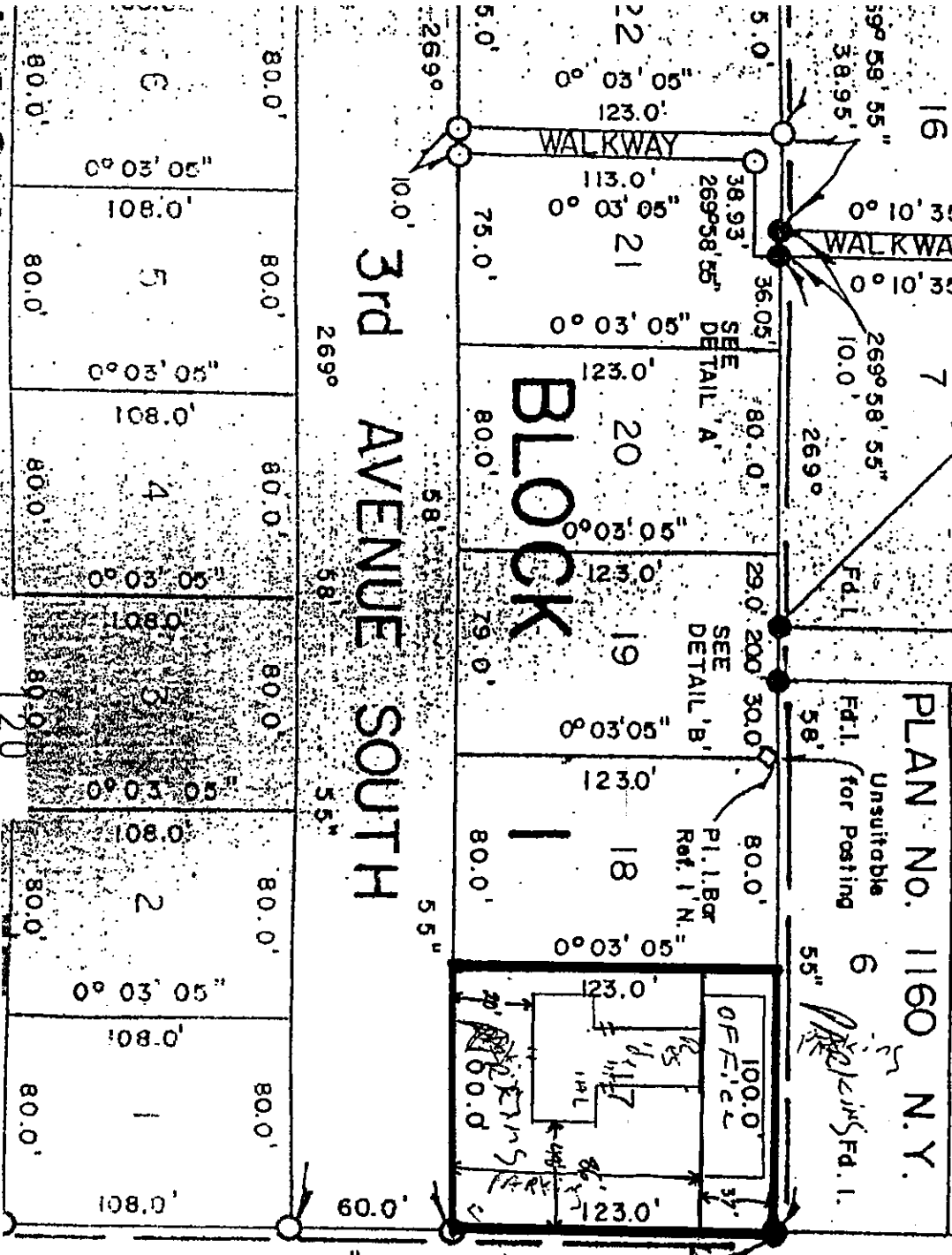
MULTI use LOT #17

NORTH 48' Existing OFFICE SPACE

SOUTH 75' change To Residential

Proposed border

3



3rd AVENUE SOUTH

BLOCK 1

PLAN NO. 1160 N.Y.

Unsuitable for Posting

6

ALLOVANCE)

MAIN STREET

PLAN NO. 1160 N.Y.

○ Unsuitable

d.l. for Posting

6

*As per* Fed. I.

58' 55"

80.0'

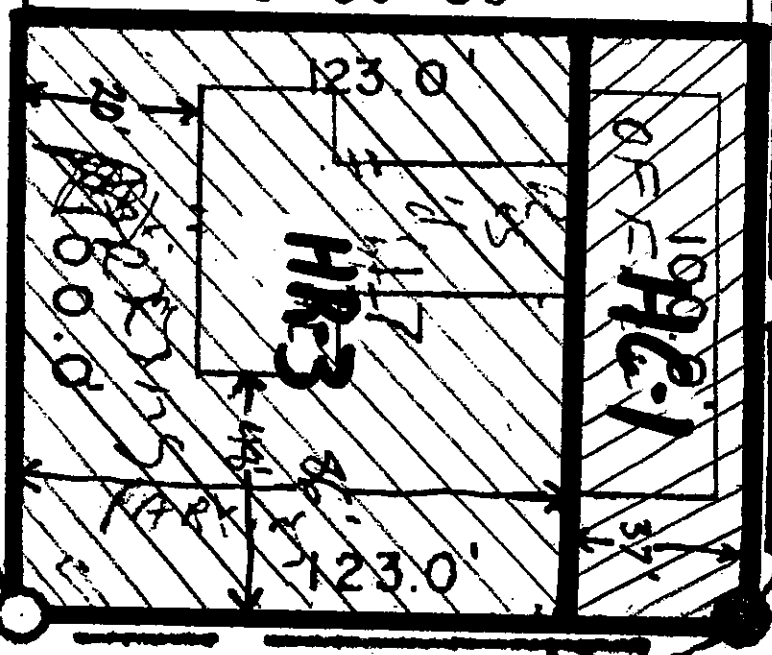
P.I. 1. Bar  
Ref. 1' N. =

123.0'

18

0° 03' 05"

80.0'



55"

SOUTH

35"

80.0'

0° 03' 05"

108.0'

2

0° 03' 05"

108.0'

1

80.0'

108.0'

60.0'

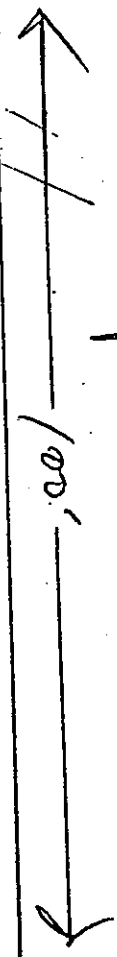
05"

121

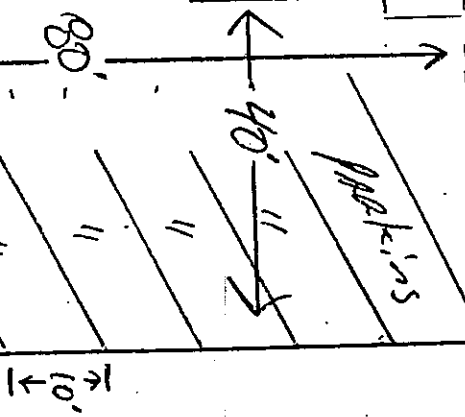
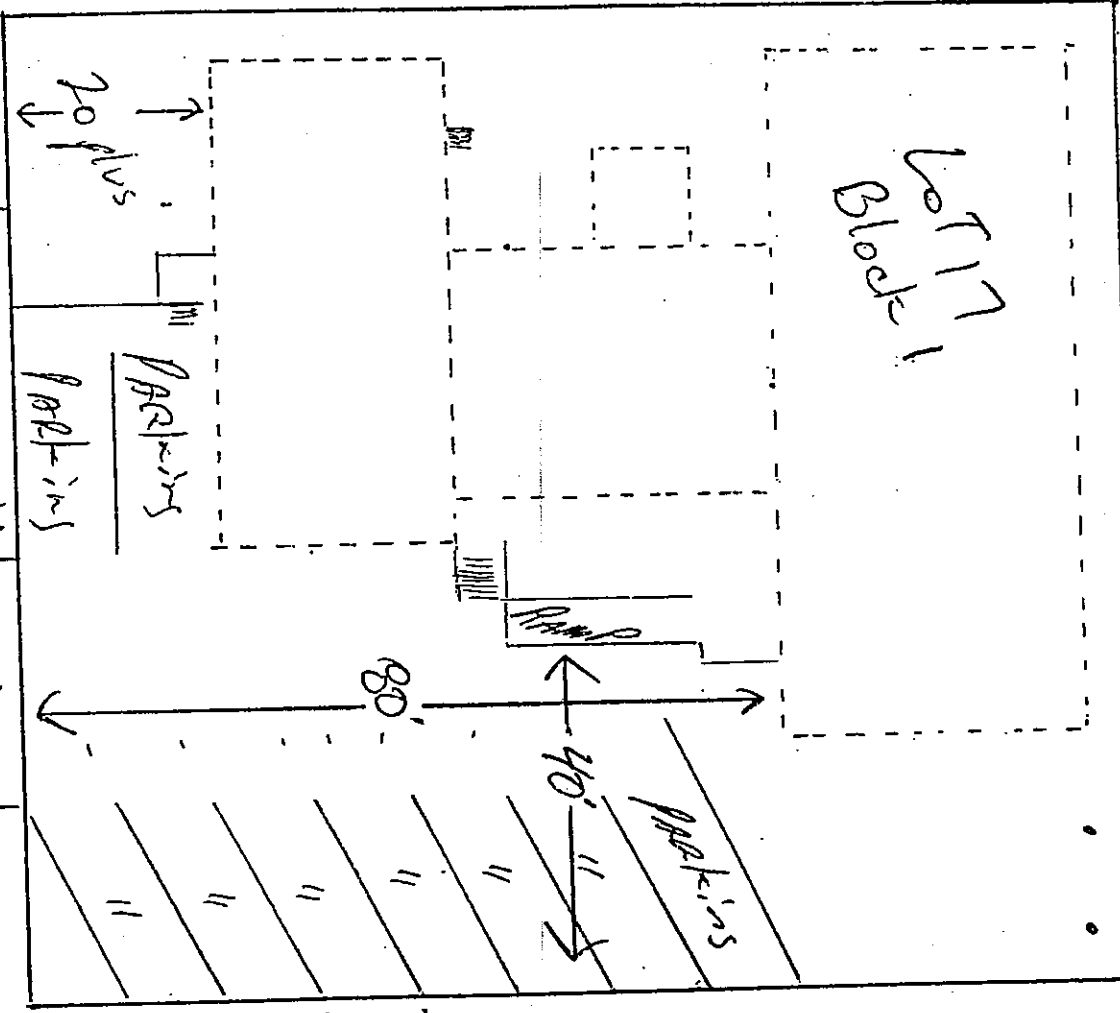
LOWANCE)

Northern

Appkins  
Top Office  
1300  
1100  
1000



Lot 17  
Block 1



123

Main Street

rd Ave. South

Wide Approach  
122  
will use this





## **Rezoning of the Health Care Building**

M.D. Meeting – La Crete

September 25<sup>th</sup>, 2001

The following concerns should be considered when rezoning the Old Health Care Building to a multi-residence building.

### **Concerns Affecting Perspective Tenants**

- Crowded living conditions – 3 bedroom, 2 bedroom and 1 bedroom units
- Minimal yard for children to play
- Lack of parking spaces
- Main road has constant traffic and noise
- Neighbor's driveway is less than five feet from the edge of the building
- Headlights will shine in the front window every time a vehicle enters
- Businesses are located in the building – noise and traffic
- Neighbor has a dog and will build a dog run next to entrance
- Entrances to the units are right next to the property line
- Building is less than five feet from neighbors property line

### **Concerns Affecting Local Residences**

- Increased traffic flow in an already over used residential area
- Block already has a Home Business and Head Start Program
- Family residences with many children in the area – 20 or 30
- Increased noise level for house owners on the block – noise issue already

### **Concerns Affecting Adjacent Neighbor**

- Building is not five feet from neighbor's property - entrances
- Depreciation of property value with multi-residence next door
- Bought the property when it was not zoned for multi-residence
- Parking will be at the back of neighbor's property – headlights shining in
- No consideration was given for a back alley
- Privacy concerns with so many neighbors – no restrictions
- Dog run will create safety concerns with neighbors
- Noise from neighbor's property will upset neighbors

Myrna McLean  
Box 626  
La Crete, AB  
780 928 2529

# M.D. of Mackenzie No. 23



## Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	September 25, 2001
Originated By:	Planning & Development
Title:	<b>Land Use Bylaw Amendment (Bylaw 276/01) Part of NW 08-106-14-W5M Agricultural District 1 "A-1" to Rural Country Residential District "RC"</b>
Agenda Item No:	8 f)

### BACKGROUND / PROPOSAL:

An application was received to rezone part of NW 8-106-14-W5M for a second subdivision to accommodate the separation of an existing farmstead. There is an existing subdivision located along the west boundary of the quarter.

### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

#### MD23 Land Use Bylaw:

#### 5.2.A(AGRICULTURAL DISTRICT 1 "A1"

#### C. PARCEL DENSITY

- (1) Residential Uses: Two (2) parcels per quarter section or river lot, with the balance of the quarter section or river lot being one of the parcels.

At the discretion of the Development Officer, parcel density for

- (a) cut-off or fragmented parcels may be increased to three (3), with the balance of the quarter section or river lot being one of the parcels; or (Bylaw 181/99)
- (b) if the parcel is considered "poor agricultural land" according to the Canadian Land Inventory rating, or if an agrologist's report is obtained stating the parcel is "poor agricultural land", parcel density may be increased to three (3), with the balance of the quarter section or river lot being one of the parcels. (Bylaw 181/99)

Review: *[Signature]*

Dept. *PLANNING*

C.A.O.

F. LOT AREA

(1) Country Residential Uses:

Maximum Lot Area: up to 4.05 hectares (10.0 acres) unless an existing residence requires the approval of a larger parcel size to meet setback requirements. (Bylaw 181/99)

(2) Farmstead/Abandoned Farmstead Separations:

*DELETED* (Bylaw 181/99)

5.3.A(RURAL COUNTRY RESIDENTIAL DISTRICT "RC")

C. (LOT AREA) states:

(1) Country Residential Uses:

Minimum Lot Area: up to 2.02 hectares (5.0 acres). Maximum Lot Area: up to 8.10 hectares (20 acres).

G. ADDITIONAL REQUIREMENTS

- (a) A rural Area Structure Plan will be required.
- (b) The Developer shall enter into a Developer's Agreement and payment of off-site levies will be required for rural multi-lot subdivisions.
- (c) No subdivision shall be approved unless utility services, including water supply and sewage disposal, can be provided with sufficient capacity to accommodate development of the proposed parcel(s).
- (d) Multi-lot country residential development must be adjoining existing "RC" zoning unless otherwise approved by council.
- (e) Restriction on applications for subdivision unless the land that is the subject of an application:
  - (i) is 8 kilometers or more from the boundaries of a city or town having a population of 5000 or more persons,
  - (ii) is 3.2 kilometers or more from the boundaries of a city, town or village having a population of 1000 or more but less than 5000 persons, and
  - (iii) is 1.6 kilometers or more from the boundaries of a town, village or summer village having a population of less than 1000 persons.

**MD23 Municipal Development Plan:**

Objective: To accommodate country residences in a manner which balances the demand for rural living with a commitment to preserving the rural character of the area.

Review:

Dept.

C.A.O.

The Municipal District:

- a) May allow the subdivision of land within the Municipal District for multi-lot country residential purposes;
- b) Shall encourage the location of proposed multi-lot subdivisions to poor agricultural land and/or locations which would minimally interfere with farming operations or other adjacent land uses;
- c) Shall not allow multi-lot country residential developments on better agriculture land;
- d) Shall ensure that all developments are adequately serviced;
- e) Shall promote multi-lot country residential development which is compatible with the capabilities and characteristics of the natural environment, and surrounding land uses; and
- f) Shall promote multi-lot country residential developments to locate in the vicinity of a forest-based industrial activity.

SUMMARY

*Our Land Use Bylaw Agricultural 1 "A1" District allows for 1 parcel to be subdivided from a quarter section for better agricultural land.*

*Our Land Use Bylaw Rural Country Residential "RC" District allows for multi-lot subdivisions with a requirement that the lots be adjoining other "RC" lots unless approved by Council.*

*Our Municipal Development Plan states that MD23 "Shall not allow multi-lot country residential developments on better agriculture land".*

RECOMMENDED ACTION (by originator):

That First Reading for Bylaw 276/01 being a Land Use Bylaw Amendment to rezone NW 08-106-14-W5M from Agricultural District 1 to Rural Country Residential District be DEFEATED.

Review:

Dept.

C.A.O.



**BYLAW NO. 276/01  
BEING A BYLAW OF THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
IN THE PROVINCE OF ALBERTA  
TO AMEND THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has adopted Land-Use Bylaw No. 093/97 of the Municipal District of Mackenzie No. 23,

**WHEREAS**, the Municipal District of Mackenzie No. 23 has a General Municipal Plan adopted in 1995,

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23 has deemed it desirable to amend the Land-Use Bylaw in order to sever that part from the Quarter Section and to use it as the applicant's farmstead residence.

**NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:**

- 1. That the land use designation of the subject land, known as Part of NW 8-106-14-W5M situated within the Municipal District of Mackenzie No. 23, be amended from Agricultural District 1 (A1) to Rural Country Residential District (RC) as shown in Schedule "A" hereto attached, and**
- 2. That this bylaw shall come into effect upon the passing of the third and final reading of this resolution.**

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Bill Neufeld, Reeve

\_\_\_\_\_  
Eva Schmidt, Executive Assistant

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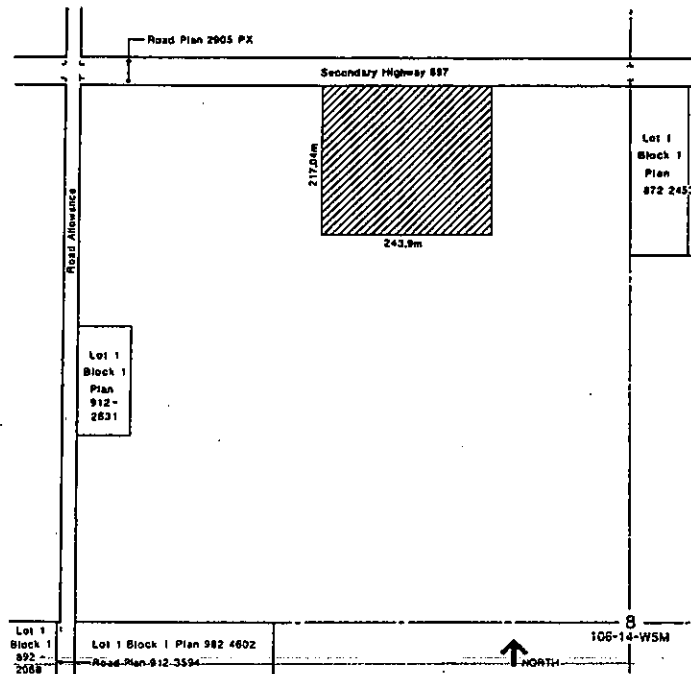
**SCHEDULE "A"**

**BYLAW No. 276/01**

---

1. That the land use designation of the following property known as:

Part of NW 8-106-14-W5M be amended from Agricultural District 1 (A1) to Rural Country Residential District (RC)



From: Agricultural District 1 (A1)

To: Rural Country Residential District (RC)

---

Bill Neufeld, Reeve

---

Eva Schmidt, Executive Assistant

EFFECTIVE THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2001.





Po Box 1690  
LA CRETE, AB TOH 2HO

Att. Scott Skinner

# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. 276/01

NAME OF APPLICANT		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

### LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS. <u>NW</u>	SEC. <u>8</u>	TWP. <u>106</u>	RANGE <u>14</u>	M. <u>5</u>	OR	PLAN	BLK	LOT
-----------------------	------------------	--------------------	--------------------	----------------	----	------	-----	-----

### LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: A-1 TO: RC

### REASONS SUPPORTING PROPOSED AMENDMENT:

*As this is the second subdivision on this quarter section, a land use bylaw amendment is required.*

WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. \_\_\_\_\_

APPLICANT [Signature] DATE Aug 4, 2001

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER [Signature] DATE Aug 4, 2001

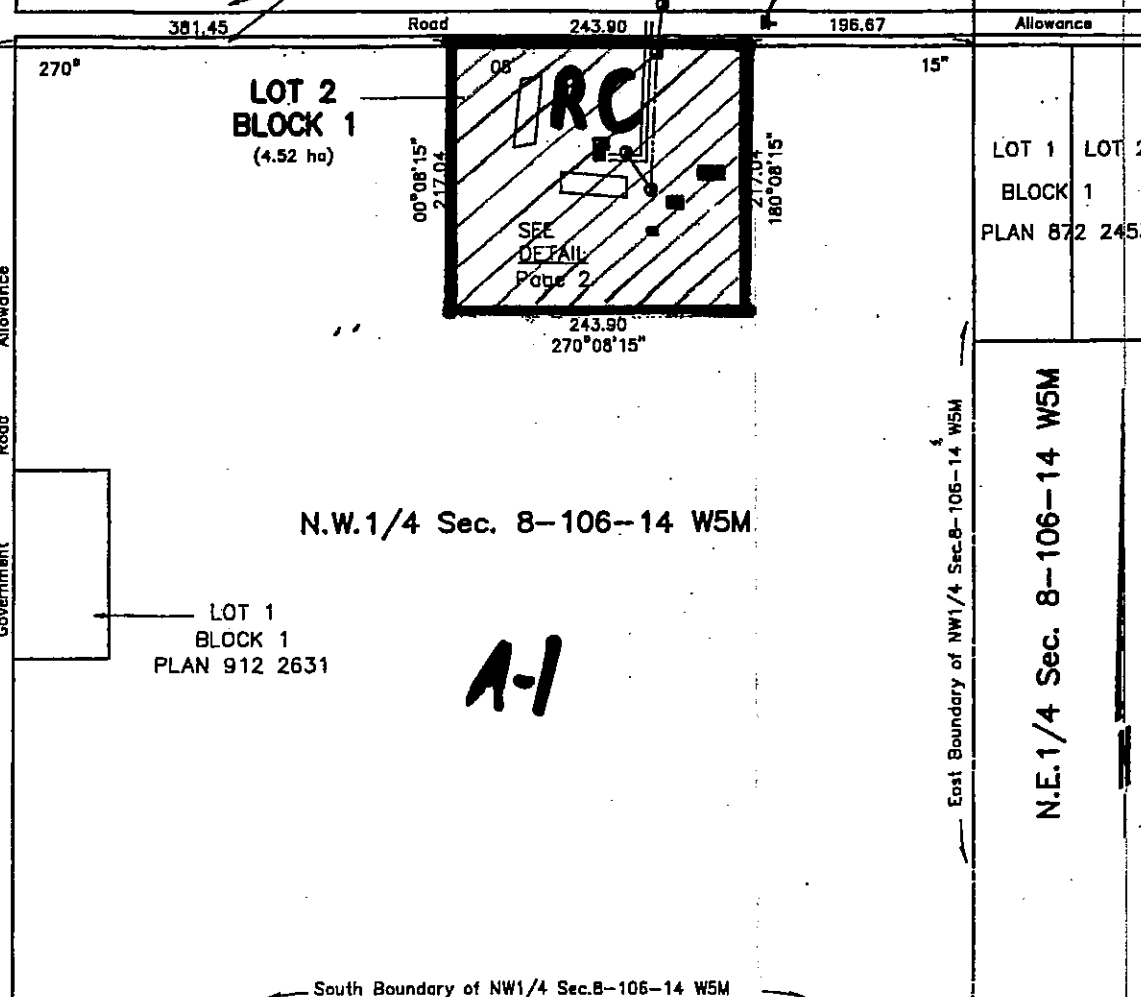


S.W.1/4 Sec. 17-106-14 W5M

← LAUREN

ROAD PLAN 2905 PX

SH697



**Tentative Plan Showing**  
 Proposed Subdivision of Part of  
 NW1/4 Sec.8, Twp.106, Rge.14, W5M.  
 in M.D. of Mackenzie No. 23, Alberta

**Legend**

All Measurements are expressed in metres and decimals thereof.  
 Lot dimensions are copied from registered plan of subdivision.  
 Area to be subdivided shown outlined thus \_\_\_\_\_  
 And contains 4.52 ha.(11.18 Ac)  
 Overhead powerlines & poles shown thus -----●-----

- ha. .... Hectare
- SEC. .... Section
- TWP. .... Township
- RGE. .... Range
- M. .... Meridian

**criland**  
 & Associates Ltd.

Professional Land Surveyors  
 Box 784, Peace River, Alberta, T8B 1T2

Ph. (780) 624-1800  
 Fax (780) 624-1078  
 peace@criland.ca

Drawn by: TDG

Checked by: RDM

Date: Aug. 22, 2001

Job No.: P01-200

Rev. No.: 0

Dwg. No.: P01200TP

Scale - 1:5000

S.W.1/4 Sec. 17-106-14 W5M

ROAD PLAN 2905 PX

Government

381.45

Road

243.90

196.67

Allowance

270°

LOT 2  
BLOCK 1  
(4.52 ha)

00°08'15"  
217.04

08'

15"

SEE  
DETAIL  
Page 2

217.04  
180°08'15"

243.90  
270°08'15"

LOT 1 LOT 2  
BLOCK 1  
PLAN 872 2453

N.E.1/4 Sec. 7-106-14 W5M

Government  
Road  
Allowance

N.W.1/4 Sec. 8-106-14 W5M

LOT 1  
BLOCK 1  
PLAN 912 2631

East Boundary of NW1/4 Sec.8-106-14 W5M

N.E.1/4 Sec. 8-106-14 W5M

PLAN 912 3594

South Boundary of NW1/4 Sec.8-106-14 W5M



LOT 1  
BLOCK 1  
PLAN 892 2068

LOT 1  
BLOCK 1  
PLAN 982 4602

S.W.1/4 Sec. 8-106-14 W5M

Tentative Plan Showing  
Proposed Subdivision of Part of  
NW1/4 Sec.8, Twp.106, Rge.14, W5M.  
in M.D. of Mackenzie No. 23, Alberta

Legend

All Measurements are expressed in metres and decimals thereof.  
Lot dimensions are copied from registered plan of subdivision.  
Area to be subdivided shown outlined thus   
And contains 4.52 ha.(11.18 Ac)  
Overhead powerlines & poles shown thus 

ha. .... Hectare  
SEC. .... Section  
TWP. .... Township  
RGE. .... Range  
M. .... Meridian

135

**criland**  
& Associates Ltd.

Professional Land Surveyors  
Box 7818, Peace River, Alberta, T86 1T2

Ph. (780) 824-1800  
Fax (780) 824-1078  
peacriver@criland.ab.ca

Drawn by: TDO  
Checked by: ROM  
Date: Aug. 22, 2001

Scale - 1:5000

Job No.: P01-200  
Rev. No.: 0  
Dwg. No.: P01200TP



9a)

Public Security

10<sup>th</sup> Floor  
10365-97 Street  
Edmonton, AB  
Canada T5J 3W7  
September 19, 2001

Telephone (780) 427-3457  
Fax (780) 427-5916

Administrative Office  
Municipal District of Mackenzie No. 23  
Phone: (780) 927-4266

**Re: Changes to Secondary Highway Enforcement**

Municipalities in Alberta employ special constables to complement the RCMP Provincial Police enforcement on the secondary or three digit highways. Between April 1, 2000 and September 15, 2001, the province assumed responsibility for the secondary highways by designating them as primary highways. This will mean that municipal special constables will be prohibited from enforcing on the three-digit highways unless specific steps are taken.

The Honourable Heather Forsyth, Solicitor General, and the Honourable Ed Stelmach, Minister of Transportation, have had discussions regarding enforcement on the secondary highways. They have reached the conclusion that we should maintain the status quo until the MLA Review Committee chaired by Judy Gordon, MLA Lacombe-Stettler, has completed the review of policing in Alberta. The status quo on the three-digit highways is the RCMP Provincial Police Service providing the existing level of enforcement and traffic services, and municipal special constables enforcing statutes named on their Special Constable Appointments.

Municipalities will play an integral role in maintaining the status quo on the secondary highways. We would like to know your position vis a vis your municipal special constables continuing to provide enforcement on the three-digit highways. Revised Authorizations to Employ Special Constables and Special Constable Appointments that provide specific authority on the three-digit highways will be issued by the Alberta Solicitor General to municipalities that continue to employ special constables for this purpose.

Does your municipality want to continue to employ special constables with enforcement authority on the three-digit numbered highways (formerly secondary highways) in your area?

YES  NO

Name of Municipality M.D. of Mackenzie

Three Digit Highways within your Municipality \_\_\_\_\_

Please reply by fax to Judy Mackay, Assistant Director, Prevention Programs and Policing Services on or before **October 1, 2001**.

Sincerely,

Robert B. Dunster  
Assistant Deputy Minister

Assistant Commissioner D.N. McDermid

Public Security

10<sup>th</sup> Floor  
10365-97 Street  
Edmonton, AB  
Canada T5J 3W7

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Name of Municipality \_\_\_\_\_

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Sincerely,



Robert B. Dunster  
Assistant Deputy Minister

Assistant Commissioner D.N. McDermid



## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	September 25, 2001
Originated By:	Bill Landiuk, Director of Corporate Services
Title:	Gas Aggregation Initiative
Agenda Item No:	11 a)

#### BACKGROUND / PROPOSAL:

The MD of Mackenzie through the AUMA has joined a "Gas Aggregation Initiative" which will allow us to purchase natural gas directly from a major gas producer. The main objective being that the price we would pay would be less than what we would pay our current supplier(s).

#### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The AUMA has requested that they be provided with a completed "authorization form". This form authorizes a MD employee to make decisions regarding the AUMA's Gas Aggregation Program.

#### COSTS / SOURCE OF FUNDING:

Budget - gas utility expenditures.

#### RECOMMENDED ACTION (by originator):

Council appoints Harvey Prockiw, Chief Administrative Officer, to act on behalf of the MD of Mackenzie to make decisions regarding the AUMA's Gas Aggregation Program with Enron Direct.

Review: *BR*

Dept. *FINANCE*

C.A.O. *[Signature]*



**Alberta Urban Municipalities Association**  
**IMPORTANT NOTICE**

September 12, 2001

ATTENTION: MAYOR & COUNCIL

**RE: GAS AGGREGATION INITIATIVE**

To date 155 municipalities and associate members have joined AUMA's gas aggregation initiative. The participants represent a cross-section of the province and together will secure approximately 3 million GJs/year of natural gas for their municipal facilities.

The main objective of "gas aggregation" is to provide members with the "best price" and "price stability" over a determined period of time. We stress the importance that both "volume" and "timing" will have on the price we are able to attain. The larger our total commitment - the better the price break. Community organizations can participate if the municipality sponsors them, and submits the site information by September 21st.

AUMA is currently finalizing the contract with Enron, the selected retailer for the gas aggregation program. As well, individual gas service agreements are being drafted for members to sign.

The target date to ratify the AUMA/ENRON contract is September 18th. This will allow us to be "ready and waiting" to capture the best price on any day thereafter. A final decision to purchase will be made by the Utilities Standing Committee who will be monitoring the daily market after September 18th.

The specific "day" that we "buy" the gas supply is dependent on the daily market prices. Therefore, it is extremely important for the AUMA to have the flexibility to take advantage of current low market prices, within the next few weeks. This requires that we have a process in place that will allow the AUMA to "buy" the aggregated amount within a certain time period and within a predetermined "cap" as outlined on the attached approval form.

The AUMA will again be levying an administration fee of ½ of 1% to be added to the secured price, for ongoing contract management. This will include implementation of the initial program and administrative set-up, defining standards for customer service, developing partner relationships, managing transition and liaising with members and the retailer on a regular basis, and monitoring industry changes.

Because action required may not coincide with your council meetings, we have outlined a process and have attached (1) an authorization form for council



designating one person (CAO, Town Manager, etc) to act on behalf of the municipality or associate member; and (2) an approval form that the designated representative will submit to the AUMA. These forms will be binding pending the individual gas service agreements.

Regional conference calls between the designated representative and members of AUMA's Utilities Standing Committee will be held on September 18th to answer further questions. Details on how to participate in these calls will be circulated next week.

Thank you for your support.

Lome Olsvik,  
President, AUMA

Attachments: Authorization Form  
Approval Form

Contact: Rigmor Short 1-800-661-2862 (or) 780-433-4530



AUTHORIZATION FORM

The Council of \_\_\_\_\_ (municipality/member name)  
hereby directs \_\_\_\_\_ (name)  
\_\_\_\_\_ (title)

to act on their behalf to make decisions regarding AUMA's Gas Aggregation Program  
with Enron Direct.

Signed by: \_\_\_\_\_ (name)

Witness: \_\_\_\_\_ (name)

Date: \_\_\_\_\_, 2001



## APPROVAL FORM

For the purpose of the Gas Aggregation Program, I hereby give approval for the AUMA to purchase natural gas for our municipality (or) entity, based on the following criteria:

- the contract may be up to, but not more than, a five year term
- at a price capped at not more than \$5.00/GJ
- ½ of 1% will be added to the final price, and will be paid to the AUMA for program management
- and 1% additional volume will be purchased to address potential growth

By signing this document, the member has committed to purchasing natural gas from Enron Direct as part of the AUMA Gas Aggregation Program.

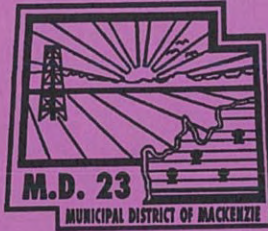
NAME OF DESIGNATED REPRESENTATIVE:

---

MUNICIPALITY (OR) ASSOCIATE MEMBER:

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Thank you.



## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	<b>Regular Council</b>
Meeting Date:	September 25, 2001
Originated By:	Harvey Prockiw, Chief Administrative Officer
Title:	<b>La Crete Trade Coin</b>
Agenda Item No:	11 b)

#### BACKGROUND / PROPOSAL:

The La Crete & Area Chamber of Commerce is producing a La Crete Area Trade Coin.

#### DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The Chamber has requested that Council declare the coin legal tender within the boundaries of the MD. The coin has a face value of \$10 and would like to premier the coin at the September 28<sup>th</sup> Get To Know You Night.

At their August 17, 2000 meeting Council heard a similar request from the High Level & District Chamber of Commerce and proceeded to declare the High Level Trade Coin as legal tender (MOTION 00-436).

#### COSTS / SOURCE OF FUNDING:

Not applicable.

#### RECOMMENDED ACTION (by originator):

That the La Crete Area Trade Coin produced by the La Crete and Area Chamber of Commerce be declared legal tender within the boundaries of the Municipal District of Mackenzie No. 23.

Review:

Dept.

C.A.O.



September 11<sup>th</sup>, 2001

Municipal District of Mackenzie, No. 23  
Attn: Harvey Prockiw  
P.O. Box 640  
Fort Vermilion, Alberta  
T0H 1N0

Dear Mr. Prockiw,

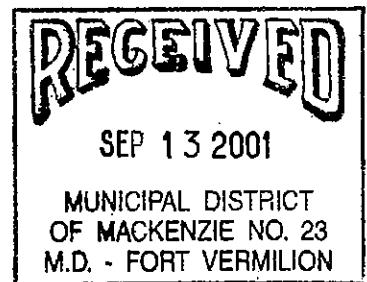
As you know, the La Crete & Area Chamber of Commerce has been working on producing a La Crete Area Trade Coin. This project has seen much success and is now in its final stages of completion.

With this in mind, I would like to request that the Council of the Municipal District of Mackenzie, No. 23 declare this coin legal tender within the boundaries of the MD. The coin has a face value of ten dollars and would then be redeemable at all participating businesses in the area. We would greatly appreciate a timely response to this request as we are expecting the coins to arrive and be premiered on September 28<sup>th</sup> at La Crete's Get To Know You Night.

I would like to thank you in advance for your cooperation and assistance with our project. We are confident that this coin will bring much recognition to the community and also a sense of pride to the residents in the area. I look forward to hearing from you soon.

Sincerely,

Bob Young  
Public Awareness and Tourism Committee, Chairman



---

**La Crete & Area Chamber of Commerce**  
Unit 4, 10001 100<sup>th</sup> Avenue • Box 1088 La Crete, Alberta • T0H 2H0  
Phone: (780) 928-2278      [www.lacretechamber.com](http://www.lacretechamber.com)      Fax: (780) 928-2203



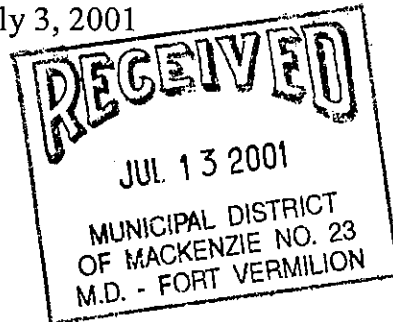
12. a)

LEGISLATIVE ASSEMBLY  
ALBERTA

**HONOURABLE PEARL CALAHASEN**  
**Minister of Aboriginal Affairs and Northern Development**  
**MLA, Lesser Slave Lake**

July 3, 2001

Mr. Bill Neufeld, Reeve  
Municipal District of MacKenzie No. 23  
PO Box 640  
Ft. Vermilion AB T0H 1N0



Dear Mr. Neufeld:

I read with interest a newspaper article (copy attached) with respect to Highway 58, where it mentioned that responsibility for maintenance of the highway east of Wentzel River was in dispute. I discussed the clippings with my colleague, Honourable Ed Stelmach, Minister of Alberta Transportation, he advised that his department is prepared to consider this road for funding under the Resource Road/New Industry (RR/NI) program.

I also noted in the column that the MD of MacKenzie had presented a report to Minister Stelmach showing Highway 58 appearing as a proposed route up to Wood Buffalo National Park. The column also states the MD has determined the road is not their responsibility. According to Minister Stelmach, the municipal district is the road authority.

I would appreciate learning what plans the MD has with respect to this road and if there is anything I can do to ensure the road remains open.

Sincerely,

Pearl Calahasen  
Minister  
MLA, Lesser Slave Lake

Legislature Office:  
403 Legislature Building  
Edmonton AB T5K 2B6  
Telephone: (780) 427-2180  
Fax: (780) 427-1321



Constituency Office:  
5001 - 49 Street  
High Prairie AB T0G 1E0  
Telephone: (780) 523-3171  
Fax: (780) 523-5150