

MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
COUNCIL MEETING

Tuesday, October 11, 2005  
10:00 a.m.

Council Chambers  
Fort Vermilion, Alberta

AGENDA

- CALL TO ORDER:** 1. a) Call to Order
- AGENDA:** 2. a) Adoption of Agenda
- ADOPTION OF THE PREVIOUS MINUTES:** 3. a) Minutes of the September 28, 2005 Regular Council Meeting.....5
- BUSINESS ARISING OUT OF THE MINUTES:** 4. a)
- DELEGATIONS:** 5. a) Peter Dyck – Water Invoice.....19
- PUBLIC HEARINGS:** 6. a) Bylaw 512/05 – Hamlet of Zama Community Development Plan.....23
- b) Bylaw 517/05 Land Use Bylaw Amendment  
Rezone Pt. NW 10-106-15-W5M  
Plan 052 4622, Block 23  
From Hamlet Commercial District 2 to  
Hamlet Industrial District 1 .....45
- COUNCIL COMMITTEE AND CAO REPORTS:** 7. a) Council Committee Reports
- GENERAL REPORTS:** 8. a) Action List.....57



**OPERATIONAL SERVICES:**

9. a)

**PLANNING, EMERGENCY, AND ENFORCEMENT SERVICES:**

10. a) Bylaw 511/05 – Road Closure .....65
- b) Bylaw 525/05 – LUB Amendment to Rezone Pt. of NW 31-109-18-W5M from Rural Country Residential District 2 to 3 .....75
- c) Bylaw 526/05 Land Use Bylaw amendment to Rezone Plan 822 3269, Block 3, Lot A from Public/Institutional District to Hamlet Residential District 2.....85
- d) Fort Vermilion Fire & Rescue Department Fire Chief Appointment – Shane Dempster.....93
- e) Fire Invoice # 3444 – Bale/Wagon Fire July 11, 2005.....95
- f)

**CORPORATE SERVICES:**

11. a) Appointment to Edmonton Regional Airport Authority.....99
- b)

**IN CAMERA SESSION:**

12. a) Cost Sharing
- b) High Level Medical Clinic
- c) Emergency Medical Services Facility in High Level
- d) Organizational Chart

**NEXT MEETING DATE:**

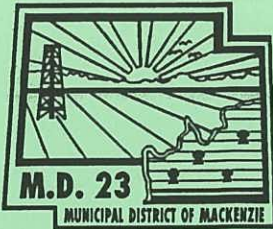
13. a) Regular Council Meeting  
Tuesday, October 11, 2005  
10:00 a.m.  
Council Chambers, Fort Vermilion

**ADJOURNMENT:**

14. a) Adjournment







## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	October 11, 2005
Presented By:	Christine Woodward, Executive Assistant
Title:	<b>September 28, 2005 Minutes</b>
Agenda Item No:	<b>3. a)</b>

#### BACKGROUND / PROPOSAL:

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

Attached are the minutes from the September 28, 2005 Regular Council meeting.

#### COSTS / SOURCE OF FUNDING:

#### RECOMMENDED ACTION (by originator):

That the minutes from the September 28, 2005 Regular Council meeting be adopted as presented.

Author:

Reviewed:

C.A.O.



.....  
.....  
.....

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

**Wednesday, September 28, 2005  
6:00 p.m.**

**Council Chambers  
Fort Vermilion, Alberta**

**PRESENT:**

Bill Neufeld	Reeve	
John W. Driedger	Councillor	
Lisa Wardley	Councillor	
Willy Neudorf	Councillor	
Peter Braun	Councillor	
Stuart Watson	Councillor	
Jim Thompson	Councillor	
Greg Newman	Councillor	<i>arrived 6:10 p.m.</i>
Walter Sarapuk	Deputy Reeve	<i>arrived 6:31 p.m.</i>
Ed Froese	Councillor	<i>arrived 7:01 p.m.</i>

**ABSENT:**

**ALSO PRESENT:**

Ray Coad	Chief Administrative Officer
Kristin McNeil	Acting Executive Assistant
Joulia Whittleton	Director of Corporate Services
Brenda Wiebe	Roads Supervisor
Eva Schmidt	Supervisor of Development
John Klassen	Utilities Supervisor

Minutes of the Regular Council meeting for the Municipal District of Mackenzie No. 23 held on Wednesday, September, 28, 2005 in Council Chambers, Fort Vermilion, Alberta.

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

Reeve Neufeld called the meeting to order at 6:04 p.m.

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

**MOTION 05-483** MOVED by Councillor Watson

That the agenda be adopted as amended by adding:

5. a) Henry Wiebe –Fire Invoice
9. d) Graders

- 10. b Motion 05-294 bullying in communities
- 10. c) Telus Phone Service
- 11. i) Meeting with Assumption and Rainbow
- 12. c) Legal Matters
- 12. d) Personnel

**CARRIED**

Councillor Newman entered the meeting at 6:10 p.m.

**ADOPTION OF  
THE PREVIOUS  
MINUTES:**

- 3. a) **Minutes of the September 13, 2005  
Regular Council Meeting**

**MOTION 05-484** **MOVED** by Councillor Braun

That the minutes of the September 13, 2005 Regular Council Meeting be adopted as amended by changing the source of funding on Motion 05-475 from *Emergency Services Reserves* to *Alberta Municipal Infrastructure Program Funding*.

**CARRIED**

**BUSINESS ARISING  
OUT OF THE  
MINUTES:**

- 4. a)

**DELEGATIONS:** 5. a) **Henry Wiebe- Fire Invoice**

Reeve Nuefeld welcomed Mr. Wiebe to the table at 6:11 p.m.

Mr. Wiebe explained that he had a hay fire on a trailer while driving down the road. The La Crete fire department responded and spent 4.75 hours on scene. Insurance did not cover the trailer being towed behind his tractor; therefore Paul Driedger agreed to waive all but \$1000 of the fire invoice, as per MD Policy. He was directed to attend a Council meeting if he still was unable to pay the outstanding amount.

Reeve Neufeld thanked Mr. Wiebe for attending, and he left the meeting at 6:20 p.m.

**MOTION 05-485**  
Requires Unanimous  
Consent

**MOVED** by Councillor Braun

That the issue with Henry Wiebe's fire invoice be tabled until more information is available.

**CARRIED**

**PUBLIC**

**HEARINGS: 6.**

- a) **Bylaw 515/05 – Land Use Bylaw Amendment to Rezone Pt. SE 01-110-20-W5 from Agricultural District 1 to Direct Control District 3**

Reeve Neufeld called the public hearing for Bylaw 515/05 to order at 6:14 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 515/05 was properly advertised. Eva Schmidt answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Eva Schmidt presented the Development Authority's submission.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. Council asked for clarification on which part of the quarter was being rezoned.

Reeve Neufeld asked if any submissions were received in regards to the proposed Bylaw 515/05. One submission was received, and Ms. Schmidt proceeded to read the submission from the Town of High Level.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed 515/05. There was none.

Reeve Neufeld closed the public hearing for Bylaw 515/05 at 6:17 p.m.

**MOTION 05-486**

Bylaw 515/05  
Second Reading

**MOVED** by Councillor Braun

That second reading be given to Bylaw 515/05, being a Land Use Bylaw amendment to rezone SW 01-110-20-W5M from Agricultural District 1 to Direct Control District 3.

**CARRIED**

**MOTION 05-487**

Bylaw 515/05  
Third Reading

**MOVED** by Councillor Neudorf

That third reading be given to Bylaw 515/05, being a Land Use Bylaw amendment to rezone SW 01-110-20-W5M from Agricultural District 1 to Direct Control District 3.

**CARRIED**



**COUNCIL  
COMMITTEE AND  
CAO REPORTS:**

**7. a) Council Committee Reports**

Councillor Driedger reported on Mackenzie Library Board, Regional Economic Development Initiative (REDI), La Crete Water Treatment Plant Grand Opening, and Library Board Budget meeting.

Councillor Neudorf reported on attending the Grand Opening of the La Crete Water Treatment Plant.

Councillor Wardley reported on Library Board and Zama Recreation Board.

Councillor Watson reported on Finance Committee.

Councillor Thompson reported on Finance Committee, and Fort Vermilion Recreation board meetings.

Deputy Reeve Sarapuk entered the meeting at 6:31 p.m.

Councillor Newman reported on Caribou Mountains Wildland Task Force.

Councillor Braun reported on Finance Committee, Mighty Peace Tourism Association, Assessment Appeal Board, and the La Crete Water Treatment Plant Grand Opening.

Reeve Neufeld reported on Finance Committee, Water Treatment Plant Grand Opening, and High Level Trade Show.

Deputy Reeve Sarapuk reported on the La Crete Water Treatment Plant Grand Opening.

**MOTION 05-488** **MOVED** by Councillor Braun

That the Council Committee reports be accepted for information.

**CARRIED**

**6. b) CAO Report**

The Chief Administrative Officer presented a written report.

**MOTION 05-489** **MOVED** by Councillor Newman

That the written report submitted by the Chief Administrative Officer be accepted as presented.

**CARRIED**

The Director of Corporate Services presented a written report.

**MOTION 05-490**      **MOVED** by Councillor Peters

That Councillors be authorized to attend the *Duties and Responsibilities Workshop* and *Insurance Liability Seminar* in their area.

**CARRIED**

**MOTION 05-491**      **MOVED** by Councillor Wardley

That the written report submitted by the Director of Corporate Services be accepted as presented.

**CARRIED**

The Supervisor of Roads and Supervisor of Utilities jointly presented the Operational Services written report.

Councillor Froese entered the meeting at 7:01 p.m.

**MOTION 05-492**      **MOVED** by Councillor Wardley

That the written report presented by the Supervisor of Roads and Supervisor of Utilities be accepted as presented.

**CARRIED**

Reeve Neufeld recessed the meeting at 7:06 p.m.  
Reeve Neufeld reconvened the meeting at 7:18 p.m.

**GENERAL  
REPORTS**

8.      a)      **Capital Projects 2005 Progress Report &  
Year to Date Income Statement**

**MOTION 05-493**      **MOVED** by Councillor Newman

That the capital projects progress report and year to date operating income statement be received for information.

**CARRIED**

**OPERATIONAL SERVICES**

9. a) 2006 Road Construction Requests

**MOTION 05-494** **MOVED** by Councillor Wardley

That the following road construction requests be considered in the 2006 budget:

<u>Access to:</u>	<u>Along RR or TWP</u>	<u>Distance</u>
NE 15-110-18 W5M	RR 18-2	0.5 Miles
S ½ 23-109-12 W5M	TWP 109-3	0.75 Miles
NW 23-109-12 W5M	TWP 109-4	0.75 Miles
NE 30-108-18 W5M	RR 18-5	0.5 Miles
SW 22-108-12 W5M	RR 12-3	0.5 Miles

**CARRIED**

9. b) New Deal for Cities and Communities Grant

**MOTION 05-495** **MOVED** by Councillor Neudorf

<u>Project</u>	<u>Budgeted Amount</u>	<u>NCDC Grant</u>	<u>Other Funding</u>	<u>Source of Other Funding</u>
TWP 109-0	\$39,000	\$35,413.60	\$3,586.40	Roads Reserve
Savage Prairie Road	\$78,000	\$35,413.60	\$42,586.40	Roads Reserve
FV 45 St & 100 Ave	\$161,648	\$53,120.40	\$108,527.60	Roads Reserve
LC 98 Ave Water	\$124,700	\$53,120.40	\$71,579.60	General Capital Reserve
<b>TOTAL</b>		\$177,068		

**CARRIED**

9. c) Sewer Line Extension in Fort Vermillion

**MOTION 05-496** **MOVED** by Councillor Watson

Requires 2/3  
 Majority

That the Fort Vermillion sewer line extension and water line extension (lots 4 and 5) along 46<sup>th</sup> Street project be approved for \$76,000 with funding to come from the debenture process that will be recovered through Local Improvement over the next ten years.

**CARRIED**

**MOTION 05-497**

Bylaw 523/05  
First Reading  
Requires 2/3 majority

**MOVED** by Councillor Thompson

That first reading be given to Bylaw 523/05, being a bylaw authorizing the imposition of a local improvement tax on all properties benefiting from the sanitary sewer line extension on 46<sup>th</sup> Street in Fort Vermilion, and water line extension on lots 4 and 5 on 46<sup>th</sup> Street in Fort Vermilion.

**CARRIED**

**MOTION 05-498**

Bylaw 524/05  
Second Reading  
Requires 2/3 majority

**MOVED** by Councillor Newman

That second reading be given to Bylaw 524/05, being a bylaw authorizing a debenture borrowing in the amount of \$76,000 to construct a sewer line extension on 46<sup>th</sup> Street in Fort Vermilion, and water line extension on lots 4 and 5 on 46<sup>th</sup> Street in Fort Vermilion.

**CARRIED**

9. d) Contract Graders

Councillor Watson has received numerous calls from ratepayers regarding concern over the awarding of the grader contract in rural High Level. As per direction from legal council, the MD will be honoring the original two-year contract, and will review the contract requirements, particularly the restriction on age of graders, prior to the next tendering.

**PLANNING  
AND ENFORCEMENT  
SERVICES:**

10. a) Emergency Services Information Session

**MOTION 05-499**

**MOVED** by Councillor Newman

That correspondence on the Fire Services information Session in Peace River be received for information.

**CARRIED**

10. b) Motion 05-294 – Bullying in Communities

Councillor Thompson pointed out that this motion was not included on the Action List. It will be added.

10. c) Telus Phone Service

Councillor Thompson expressed concern over emergency services communications during times when phone service was down. Paul Driedger is investigating options for providing radios to emergency personnel, and for providing residents with all of the local emergency numbers for each community.

**CORPORATE SERVICES:**

11. a) Bylaw 518/05 – Penalties for non-payment of Taxes and tax arrears

**MOTION 05-500**

Bylaw 518/05

First Reading

Requires 2/3 majority

**MOVED** by Councillor Newman

That first reading be given to Bylaw 518/05 being a bylaw to establish penalties for the non-payment of taxes and tax arrears.

**CARRIED**

**MOTION 05-501**

Bylaw 518/05

Second Reading

Requires 2/3 majority

**MOVED** by Councillor Thompson

That second reading be given to Bylaw 518/05 being a bylaw to establish penalties for the non-payment of taxes and tax arrears.

**CARRIED**

**MOTION 05-502**

Requires Unanimous

Consent

**MOVED** by Deputy Reeve Sarapuk

That consideration be given to go to third reading for Bylaw 518/05, being a bylaw to establish penalties for the non-payment of taxes and tax arrears.

**DEFEATED**

11. b) Recreation Boards Capital Funding Policy ADM043  
RES015 - Funding to community non-profit groups

**MOTION 05-503**

**MOVED** by Councillor Braun

That policy AMD043 be amended to include the following:

- 3% inflation rate shall be applied every year to the capital grant amount.

**CARRIED**



**MOTION 05-504**      **MOVED** by Councillor Neudorf

That a \$200,000 annual limit be set for providing funding to other non-profit groups and organizations, with no less than \$20,000 annually allocated to a reserve for grant funding to non-profit groups and organizations.

**CARRIED**

**MOTION 05-505**      **MOVED** by Councillor Thompson

That a new reserve "Funding to Community Non-Profit Organizations" be established and RES015 policy be approved as presented.

**CARRIED**

11.    c)      Regional Economic Development Partnership

**MOTION 05-506**      **MOVED** by Councillor Braun  
Requires 2/3 Majority

That the \$150,000 Regional Economic Development Initiative project be included in the 2005 Capital Budget.

**CARRIED**

11.    d)      Budget Meeting Dates

**MOTION 05-507**      **MOVED** by Councillor Braun

That November 8 and 9, December 2 and 3, 12, and 13 be approved as Special Council Meeting dates to discuss the 2006 budget.

**CARRIED**

11.    e)      Finance Committee Terms of Reference

**MOTION 05-508**      **MOVED** by Councillor Wardley

That the Finance Committee Terms of Reference be amended allow for an additional member of Council; bringing the total to four (4).

**CARRIED**

**MOTION 05-509**      **MOVED** by Councillor Braun

That Councillor Watson be appointed as a regular member to the Finance Committee.

**CARRIED**

Councillor Driedger abstained from discussion and voting on item 11. f)

11.    f)      **Expense Claim Approval**

**MOTION 05-510**      **MOVED** by Councillor Watson

That the expense claims for Councillor John W. Driedger be approved upon ratification by administration, and that Policy ADM026 be brought back for review.

**CARRIED**

11.    g)      **Deh Cho Travel Connection Fall Meeting**

**MOTION 05-511**      **MOVED** by Councillor Wardley

That Councillor Braun be authorized to attend the Deh Cho Travel Connection Fall Meeting in Grande Prairie on October 18-19, 2005.

**CARRIED**

11.    h)      **Rainbow Lake Volunteer Appreciation Night & Arena Grand Opening**

**MOTION 05-512**      **MOVED** by Councillor Wardley

That Council be authorized to attend the Volunteer Appreciation Night and Arena Grand Opening in Rainbow Lake October 6, 2005.

**CARRIED**

11.    i)      **Meeting with Rainbow Lake and Assumption**

Discussion ensued on when to hold the meetings, and consensus was to attempt to schedule both meetings for the same day. The tentative date is set for October 21, 2005.

**MOTION 05-513      MOVED by Councillor Thompson**

That consideration be given to move in camera to discuss issues under the *Freedom of Information and Protection of Privacy*, Alberta Regulation 200/95 ( 9:30 p.m.)

**CARRIED**

**IN CAMERA  
SESSION:**

- 12. a)    **CAO Evaluation**  
Freedom of Information and Protection of Privacy Regulation 18(b)
- 12. b)    **Cost Sharing Agreement**  
Freedom of Information and Protection of Privacy Regulation 18(c)
- 12. c)    **Legal Matters**  
Freedom of Information and Protection of Privacy Regulation 18(e)
- 12. d)    **Personnel**  
Freedom of Information and Protection of Privacy Regulation 18(b)

**MOTION 05-514      MOVED by Councillor Newman**

That Council come out of camera. (10:45 p.m.)

**CARRIED**

**NEXT  
MEETING DATE:**

- 13. a)    Tuesday, October 11, 2005  
10:00 a.m.  
Council Chambers, Fort Vermilion

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

**MOTION 05-515      MOVED by Councillor Newman**

That the Regular Council meeting be adjourned (10:45 p.m.)

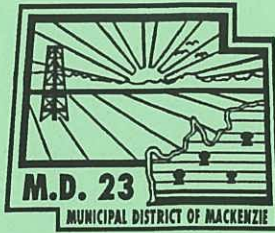
**CARRIED**

These minutes were adopted on the 11<sup>th</sup> day of October 2005.

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

\_\_\_\_\_  
Christine Woodward, Executive Assistant





## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	October 11, 2005
<b>Presented By:</b>	Joulia Whittleton, Director of Corporate Services
<b>Title:</b>	<b>Peter Dyck – Water Invoice</b>
<b>Agenda Item No:</b>	<b>5. a)</b>

#### BACKGROUND / PROPOSAL:

Peter Dyck, resident of La Crete, has submitted a written request that Council write-off a large invoice for water. Unfortunately, a neighbor who was doing him a favor, accidentally turned on his outside water tap which generated a huge bill. Peter Dyck was out of the area when the incident happened.

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

\$2,738.12 charge doesn't include sewer or fixed \$14.00/month charges and is calculated as follows:

Consumption 1,458 m<sup>3</sup> x \$1.878 = \$2,738.12

#### COSTS / SOURCE OF FUNDING:

If Council agrees to forgive this charge, \$2,738.12 will be written off.

#### RECOMMENDED ACTION:

For discussion.

Author:

Reviewed:

C.A.O.:





To Whom It May Concern:

We had moved to Sask. in January of 2005 and we had renters in our trailer in the parkside village. End of March they moved out, a week later I asked my brother inlaw to check the furnace, when he checked it, it was off. He decided to turn off the water by my hot water tank. Then I told him to turn it back on because if the hot water tank did not get water it would burn out. To his knowledge he turned the water off and turned it back on he accidentally turned on the tap for the water hose that went outside. Three weeks down the road the neighbor showed up at George Klassen (family members) and said there was water flowing under the trailer. This is when they discovered that the wrong tap had been turned on. The trailer was vacant at the time. This has been typed to the best of my knowledge from what I have been told and my involvement from 15 hrs. away.

Sincerely Peter Dyck



INVOICE#: IVC0000000003507

# INVOICE

**Customer**

DYCK, PETER  
BOX 2307

LA CRETE AB

TOH 2H0

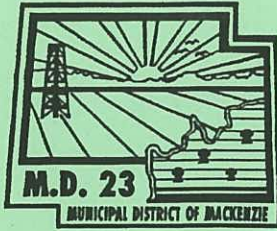
Date: 8/18/2005  
ID: 4690  
Due Date: 9/17/2005

*\*PLEASE RETURN THIS PORTION WITH YOUR PAYMENT\**

Quantity	Description	Unit Price	Total
1.00	TREATED WATER CONSUMPTION APRIL 2005 @ 10306-101 STREET STALL 5 CUSTOMER TURNED OUTSIDE TAP ON IN ERROR, INTENDED TO TURN OFF WATER VALVE UNDER TRAILER DUE TO WATER LINE FREEZE UP AFTER TRAILER WAS VACATED IN MARCH 2005. (1458 cubic metres @ \$1.878)	\$2,738.12	\$2,738.12

Subtotal	\$2,738.12
Tax	\$0.00
<b>Total</b>	<b>\$2,738.12</b>

PAYMENT DUE UPON RECEIPT - PAYABLE TO THE MD of Mackenzie  
PLEASE INCLUDE TOP PORTION WITH PAYMENT



## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	<b>Regular Council</b>
<b>Meeting Date:</b>	<b>October 11, 2005</b>
<b>Presented By:</b>	<b>Eva Schmidt, Planning Supervisor</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 512/05 Hamlet of Zama Community Development Plan</b>
<b>Agenda Item No:</b>	62)

#### BACKGROUND / PROPOSAL:

Bylaw 512/05 was given first reading at the July 27, 2005 Council meeting. Urban Systems has developed an updated Community Development Plan for the Hamlet of Zama. An Open House was held on Tuesday, June 21, 2005 to get public input. Only the Zama Councilor and two members from the public attended.


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

The Hamlet of Zama Community Development Plan provides long-term direction for Hamlet growth. As an industrial hamlet Zama has unique needs, which are addressed by zoning most of the hamlet as Hamlet General that allows residences and shops on the same lot. Zama is also unique in that it has a small base population but an extremely large shadow population.

Some concerns that were voiced at the open house were the possible removal of the Zama airstrip, which will be on hold until the Airport Study is complete, and how to get a commitment from Zama residents to invest in the community and make it their home.

Highlights of the Community Development Plan are:

- Provide adequate infrastructure for a large shadow population
- Implement FireSmart guidelines and other safety measures
- Provide an adequate supply of residential and industrial property

Author: 

Reviewed: 

C.A.O.: 



The Plan should be reviewed every five years to ensure it remains a living document.

**COSTS / SOURCE OF FUNDING:**

N/A


**RECOMMENDED ACTION:**

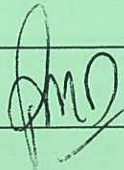
**MOTION 1**


That second reading be given to Bylaw 512/05, being a Land Use Bylaw amendment to adopt the Hamlet of Zama Community Development Plan.

**MOTION 2**

That third reading be given to Bylaw 512/05, being a Land Use Bylaw amendment to adopt the Hamlet of Zama Community Development Plan.

Author: 

Reviewed: 

C.A.O.: 



**BYLAW NO. 512/05**

**BEING A BYLAW OF THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23,  
IN THE PROVINCE OF ALBERTA,**

**TO ADOPT THE  
HAMLET OF ZAMA COMMUNITY DEVELOPMENT PLAN**

**WHEREAS**, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta has deemed it advisable to update the Hamlet of Zama Community Development Plan,

**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 Hamlet of Zama Community Development Plan be adopted as attached.

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
William Neufeld, Reeve

\_\_\_\_\_  
Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
William Neufeld, Reeve

\_\_\_\_\_  
Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
William Neufeld, Reeve

\_\_\_\_\_  
Executive Assistant

**MD of Mackenzie**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW \_\_\_\_\_**

**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.**

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

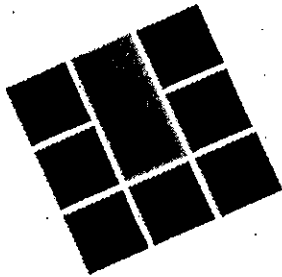
\_\_\_\_\_ **Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.***

\_\_\_\_\_ **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 \_\_\_\_\_.**

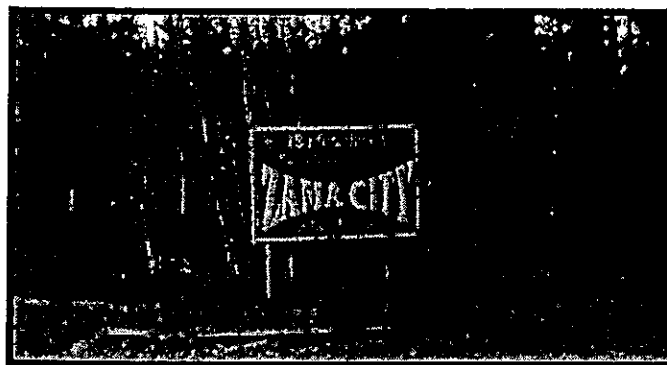
**REMARKS/COMMENTS:**



## MUNICIPAL DISTRICT OF MACKENZIE #23

### Hamlet of Zama Area Structure Plan

**DRAFT**



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2582.0004.01 / July 2005

**URBANSYSTEMS.**  
Suite 2300, 10104 - 103<sup>rd</sup> Avenue  
Edmonton, AB T5J 0H8  
Telephone: 780-430-4041  
Fax: 780-435-3538



7.1 Area Structure Plan Implementation..... 31

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and gas facilities which occur in the area during the winter. While most of this population is supported in camps in the area, Zama must be able to provide infrastructure support to these camps with respect to water and sewage treatment. Currently, the Hamlet includes a variety of industrial, residential, commercial and recreation land uses.



#### 1.4 Planning Area

For the purposes of this Area Structure Plan, the planning area will include all lands within the boundaries of the Hamlet of Zama as established by the Council of the Municipal District of Mackenzie, as shown on Schedule B: Hamlet Boundaries.

#### 1.5 Legal Framework

##### 1.5.1 The Municipal Government Act

The *Municipal Government Act* guides the preparation of Area Structure Plans in the Province of Alberta.

The Zama Area Structure Plan is consistent with Section 633 of the *Municipal Government Act* that states:

For the purpose of providing a framework for subsequent subdivision and development of an area of land, that council may, by bylaw, adopt an area structure plan.

#### (2) An area structure plan

##### (a) must describe:

- (i) the sequence of development proposed for the area;
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area;
- (iv) the general location of major transportation routes and public utilities; and

##### (b) may contain any other matters council considers necessary.



### 1.5.2 The Municipal Development Plan

The Municipal Development Plan for the Municipal District of Mackenzie contains a number of policies which relate to hamlet development and expansion. The Hamlet of Zama is recognized as such in the Municipal Development Plan, and proper planning and consideration of a number of factors is required when considering the future development of the unincorporated communities in the Municipal District. The Municipal Development Plan also requires development and review of Area Structure Plans when necessary.

The following Municipal Development Plan Objectives and their associated Policies are included in Section 3.6, Hamlets and Settlements:

- To promote the orderly and economic growth of hamlets within the Municipal District.
- To plan for the future subdivision and development of residential areas within hamlets.
- To maintain and facilitate growth of commercial areas within hamlets.
- To maintain and facilitate growth of industrial areas within the hamlets.
- To provide a variety of institutional/recreational/cultural opportunities within the hamlets.

These objectives and associated policies indicate that the Municipal District places high importance on the proper planning of hamlets. This Area Structure Plan addresses that priority for the Hamlet of Zama.

### 1.6 Adoption

This Area Structure Plan will be adopted as a Bylaw by the Council of the Municipal District of Mackenzie No. 23.



## 2.0 GOALS

The Municipal District of Mackenzie's goals for the Hamlet of Zama Area Structure Plan are to:

### 2.1 Provide a land use strategy to ensure planned and orderly growth of the Hamlet of Zama.

While levels of growth in the Hamlet of Zama are not as high as witnessed in other locations in the MD, it is still important that planning takes place in order to ensure that any opportunity for new development undertaken will yield benefits for the community. This Area Structure Plan presents the Municipal District's view of where different types of new development should occur in Zama. This approach ensures the ability to properly direct and facilitate any development that may be proposed.

### 2.2 Provide for residential, mixed residential and industrial, and community land uses in a manner that will result in positive benefits for the Hamlet of Zama.

The Hamlet of Zama has unique needs when considering land use. Currently, there are areas for residential, industrial, and community use, all of which are typical in many communities. Where the Hamlet of Zama diverges from other communities is in the development of areas that are essentially industrial in nature, but also allow for a mobile home unit, essentially creating a mixed use residential/industrial area. This has been the practice in Zama since the inception of the community, as those working and residing in the areas have specific needs in terms of access to their equipment and unique working hours. The mixed use nature of the area results in a functional atmosphere of the community. This Plan recognizes the community's wishes in this respect, and supports the provision of these land uses, with some advisements included for safety and quality of life purposes.

### 2.3 Monitor and develop the Hamlet of Zama's road system and municipal servicing systems.

In order to ensure the ongoing viability of the Hamlet of Zama, the road systems and other municipal servicing systems must have the quality and capacity to service both industry and residents. A highly variable and seasonal population makes infrastructure planning a challenge, but the MD is committed to meeting that challenge and ensuring that infrastructure can properly service industry, as well as permanent and seasonal residents.





### 3.0 POPULATION AND POTENTIAL

As discussed above, the Hamlet of Zama is not experiencing the levels of growth experienced in other communities in the Municipal District. However, there are particular aspects of the community that could be capitalized upon to encourage growth of the Hamlet. In particular, temporary workers who come to Zama to work in the oil fields may consider locating in Zama permanently if residential lots were made available. As in most resource-related communities, significant and rapid increases or decreases in the population in Zama are due to changes in employment potential.

Table 1 shows the population change in Zama over the last 14 years. As the Table shows, population change has been very dynamic, with the population both increasing and decreasing on a large scale.

**Table 1: Annual Population Change in Zama 1991-2003**

Year	1991	1996	2001	2003
Population	128	217	130	173
Annual % Change	-	11.13%	-9.74%	15.36%

Having a rapidly changing population can be a challenge for a community in many ways. Primarily, it can be difficult to forge community sentiment if residents are changing on a regular basis. Another challenge is planning for development without the ability to know what the long term trends are, and what level of growth or decline the community can expect in any given period. Planning for the future becomes difficult without overarching trends to predict the situation of the community in the future.

Despite these challenges, it is important to plan for change and growth in Zama, in order to ensure that residents and industry enjoy a community with sufficient services and an increasing quality of life. Further to this, the potential of attracting more permanent residents who currently are temporary and living in camps, is an important opportunity that could be capitalized on by ensuring proper plans for growth are in place.



#### 4.1.2 Objectives

The Municipal District's objectives are to:

- a. Ensure that municipal servicing systems have adequate capacity to serve temporary and permanent residents, and industry.
- b. Develop and maintain an efficient road system for the Hamlet of Zama.
- c. Ensure the effective use of infrastructure operations funds.

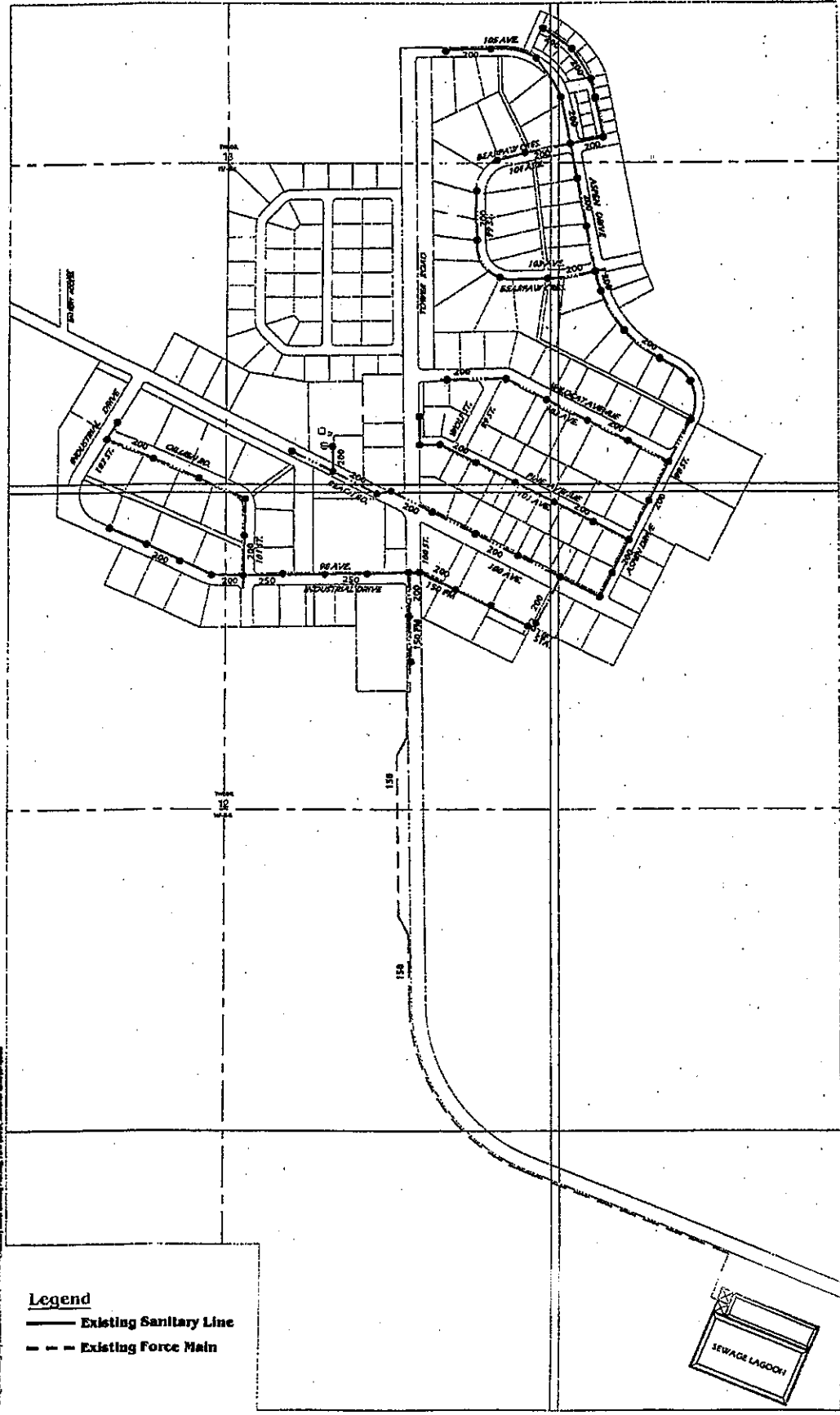
#### 4.1.3 Policies

The Municipal District's policies are to:

##### **General**

- a. Require developers to design and construct services in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.
- b. Require a 300m buffer around waste transfer stations and sewage lagoons, as required by the MD of Mackenzie Land Use Bylaw, to protect them from incompatible development.
- c. Require the provision of utilities in the Hamlet of Zama at the developer's expense.
- d. Consider undertaking subdivision of new land to encourage development.
- e. Continue to monitor the use and capacity of municipal utilities in the Hamlet of Zama.
- f. Upgrade sanitary and water services in the Hamlet of Zama as required to properly service residents and industry.
- g. Limit new development in the Hamlet of Zama until such time as sanitary and water service capacity is increased.





**Legend**  
 — Existing Sanitary Line  
 - - - Existing Force Main

existing sanitary sewer servicing plan





- c. Assist local groups in promoting the benefits of residing in Zama to industry and seasonal workers.
- d. Enter into discussions with Telus regarding the opportunity to make calls from Zama to High Level "local" calls.



#### 4.4 Hazardous Areas

##### 4.4.1 Background

Due to the level of oil and gas development surrounding the Hamlet of Zama, there are many pipelines that run around and through the Hamlet itself. Additionally, some municipal services, like waste transfer and sewage lagoons, have potential negative impacts on other types of developments. These uses require special policies to ensure the safety of new development and Zama residents.

##### 4.4.2 Objectives

The Municipal District's objectives are to:

- a. Protect Zama residents from any negative health or safety impacts from incompatible and potentially hazardous land uses.

##### 4.4.3 Policies

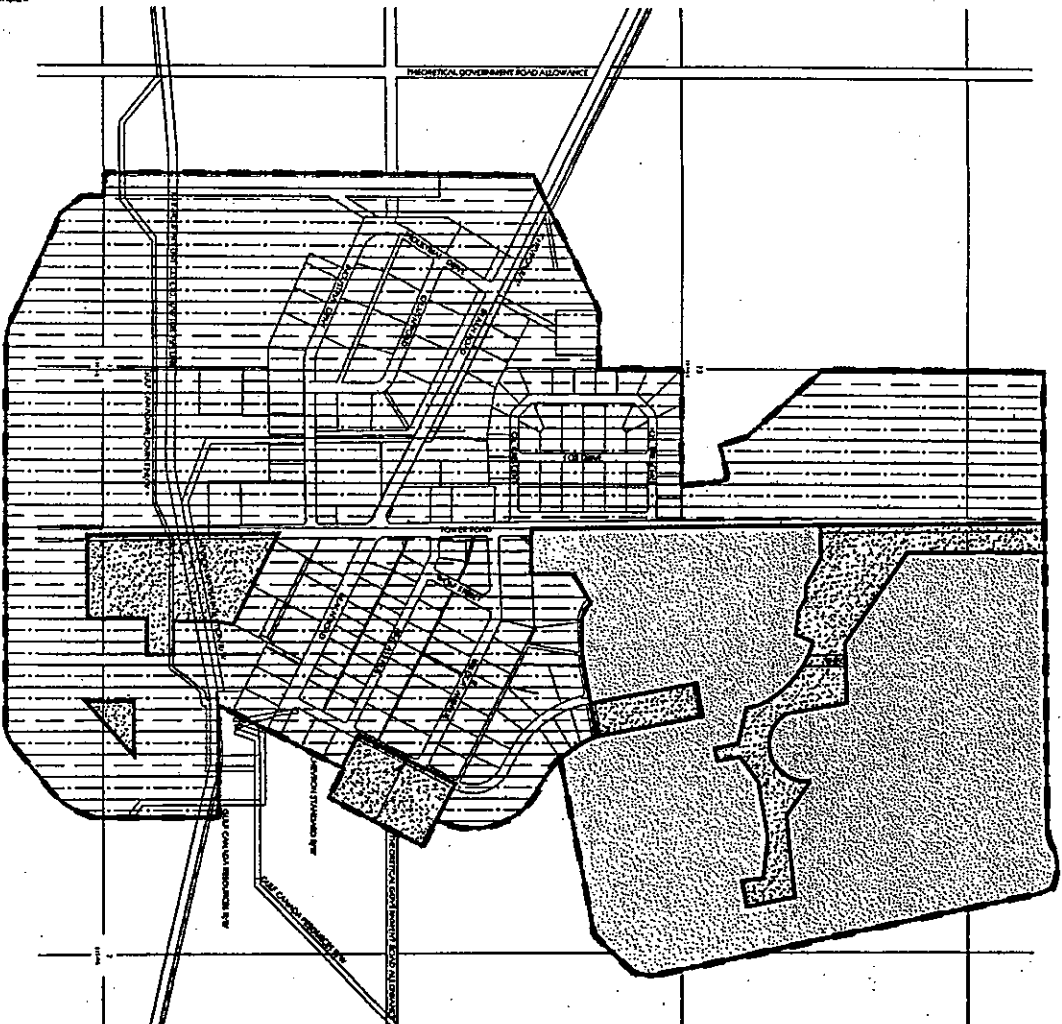
The Municipal District's policies are to:

- a. Require all development near sour gas facilities to occur in accordance with Alberta Energy and Utilities Board Regulations and in compliance with the Subdivision and Development Regulation.
- b. Work with the Alberta Energy and Utilities Board with respect to oil and gas development in the area.
- c. Prohibit residential and institutional uses within 300 metres of a waste transfer station, as required in the MD of Mackenzie Land Use Bylaw.
- d. Consider the relocation of the existing transfer station in order to move it further away from other uses.
- e. Prohibit residential and institutional uses within 300 metres of sewage treatment facilities (i.e. lagoon), as required in the MD of Mackenzie Land Use Bylaw.



Area Structure Plan

Scale 1:12,500



**Legend**

— — Boundary

 Residential

 Public/Institutional

 Hamlet General

**future land use plan**



Schedule



## 5.4 Hamlet General (Mixed Residential/Industrial)

### 5.4.1 Background

As noted previously, the Hamlet of Zama is a unique community with unique needs. One of the most distinct aspects of Zama from a planning perspective is the mix of residential and industrial uses on the same lot.

Many residents provide oil and gas field services to the area, and as such, have specific storage and parking needs for equipment and vehicles. These companies often have little, if any, office space requirements and so the practice evolved of having a residential unit and a business developed on the same lot. This has predictably evolved into areas that have industrial businesses with parking, storage and any other associated buildings, as well as a residential unit on the same property (i.e. an area of mixed residential and industrial use).

The concerns that stem from mixing industrial and residential uses from a planning perspective have to do with health, safety, traffic and nuisance. These uses are not generally considered compatible because of the impacts from industrial uses on residential properties. Having residences in proximity to industrial uses can also be difficult for businesses, as nearby residents may take issue and/or complain about the impacts of surrounding business.

Despite these concerns, the mix of industrial and residential in Zama seems to be working and addresses the community's unique circumstances. This situation is also helped by providing an area of the Hamlet that is purely residential, so that residents who wish to live away from industry may do so (a distinct residential area is included in Schedule G: Future Land Use). The inclusion of the Hamlet General Zone, which includes industrial uses as well as mobile homes, in the relatively new Land Use Bylaw, illustrates the willingness of the Municipal District to allow for this mix of uses in Zama.

### 5.4.2 Objectives

The Municipal District's objectives are to:

- a. Acknowledge the uniqueness of Zama by allowing the mix of lower-impact industrial and residential uses in the same area.
- b. Require a high standard of servicing and appearance of the Hamlet General (Mixed Residential/Industrial) area.





## 5.5 Public/Institutional

### 5.5.1 Background

Public and institutional space is an integral part of any community. These uses include schools, parks, municipal services, social facilities, libraries, municipal offices, and any other uses that are public in nature. Zama has many facilities that improve the quality of life in the community, and these facilities should be maintained and new ones developed as the need arises.

Zama has a school that was built in 1987 and houses 18 students in grades K-8, with an occasional playschool program. There is currently a fundraising effort underway to provide funds for a new playground for the school yard. Equipment has been purchased and construction should occur during the summer of 2005. For some time in Zama, there was no high school program and many families were forced to move away in order for their children to get an education. There is now a storefront program that provides a facilitator and curriculum support, so children can complete their high school education in Zama.

Zama also has a community park that includes a stocked fishing pond, horseshoe pits, a small playground, and a campground. There are trail connections and good access to the rest of the community. It provides an excellent outdoor community space, and is maintained by the Zama Recreation Society.

The main facility for community functions is the Community Hall. It was built in 1984 with funds earned through fundraising activities. It is maintained by the Zama Recreation Society, and includes a main hall area, a meeting area, and kitchen and bar facilities. It is also used as the gymnasium for the school.

There is also a health unit located in the community, under the jurisdiction of the Northern Lights Health Region. Staff from High Level visit the health unit on a regular basis, but for any major medical concerns, Zama residents must travel to High Level and beyond.

### 5.5.2 Objectives

The Municipal District's objectives are to:

- a. Ensure availability of community and public uses in Zama for residents and visitors.



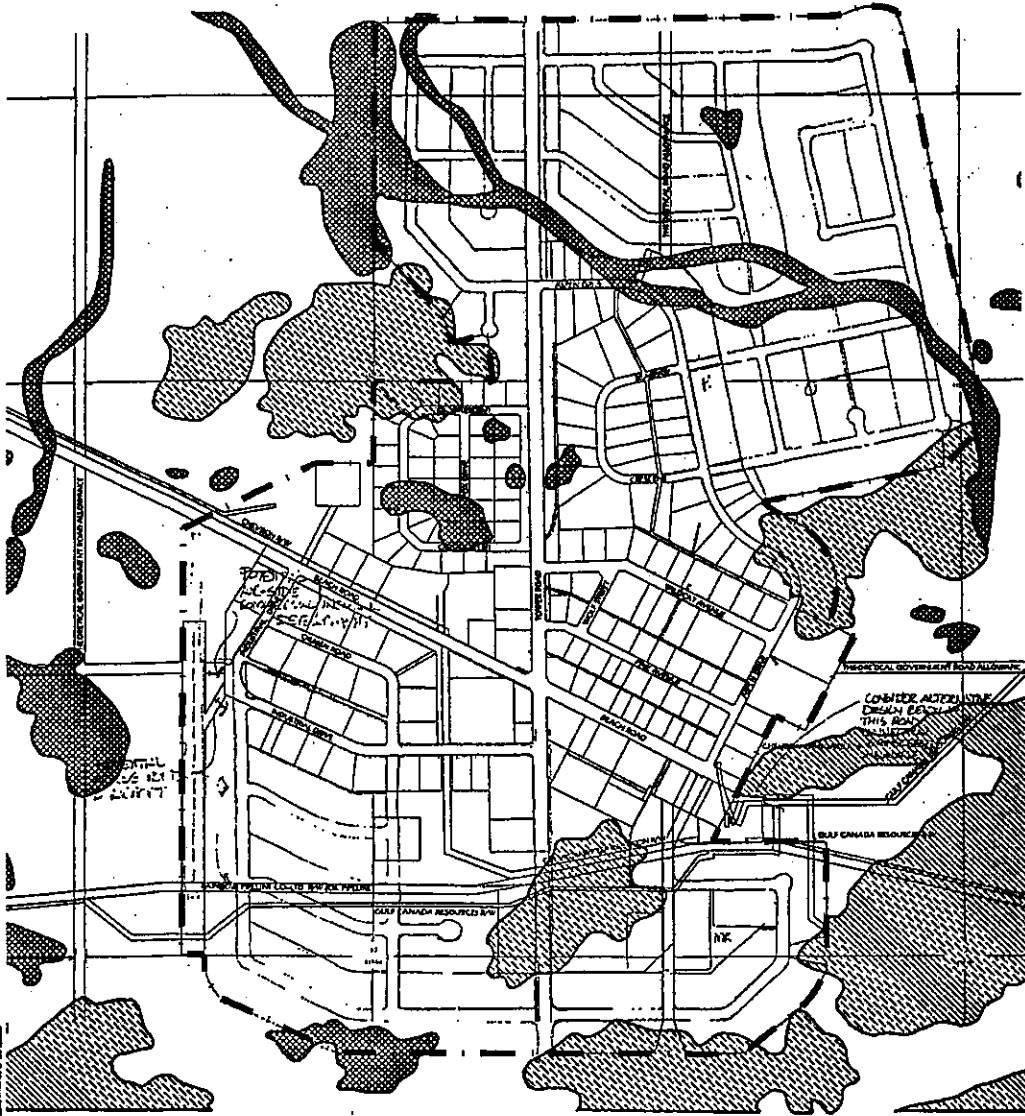
## 6.0 COMMUNITY CONCEPT PLAN

Schedule G: Community Concept Plan shows potential expansion development areas based on a review of existing literature related to ground condition in the Hamlet of Zama and existing land use patterns in the area. The areas selected for expansion were selected based on existing soil conditions and their suitability for building (see Schedule H: Development Potential, to see previously-identified locations of poor soils), as well as discussions with community representatives.

The neighbourhood designs for the Plan area were developed giving consideration to:

- Location and use of existing development;
- Watercourses and poor development/undevelopable areas;
- Provision of new areas for Industrial, Hamlet General (Mixed Residential and Industrial) and Residential use; and
- Provision of park space.

The Community Concept Plan is the Municipal District Councils' development strategy for the Hamlet of Zama and, generally, development is required to progress as defined on Schedule G: Community Concept Plan.



development potential and community concept

Legend

- Boundary
- Marginal Development Potential
- Undevelopable

Schedule





Explore the location of a resident RCMP/Bylaw Enforcement office in Zama.	4.3.3 b	MD of Mackenzie, Royal Canadian Mounted Police
Develop a Municipal District-wide Recreation Master Plan	5.6.3 f	MD of Mackenzie
Develop a Municipal Reserve Policy for the District	5.6.3 g	MD of Mackenzie
Undertake a Community Entrance Enhancement Program.	5.6.3 j	MD of Mackenzie, local organizations

## 7.2 Land Use Bylaw

The Land Use Bylaw is the main statutory document used to implement the Land Use policies included in an Area Structure Plan. The development regulations contained within the Land Use Bylaw provide detailed guidelines and requirements in terms of subdivision and development. It may be necessary to amend the Land Use Bylaw to ensure that it conforms with this Area Structure Plan.

## 7.3 Phasing

Development phasing should progress in accordance with Schedule I: Phasing. This will ensure the availability of services, encourage contiguous development, and provide servicing efficiency with respect to installation and maintenance of municipal services.



## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	<b>Regular Council</b>
<b>Meeting Date:</b>	<b>October 11, 2005</b>
<b>Presented By:</b>	<b>Eva Schmidt, Planning Supervisor</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 517/05 Land Use Bylaw Amendment Rezone Pt NW 10-106-15-W5M, Plan 052 4622, Block 23 From Hamlet Commercial District 2 (HC2) To Hamlet Industrial District 1 (HI1)</b>
<b>Agenda Item No:</b>	<b>6.b)</b>

#### BACKGROUND / PROPOSAL:

Bylaw 517/05 was given first reading at the September 13, 2005 Council meeting. Since then the subdivision has been registered as Plan 052 4622. Bylaw 517/05 if passed will rezone Plan 052 4622, Block 23, Lot 1-8 from Hamlet Commercial District 2 (HC2) to Hamlet Industrial District 1 (HI1) to allow for industrial development.

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


Due to the shortage of industrial lots the developer has requested that the subject property be rezoned to allow for industrial development.

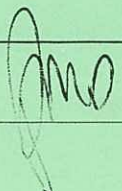
#### **7.14 HAMLET INDUSTRIAL DISTRICT 1 "HI1"**


The general purpose of this district is to permit industrial development in established hamlets.

##### **A. DISCRETIONARY USES**

- (1) Agricultural machinery sales and service
- (2) Auction Mart

Author: 

Reviewed: 

C.A.O.: 



- (4) Bulk fertilizer sales
- (5) Bulk fuel/propane sales
- (6) Cardlock 1
- (7) Contractor's Service
- (8) Grain elevator
- (9) Industrial Camps
- (10) Industrial uses that are not obnoxious by reason of emission of odours, dust, gas, noise or vibration.
- (11) Manufacturing firm
- (12) Mobile/modular home sales and service
- (13) Mobile/manufactured home subdivision
- (14) Professional Offices
- (15) Public Use
- (16) Repair Shop – Commercial and Industrial Vehicle and Equipment
- (17) Storage yard
- (18) Truck wash

**B. MINIMUM LOT AREA**

As required by the Development Officer.

**C. MINIMUM TOTAL FLOOR AREA**

As required by the Development Officer.

**D. MINIMUM FRONT YARD SETBACK**

9.1 metres (30 feet) or as required by the Development Officer.

**E. MINIMUM SIDE YARD SETBACK**

As required by the Development Officer.

**F. MINIMUM REAR YARD SETBACK**

9.1 metres (30 feet) or as required by the Development Officer.

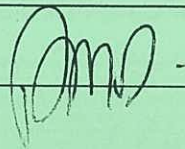
**G. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS**

The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards to the satisfaction of the Development Officer.

Author:



Reviewed:



C.A.O.:



The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards to the satisfaction of the Development Officer.

**H. ON-SITE PARKING**

- (1) In accordance to Section 4.28 of this Bylaw.
- (2) One parking stall per 45 square feet of gross floor area in the case of indoor auctioneering facilities, and in the event of outdoor auctioneering facilities 30 parking stalls for every one acre (or less) of the ground area used for auction sales.

**I. LANDSCAPING**

In accordance to Section 4.23 of this Bylaw.

**COSTS / SOURCE OF FUNDING:**

N/A

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 517/05, being a Land Use Bylaw amendment to rezone Plan 052 4622, Block 23, Lot 1-8 from Hamlet Commercial District 2 (HC2) to Hamlet Industrial District 1 (HI1).

**MOTION 2**

That third reading be given to Bylaw 517/05, being a Land Use Bylaw amendment to rezone Plan 052 4622, Block 23, Lot 1-8 from Hamlet Commercial District 2 (HC2) to Hamlet Industrial District 1 (HI1).

Author:



Reviewed:



C.A.O.:









**BYLAW NO. 517/05**

**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 Land Use Bylaw, and

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

**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 parcel known as Plan 052 4622, Block 23, Lots 1-8 on Part of NW 10-106-15-W5M, in the Municipal District of Mackenzie No. 23 be amended from Hamlet Commercial District 2 "HC2" to Hamlet Industrial District 1 "HI1", as outlined in Schedule "A".

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

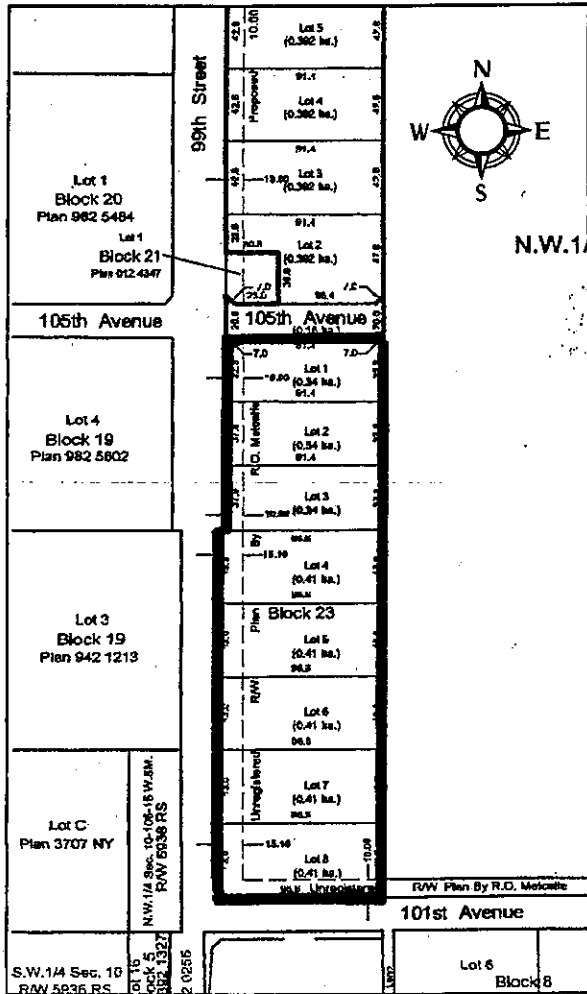
\_\_\_\_\_  
Executive Assistant

**BYLAW No. 517/05**

**SCHEDULE "A"**

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

Plan 052 4622, Block 23, Lots 1-8 on Part of NW 10-106-15-W5M be rezoned from Hamlet Commercial District 2 "HC2" to Hamlet Industrial District 1 "HI1".



From: Hamlet Commercial District 1 "HC2"

To: Hamlet Industrial District 2 "HI1".

Bill Neufeld, Reeve

Executive Assistant

EFFECTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

**MD of Mackenzie**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW \_\_\_\_\_**

**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.**

\_\_\_\_\_ **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:**

S.W.1/4 Sec. 15-106-15 W.5M.

Tentative Plan Showing  
Proposed Subdivision of Part of

N.W.1/4 Sec.10, Twp.106, Rge.16, W.5M.  
& Lot 1, Block 21, Plan 012 4347  
In M.D. of Mackenzie No. 23, Alberta

Legend

All Measurements are expressed in metres and decimals thereof.

Area shown will vary by 1/100 plan shown outlined thus:

Contains within	N.W.1/4 Sec. 10-106-15 W.5M.	=	7,017 ha.
	Lot 1, Block 21, Plan 012 4347	=	0,001 ha.
	10' RW	=	7,018 ha.

Street etc. Areas & other details are 8.3 x 8.0 unless otherwise shown.

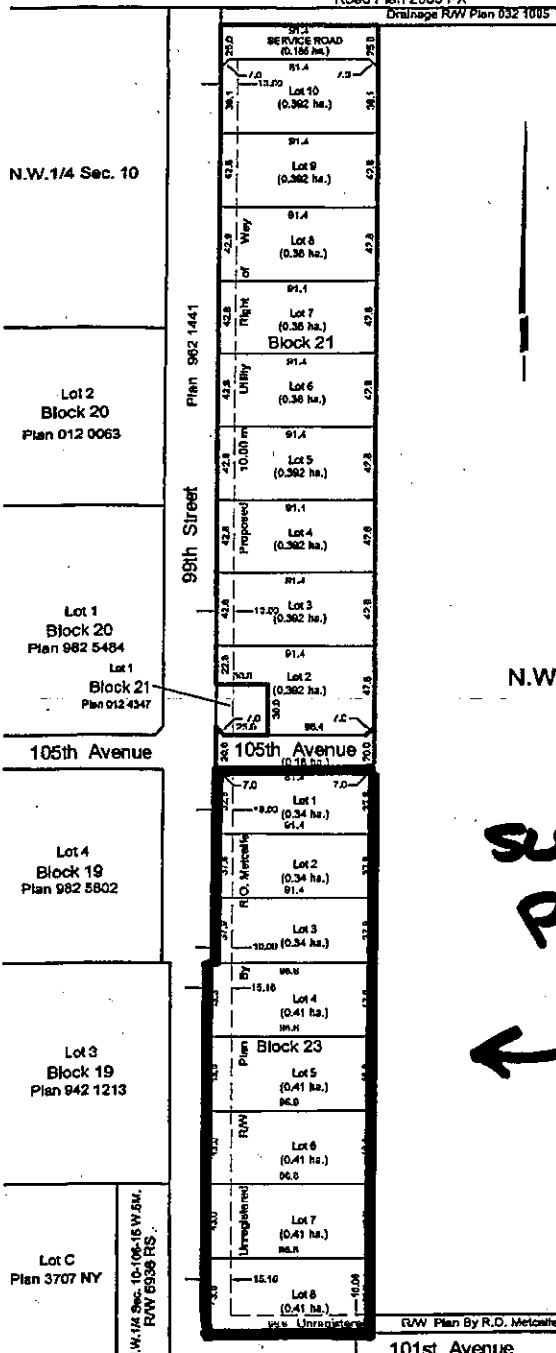
- BL ..... Block
- RGE ..... Range
- TWP ..... Township
- RGE ..... Range
- W.5M ..... West of the 5th Meridian
- RW ..... Right of Way



R.D. METCALFE  
Professional Surveyor  
P.O. Box 730, 40-450  
Edm. AB, 8A-6A78  
Telephone (403) 464-2222

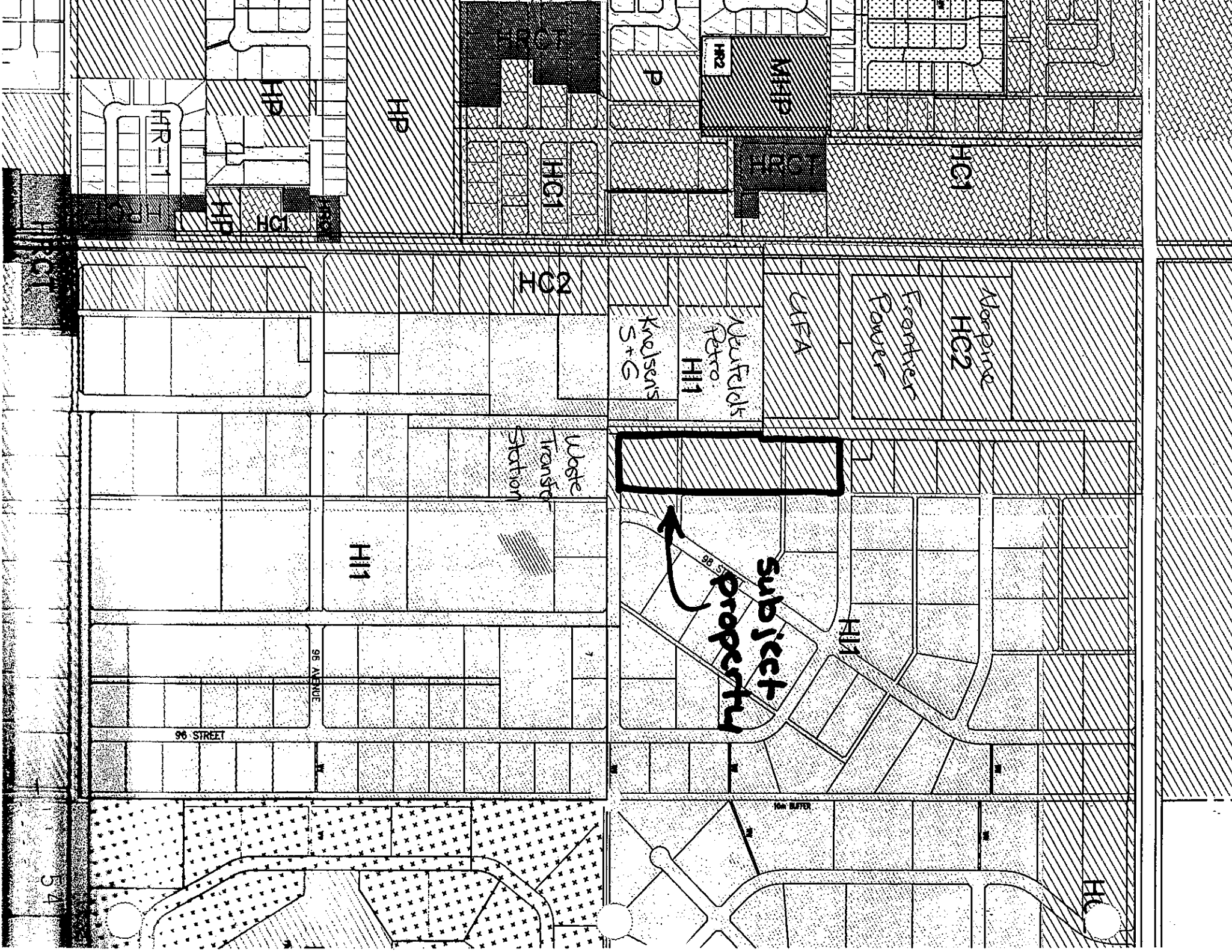
Drawn by	EDM	REVISED	ADDED
Checked by	EDM		
Date	April 22, 2001	Scale - 1:2000	Doc No. P200107

Government Road Allowance  
Road Plan 2805 PX  
Drainage RW Plan 032 1085

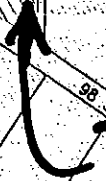


N.W.1/4 Sec. 10-106-15 W.5M.

subject  
property



**Subject Property**



ERR-1

HP

HP

HC1

P

MHP

MHP

HC1

HC1

HC2

Knolesens  
S+C

HI1

Neufelds  
Petro.

CFEA

Fountain  
Power

Asopine  
HC2

Waste  
Transfer  
Station

HI1

HI1

96 STREET

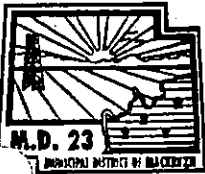
95 AVENUE

95 STREET

ION BUFFER

HC

54



# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. 517/05

NAME OF APPLICANT <u>Henry Fehr + Johnny Buller</u>		
ADDRESS <u>Box 618</u>		
TOWN <u>Lacrete</u>		
POSTAL CODE <u>T0H2H0</u>	PHONE (RES.) <u>Johnny 926-0353</u>	BUS. Henry <u>841-3846</u>

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER <u>David W. + Sarah Martens</u>		
ADDRESS <u>Box 481</u>		
TOWN <u>Lacrete</u>		
POSTAL CODE <u>T0H2H0</u>	PHONE (RES.)	BUS.

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

QTR./LS. <u>NW</u>	SEC. <u>10</u>	TWP. <u>106</u>	RANGE <u>15</u>	M. <u>5</u>	OR	PLAN	BLK	LOT
-----------------------	-------------------	--------------------	--------------------	----------------	----	------	-----	-----

### LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: HCA TO: HI1

### REASONS SUPPORTING PROPOSED AMENDMENT:

Due to the shortage of industrial lots in Lacrete  
applicant wants to rezone from Hamlet Commercial  
District 2 to Hamlet Industrial District 1.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. 49435

APPLICANT [Signature] DATE August 29/05

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

REGISTERED OWNER David W. Martens DATE August 29/05







## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	October 11, 2005
<b>Presented By:</b>	Christine Woodward, Executive Assistant
<b>Title:</b>	<b>Action List</b>
<b>Agenda Item No:</b>	<b>8. a)</b>

#### BACKGROUND / PROPOSAL:

Attached is the updated Action List for Council's review.

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

#### COSTS / SOURCE OF FUNDING:

#### RECOMMENDED ACTION:

That the Action List be received for information.

Author: K.McNeil

Reviewed:

C.A.O.:



**M.D. of Mackenzie  
Action List**

***Council Meeting Motions Requiring Action***

<b>Motion Date &amp; Name</b>	<b>Action Required</b>	<b>Status</b>
03-128 Feb 25 Paul	That Municipal District of Mackenzie enter into an agreement with the Dene Tha First Nation to maintain the existing road adjacent to the west boundary of sections 30 and 31-109-18-W5M for the unrestricted use of it.	Working with legal counsel to draft a long term agreement. No draft from legal counsel yet. In the process of setting up a meeting. Met with AIT October 4 to discuss province assuming responsibility of the road. AIT will discuss the possibility.
Oct. 28 Barb	That meetings be arranged with Council and each Band.	New letters have been sent out requesting meetings and providing topics of discussion.
05-020 Jan 11 Paul	That motion 03-555 be rescinded, and the Municipal District of Mackenzie enter into agreement with the Mackenzie Housing Management Board for the use of the handicapped van; with Mackenzie Housing Management Board being responsible for all costs associated with the use of the handicapped van.	Letter was sent and we are waiting for a response.
05-164 March 22 Paul	That additional lighting be installed at the Sign Corner within the existing budget.	Waiting for costs. Working with ATCO to establish install dates.
05-167 March 22 Paul	That the MD of Mackenzie enter into a mutual aid agreement with the Town of High Level and the Town of Rainbow Lake and the 2005 Budget be amended to include the \$3000.00 towards the operations of the Regional Hazardous Materials Unit with funding coming from general operating reserves.	Waiting for original agreement. Not received to date.
05-212 Apr 12 Paul	That a meeting be scheduled with the Little Red River Cree Nation chief and council to discuss the Highway 58 west extension	Letter was sent requesting dates for a meeting. No response at this time.
05-353 June 30 Paul	That a letter be written to the Minister of Transportation requesting that the Roadside Development Agreement between the Municipal District of Mackenzie and the Minister of Infrastructure, signed April 26, 2001, be honoured.	No response to date
05-358 June 30 Paul	That Minister Cardinal's office be contacted in regard to lake front lots.	In process of scheduling meetings with SRD.

05-380 July 27 Brenda	That the 2004 DC-100 Dust Control Program be suspended until a complete review of the costs and benefits can be assessed; the MD will continue with the calcium chloride dust control program.	In Progress: Reporting system has been put into place to monitor wear. Report will be presented to Council at the end of 2005.
05-382 July 27 John	That the water points be limed before the winter.	In progress
05-387 July 27 Jason	That a bylaw be prepared to address the minimum maintenance standards required for privately owned property to be maintained.	In progress
05-389 July 27	That a letter be written to the Airport Study Committee expressing dissatisfaction on the recommendations being shared with the Town of High Level prior to being provided to the committee.	Issue was discussed with the Town of High Level at the August 15 <sup>th</sup> Cost Sharing meeting.
05-394 July 27 Barb	That a letter be written to the Northern Lights Health Region confirming support for the next steps on the High Level Medical Clinic.	Met with Physicians on August 15. Next step will depend on response from Minister Evans.
05-411 Aug 31 Paul	That the Waterfront Cottage Development be pursued by the MD of Mackenzie.	In progress
05-417 Aug 31 Steve	That a proposal be submitted to Tire Recycling Alberta for the construction of a tire marshalling area at the Zama Waste Transfer Station at a cost not to exceed the grant funding.	In progress
05-418 Aug 31 Brenda	The Highway 697 & 88 Connector Intersection project be deferred to the 2006 budget.	Will be brought to budget
05-421 Aug 31 Paul	That the fine revenue received from the Husky Oil Enforcement Services contract be forwarded to Rainbow Lake Community groups selected by Husky Oil.	In progress.

05-422 Aug 31 Paul	That a contract be entered into with Husky Energy for enforcement services on their License of Occupation; and, that Husky Energy be charged for all costs associated with the contract including a 20% administration fee.	In progress
05-423 Aug 31 Paul	That the Municipal District of Mackenzie apply for a Commission in conjunction with the Town of Rainbow Lake for the provision of Regional Safety Services.	In progress
05-432 August 31 Kristin	That a refund of \$250.00 be given to Mr. Dyck, and the Fee Schedule bylaw be reviewed and brought back to Council.	Letter and Refund sent. Bylaw will be brought back at a later date.
05-447 Sept 13 Eva	That the closed 100 A Street properties in La Crete be sold for one dollar (\$1.00) to adjacent landowners directly east of the closed road; subject to meeting all required conditions of the Municipal Government Act, and utility right of ways be put in place for municipal works.	In progress
05-454 Sept 13 Brenda	That administration investigates options for reject Crushed Gravel, and bring the issue back to Council.	Will be brought at a later date.
05-455 Sept 13 Kristin	That a letter be written to the minister of Environment regarding the lack of approval for drainage projects that are being funded by our municipality.	Letter Drafted
05-456 Sept 13 Kristin	That a letter be written to EXH Engineering expressing concern over inadequate service on specific projects.	Letter Drafted
Sept 13 Joulia & Brenda	That a procedure/checklist be put in place to ensure that all of the necessary steps are taken when dealing with Debenture Borrowing.	
Sept 13 Kristin	Graduated Licensing	Follow-up letter sent to MLA requesting possible solution to issue.

05-462 Sept 13 Paul	That amendment to the organizational chart adding another Safety Codes Officer be tabled until budget meetings.	In Progress
05-471 Sept 13 Paul	That the Municipal District of Mackenzie establish a municipal ambulance service at the initial level of Basic Life Support with active recruitment to an Advanced Life Support level with the structure and funding as identified in the May 31, 2005 'municipal District of Mackenzie Review of Ground Ambulance Service for Emergency Medical Services' report.	Complete
05-472 Sept 13 Paul	That the Municipal District of Mackenzie establish an Emergency Medical Services Bylaw establishing Fees for services and prohibiting any person other than the municipality from providing the same or similar ambulance service in all or part of the municipality.	Complete
05-473 Sept 13 Paul	That Aeromedical Emergency Services be provided notification as per contract clause 22 that the Fort Vermilion/Rural High Level contract for the provision of emergency medical services will terminate effective 0700 hrs. (7:00 a.m.) on Sunday, January 1, 2006.	Complete
05-473 Sept 13 Paul	That the Municipal District of Mackenzie assume the emergency medical services in Zama, effective 1600 hrs (4:00 p.m.) on Sunday, November 6, 2005.	Complete
05-473 Sept 13 Paul	That La Crete Ambulance Society be provided notification that the Municipal District of Mackenzie will be assuming the emergency medical services operations effective 0700 hrs (7:00 a.m.) on Saturday, October 1, 2005.	Complete
05-476 Sept 13 Paul	That the additional capital funding requirement for the purchase of two ambulances with equipment in the amount of \$250,000 be utilized from the IMAP infrastructure grant.	In Progress

05-477 Sept 13 Paul	That the additional operating funds amounting to \$65,000, required for ambulance service in 2005, be utilized from the General Operating Revenue.	In Progress
05-476 Sept 13 Paul	That the ambulance staff be cross-trained in fire and enforcement services to provide a more efficient emergency service level to our communities.	In Progress
Sept 28 Kristin	Set up meetings with Minister of Transportation and Minister of Health during AAMD&C Convention	Letter sent to each minister requesting a meeting during convention.
05-485 Sept 28 Paul	That the issue with Henry Wiebe's fire invoice be tabled until more information is available.	October 11 Agenda
Sept. 28 Brenda	A review on the contract requirements for contract graders will be performed prior to the next tendering process.	
05-294 May 25 Paul	That a bylaw be drafted to address the bullying in communities.	In Progress
Sept 28 Paul	Councillor Thompson expressed concern over emergency services communications during times when phone service was down. Paul Driedger is investigating options for providing radios to emergency personnel, and for providing residents with all of the local emergency numbers for each community.	In Progress
05-210 Sept 28 Kristin	That the expense claims for Councillor John W. Driedger be approved upon ratification by administration, and that Policy ADM026 be brought back for review.	Policy ADM026 will be on the agenda for review at Council's Organizational Meeting in October.
	Meeting with Assumption and Rainbow Lake: <ul style="list-style-type: none"> <li>consensus was to attempt to schedule both meetings for the same day. The tentative date is set for October 21, 2005.</li> </ul>	Letter sent to Assumption to set up a meeting for Oct 21. Council met with Rainbow Lake on October 6







## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	Regular Council
<b>Meeting Date:</b>	October 11, 2005
<b>Presented By:</b>	Eva Schmidt, Planning Supervisor
<b>Title:</b>	Bylaw 511/05 Road Closure South Boundary of all that portion of road allowance lying within Plan 8922462, Block 01, Lot 01, SE 13-104-17-W5 west to SE 15-104-19-W5 inclusive.
<b>Agenda Item No:</b>	102

#### BACKGROUND / PROPOSAL:

On July 27, 2005, Bylaw 511/05 was brought to Council for first reading. The Land Use amendment requested that a portion of Government Road allowance along Highway 697 to Tompkins Landing be closed. Council requested that Bylaw be amended to include the complete portion of the Government Road allowance from where Highway 697 moves off the road allowance up to the curves heading south towards Tompkins Landing Ferry.

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

The Tompkins area of Highway 697 was not constructed on the Government Road Allowance. It starts on the road allowance at the Buffalo Head corner however it then proceeds to move southwest at an angle up to the next corner, proceeding to the ferry. This has been creating issues for the residents to the north of Highway 697 since there is no legal access to the Highway since they must cross-neighboring properties.

#### COSTS / SOURCE OF FUNDING:

N/A

Author:

Reviewed:

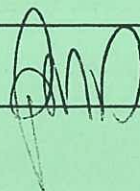
C.A.O.:

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 511/05 being a road closure bylaw to close all that portion of road allowance lying within Plan 8922462, Block 01, Lot 01, SE 13-104-17-W5 west to the east boundary of SE 15-104-19-W5 inclusive.

Author:

Reviewed:



C.A.O.:



**BYLAW NO. 511/05**

**BEING A BYLAW OF  
THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
IN THE PROVINCE OF ALBERTA**

**FOR THE PURPOSE OF CLOSING A PORTION OF A PUBLIC ROAD  
ALLOWANCE IN ACCORDANCE WITH SECTIONS 22 AND 606 OF THE  
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26,  
REVISED STATUTES OF ALBERTA 2000.**

**WHEREAS**, Council of the Municipal District of Mackenzie No. 23 has determined that the road allowance as outlined on Schedule A attached hereto, be subject to a road closure, and

**WHEREAS**, notice of intention of the Council to pass a bylaw has been published in a locally circulated newspaper in accordance with the Municipal Government Act, and

**NOW THEREFORE**, be it resolved that the Council of the Municipal District of Mackenzie No. 23 does hereby close and sell the road allowance described as follows, subject to the rights of access granted by other legislation or regulations:

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of 13

Plan 892 2462, Block 01, Lot 01

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 13

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter of Section 13.

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 14.

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter of Section 14.

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the south west quarter of section fourteen (14), described as follows: commencing at the south west corner of the said quarter section ; thence northerly along the west boundary thereof one hundred and forty nine (149) metres; thence easterly and at a right angles to the said west boundary one hundred and thirty six (136) metres; thence southerly and parallel to the said boundary to a point on the south boundary thence westerly along the south boundary to the point of commencement containing 2.03 hectares, more or less.

Excepting thereout all mines and minerals

And the right to work the same.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 15.

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter of Section 15.

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 16.

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South west Quarter of Section 16.

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 17.

Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104



All that portion of the government road adjoining the south boundary of the South West Quarter of Section 17.  
Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 18.  
Excepting thereout all mines and minerals.

Meridian 5, Range 17, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter of Section 18.  
Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road allowance adjoining the south boundary of the south east quarter 13 which lies to the south of a line drawn parallel to and perpendicular distance 121.920 m (400.00 Ft) from the south boundary thereof and to the east of a line drawn parallel to and perpendicular distant 179.832m (590.00 ft) from the east boundary thereof containing 2.193 hectares (5.42 acres) more or less.

Excepting thereout :

All that portion of the said south east quarter of section 13 which may e more particular described and bounded as follows: commencing at a point on the south boundary of the said quarter section measured 106.68m (350 ft) westerly, along the said south boundary from the south east corner thereof; thence northerly and parallel to the east boundary of the said quarter a distance of 42.672m (140.00 ft); thence easterly and parallel to the said south boundary a distance of 7.620m (25.00 ft); thence northerly and parallel to the said east boundary a distance of 79.248m (260.00 ft); thence westerly and parallel to the said south boundary a distance of 68.580 m (225.00 ft.); thence southerly and parallel to the said east boundary a distance of 79.248m (260.00 ft.); thence easterly and parallel to the said south boundary a distance of 42.062m (138.00 ft); thence southerly and parallel to the said east boundary to a point on the said south boundary; thence easterly thereon to the point of commencement containing 0.623 hectares (1.54 acres) more or less.

Excepting thereout all mines and minerals  
And the right to work the same.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 13.

All that portion of the said south east quarter of section 13 which may be more particular described and bounded as follows: commencing at a point on the south boundary of the said quarter section measured 106.68m (350 ft) westerly, along the said south boundary from the south east corner thereof; thence northerly and parallel to the east boundary of the said quarter a distance of 42.672m (140.00 ft); thence easterly and parallel to the said south boundary a distance of 7.620m (25.00 ft); thence northerly and parallel to the said east boundary a distance of 79.248m (260.00 ft); thence westerly and parallel to the said south boundary a distance of 68.580 m (225.00 ft.); thence southerly and parallel to the said east boundary a distance of 79.248m (260.00 ft.); thence easterly and parallel to the said south boundary a distance of 42.062m (138.00 ft); thence southerly and parallel to the said east boundary to a point on the said south boundary; thence easterly thereon to the point of commencement containing 0.623 hectares (1.54 acres) more or less.

Excepting thereout all mines and minerals  
And the right to work the same.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 13.

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter of Section 13

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 14.

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter of Section 14.

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter of Section 15.

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter of Section 15.

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of Plan 8420866 South East Quarter 16.

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter 16

Excepting thereout all mines and minerals.

~~Meridian 5, Range 18, Township 104~~

All that portion of the government road adjoining the south boundary of the South West Quarter 16

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter 17

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter 17

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter 18

Excepting thereout all mines and minerals.

Meridian 5, Range 18, Township 104

All that portion of the government road adjoining the south boundary of the South West Quarter 18

Excepting thereout all mines and minerals.

Meridian 5, Range 19, Township 104

All that portion of the government road adjoining the south boundary of the South East Quarter 13



Excepting thereout all mines and minerals.

Meridian 5, Range 19, Township 104

All that portion of the government road adjoining the south boundary of the  
South West Quarter 13

Excepting thereout all mines and minerals.

Meridian 5, Range 19, Township 104

All that portion of the government road adjoining the south boundary of the  
South East Quarter 14

Excepting thereout all mines and minerals.

Meridian 5, Range 19, Township 104

All that portion of the government road adjoining the south boundary of the  
South West Quarter 14

Excepting thereout all mines and minerals.

First reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Minister of Alberta Infrastructure

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

**BYLAW No. 511/05**

**SCHEDULE "A"**

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

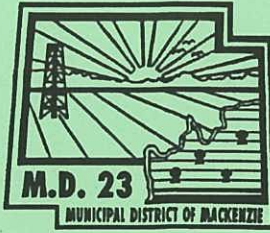
That first reading be given to Bylaw 511/05 being a road closure bylaw to close all that portion of road allowance lying within Plan 8922462, Block 01, Lot 01, SE 13-104-17-W5 west to the east boundary of SE 15-104-19-W5 inclusive.



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

\_\_\_\_\_  
Barb Spurgeon, Executive Assistant

EFFECTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.



## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	Regular Council
<b>Meeting Date:</b>	October 11, 2005
<b>Presented By:</b>	Eva Schmidt, Planning Supervisor
<b>Title:</b>	Bylaw 525/05 Land Use Bylaw Amendment Rezone Part of NW 31-109-18-W5 From Rural Country Residential District 2 "RC2" to Rural Country Residential District 3 "RC3"
<b>Agenda Item No:</b>	10.b)

#### BACKGROUND / PROPOSAL:

The MD of Mackenzie received a request to rezone a portion of NW 31-109-18-W5M from Rural Country Residential District 2 "RC2" to Rural Country Residential District 3 (RC) to allow for Home owner/operator businesses within a country residential subdivision.

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

On September 25, 2001 the applicant rezoned part of NW 31-109-18-W5 from Agricultural District 1 "A1" to Rural Country Residential District 2 "RC2" to accommodate for a multi lot subdivision. The applicant is now requesting that the most southerly portion of the proposed lots be rezoned to Rural Country Residential 3 "RC3" He has received multiple requests for rural acreages that can accommodate small businesses close to the Town of High Level. Currently the proposed plan shows that the "RC3" lots would be separated by a band of existing trees providing shelter, protection and creating a natural buffer between those lots allowing small businesses and those that are only residential.

#### **7.32 RURAL COUNTRY RESIDENTIAL DISTRICT 3 "RC3".**

The general purpose of this district is to provide for the development of multi-lot country residences.

Author:	Reviewed:	C.A.O.:
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**A. PERMITTED USES**

- (1) Single detached dwelling.

**B. DISCRETIONARY USES**

- (1) Modular home
- (2) Mobile home.
- (3) Ancillary building or use.
- (4) Bed and breakfast.
- (5) Home based business.
- (6) Public use.
- (7) Garden suite.
- (8) Owner/Operator business.
- (9) Shop.
- (10) Intensive recreation use.

**C. LOT AREA**

- (1) Country Residential Uses:

- a) Minimum Lot Area: 1.2 hectares (3.0 acres).
- b) Maximum Lot Area: up to 2.02 hectares (5 acres) unless otherwise approved by the Subdivision Authority.

**D. MINIMUM FRONT YARD SETBACK**

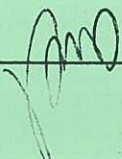

Lot fronting onto a provincial highway or local road:  
41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:  
15.24 metres (50 feet) from right of way.

**E. MINIMUM SIDE YARD SETBACK**

7.6 metres (25 feet) from property line, or

in the case of a corner site the width of the side yard adjoining the side street shall not be less than 15.24 metres (50 feet), or

Author:	Reviewed:		C.A.O. 
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15.2 metres (50 feet) from property line adjacent to "Agricultural" or "Forestry" districts.

**F. MINIMUM REAR YARD SETBACK**

7.6 metres (25 feet), or

15.2 metres (50 feet) from property line adjacent to "Agricultural" or "Forestry" districts.

**G. MAXIMUM SHOP SIZE**

Maximum floor area is 12.19 meters by 18.28 meters (40 feet by 60 feet) or 222.83 square meters (2,400 square feet).


Maximum height is 6.09 meters (20 feet).

**H. ADDITIONAL REQUIREMENTS**

- (1) Buildings shall be either of new construction or moved in unless otherwise require by the Development Officer. Exterior finish to be wood, metal, or similar siding, brick or stucco to the satisfaction of the Development Officer. The finish and appearance of buildings should complement other structures and natural site features.
- (2) All mobile homes to be factory built with walls of pre-finished baked enamel aluminum siding, vinyl siding or the equivalent and peaked shingled roof, to the satisfaction of the Development Officer.
- (3) If mobile homes are placed upon a basement, solid footings and concrete or wood block foundation wall or skirting should be required so that the appearance, design and construction will compliment the mobile home. The undercarriage of the mobile home shall be screened from view.
- (4) All ancillary structures to mobile homes, such as patios, porches, additions, etc., shall be factory prefabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will compliment the mobile home.
- (6) The side and rear yards of the lots must be screened through the use of trees or have some other suitable screening as approved by the Development Officer.

Author:

Reviewed:

C.A.O. 



**I. THE KEEPING OF ANIMALS**

A maximum of one non-domestic animal per 3-acres or 2 non-domestic animals per 5 acres.

**J. REZONING REQUIREMENTS**

1. In order to ensure a firm commitment for development has been received the following are requirements for the rezoning application:
  - (a) An Area Structure Plan for the parcel.
  - (b) A minimum of 10 parcels per rezoning application, or where the total area to be rezoned is less than 20.2 hectares (50 acres), the total developable area must be subdivided.
  - (c) The subdivision must have legal access that meets Municipal District of Mackenzie standards.
  - (d) Where the existing municipal road is not up to the standard required for the parcel, a road request or upgrade must be part of the subdivision application.
2. Once approval has been granted, the developer shall have a period of one (1) year, or as required by the Development Authority, to develop the subdivision including, but not limited to, the installation of utilities, roads and plan registration.

**K. SUBDIVISION REQUIREMENTS**

1. The Developer shall enter into a Developer's Agreement with the Municipality for payment of off-site levies, if required, for rural multi-lot subdivisions.
2. 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).

Author:	Reviewed:	C.A.O.
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3. The Developer shall submit, along with his subdivision application, a Water Management Plan as required by the Water Act RSA 2000 Chapter W-3.
4. The Subdivision Authority may require a sewage collection report from a qualified plumbing inspector to ensure sewage disposal will not have a negative impact on the parcel and/or adjacent land or water resources.
5. Municipal Reserve money in the amount of 10% of market value of the proposed subdivision land or 10% land if required for parks or schools.
6. A Traffic Impact Assessment may be required to identify the traffic impact onto the existing infrastructure.

**L. ON-SITE PARKING**

In accordance to Section 4.28 of this Bylaw.

**M. LANDSCAPING**

In accordance to Section 4.23 of this Bylaw.

**COSTS / SOURCE OF FUNDING:**

All costs will be borne by the developer.

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 525/05 to rezone part of NW 31-109-18-W5 from Rural Country Residential 2 "RC2" to Rural Country Residential 3 "RC3".

Author:

Reviewed:

C.A.O.:





**BYLAW NO. 525/05**

**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 Land Use Bylaw, and

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

**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 a portion of the land use designation of the subject parcel known as Part of NW 31-109-18-W5M in the Municipal District of Mackenzie No. 23 be amended from Rural Country Residential District 2 (RC2) to Rural Country Residential District 3 (RC3) as outlined in Schedule "A".

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

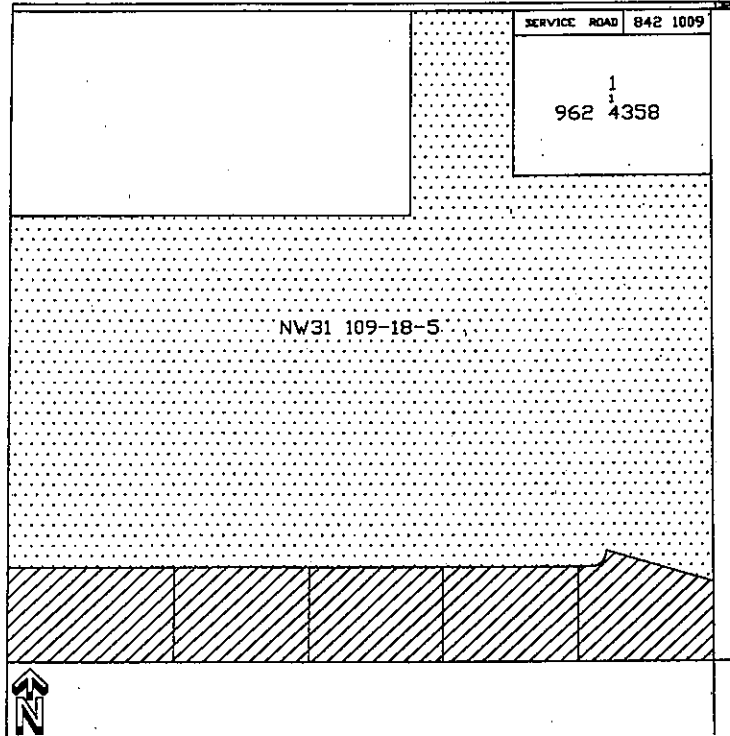
\_\_\_\_\_  
Executive Assistant



**BYLAW No. 525/05**

**SCHEDULE "A"**

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

Pt. NW 31-109-18-W5M be rezoned from Rural Country Residential District 2 "RC2" to Rural Country Residential District 3 "RC3"



From: Rural Country Residential District 2 "RC2"   
To: Rural Country Residential District 3 "RC3" 

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

\_\_\_\_\_  
Executive Assistant

EFFECTIVE THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2005.





## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	Regular Council
<b>Meeting Date:</b>	October 11, 2005
<b>Presented By:</b>	Eva Schmidt, Planning Supervisor
<b>Title:</b>	Bylaw 526/05 Land Use Bylaw Amendment Rezone Plan 822 3269, Block 3, Lot A From Public/Institutional District "HP" to Hamlet Residential District 2 "HR2"
<b>Agenda Item No:</b>	10.c)

#### BACKGROUND / PROPOSAL:

The MD of Mackenzie has received a request for an offer to purchase Plan 822 3269, Block 3, Lot A in the Hamlet of Fort Vermilion. This offer is to develop the land into multiple residential uses.

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

Currently the above said land is zoned as Public/Institutional District and was formally the old ID water reservoir site. From approximately 1996 when the reservoir was decommissioned until now, the land has remained vacant. A few offers were made with the intent to develop only one residential site. With its location being central in the Hamlet, the hospital and nurse's residence on the east side, residential dwellings on the west and the Fort Vermilion Public School on the bottom west end. It is also in walking distance of all the major facilities within the Hamlet. This is a prime location for multiple residences with plenty of room in its 6.38 acres.

#### **7.19 HAMLET RESIDENTIAL DISTRICT 2 "HR2"**

The general purpose of this district is to restrict development to large lot residential and other compatible uses in urban areas.

#### A. PERMITTED USES

Author:

Reviewed:

C.A.O.



- (1) Dwelling - Single detached.

**B. DISCRETIONARY USES**

- (1) Ancillary building and use.
- (2) Dwelling - Duplex.
- (3) Dwelling - Row.
- (4) Home based business
- (5) Modular home.
- (6) Park.
- (7) Playground.
- (8) Public use.

**C. MINIMUM LOT WIDTH**

22 metres (72 feet).

**D. MINIMUM LOT DEPTH**

33.5 metres (110 feet).

**E. FRONT YARD SETBACK**

7.6 metres (25 feet) or as required by the Development Officer.

**F. MINIMUM SIDE YARD SETBACK**

Side yards shall not be less than 1.2 metres (4 feet). In case of a corner site the exterior side yard shall not be less than 3.0 metres (10 feet).

**G. MINIMUM REAR YARD SETBACK**

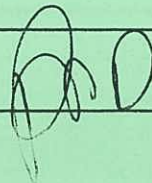
2.4 metres (8 feet).

**H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS**

Buildings may be either of new construction only. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the

Author:

Reviewed:



C.A.O.:



natural features and character of the site to the satisfaction of the Development Officer.

**I. ON-SITE PARKING**

In accordance to Section 4.28 of this Bylaw.

**J. LANDSCAPING**

In accordance to Section 4.23 of this Bylaw.

**COSTS / SOURCE OF FUNDING:**

N/A.

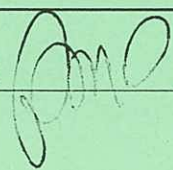

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 526/05 to rezone Plan 822 3269, Block 3, Lot A from Public/Institutional District "HP" to Hamlet Residential District 2 "HR2".

Author:

Reviewed:

C.A.O.:





**BYLAW NO. 526/05**

**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 Land Use Bylaw, and

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

**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 parcel known as Plan 822-3269, Block 3, Lot A in the Hamlet of Fort Vermilion be amended from Hamlet Public Institutional District (HP) to Hamlet Residential District 2 (HR2) as outlined in Schedule "A".

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

\_\_\_\_\_  
Executive Assistant

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

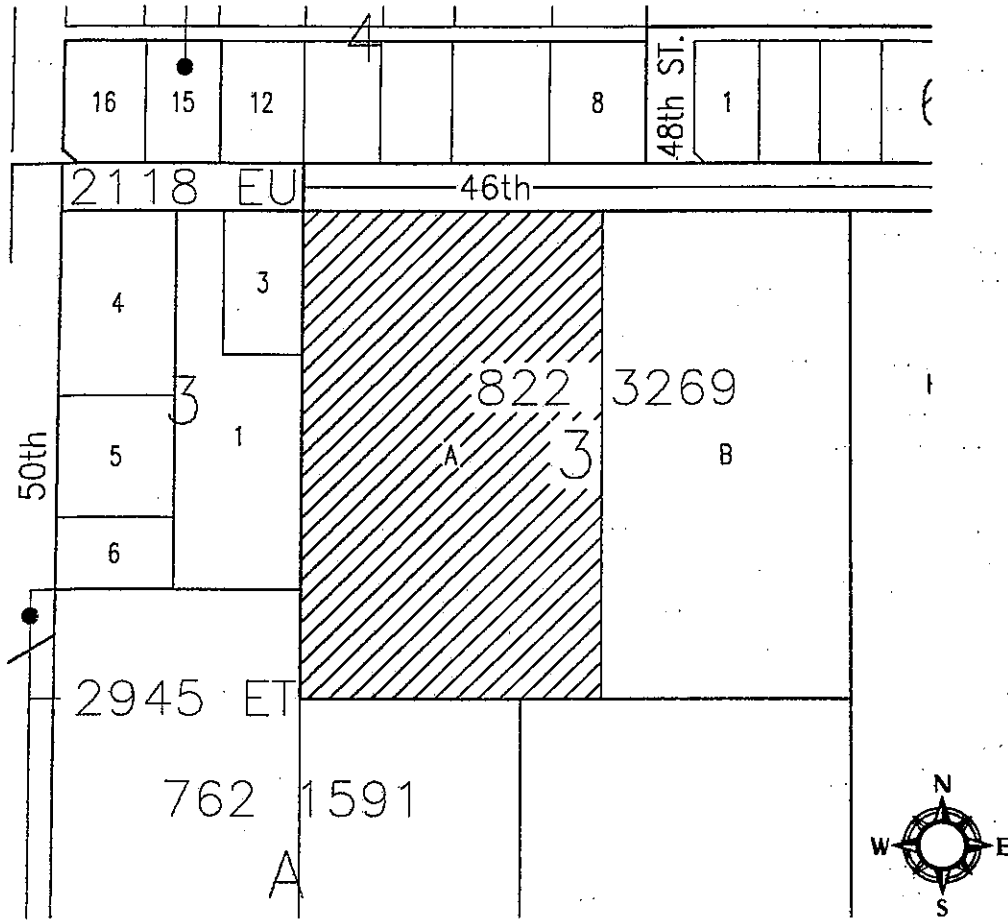
\_\_\_\_\_  
Executive Assistant

**BYLAW No. 526/05**

**SCHEDULE "A"**

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

That the land use designation of the subject parcel known as Plan 822-3269, Block 3, Lot A in the Hamlet of Fort Vermilion be amended from Hamlet Public Institutional District (HP) to Hamlet Residential District 2 (HR2).



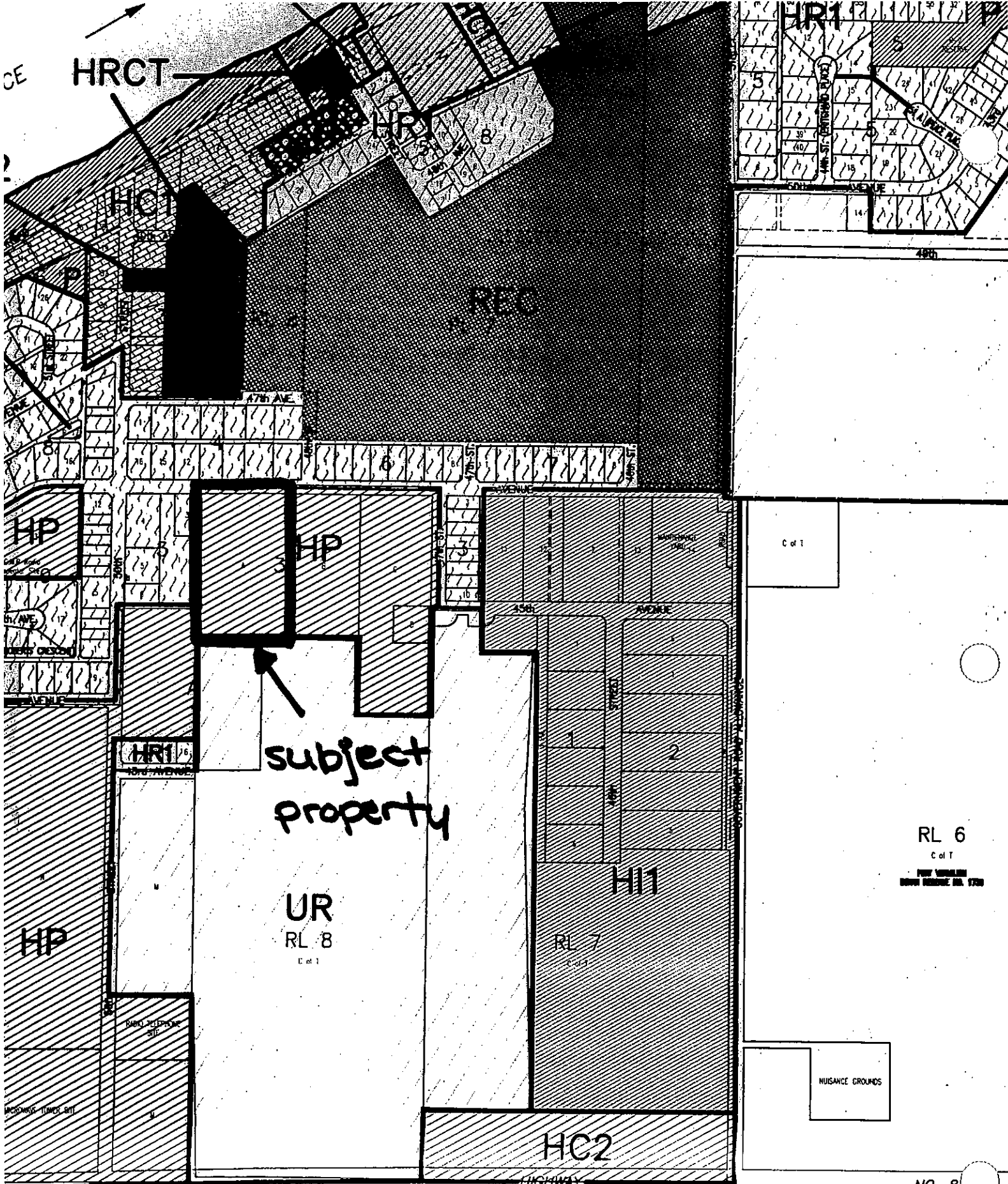
From: Hamlet Public Institutional District (HP)

To: Hamlet Residential District 2 (HR2)

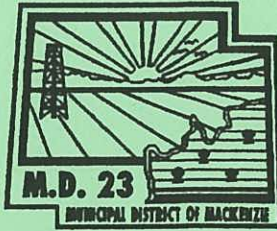
Bill Neufeld, Reeve

Executive Assistant

EFFECTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.



Bylaw 586/03



## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	<b>Regular Council</b>
<b>Meeting Date:</b>	<b>October 11, 2005</b>
<b>Presented By:</b>	<b>Paul Driedger Director of Planning, Enforcement &amp; Emergency Services</b>
<b>Title:</b>	<b>Fort Vermilion Fire Rescue Fire Chief Appointment Shane Dempster</b>
<b>Agenda Item No:</b>	10.d)

#### BACKGROUND / PROPOSAL:

Gregg McNeil resigned as Fire Chief from the Fort Vermilion Fire Rescue team on September 28, 2005.

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

The Fort Vermilion Fire Department held a member meeting on September 28, 2005 which Shane Dempster attended and was elected as the new Fire Chief. Shane Dempster has been a member of the Fort Vermilion Fire Department as the Safety Codes Officer and has had extensive training in regards to fire fighting.

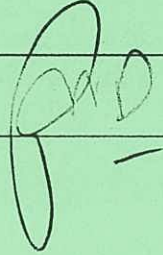
#### COSTS / SOURCE OF FUNDING:

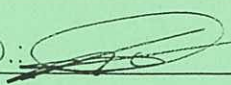
N/A

#### RECOMMENDED ACTION:

That Council appoint Shane Dempster as the new Fire Chief for Fort Vermilion Fire Rescue.

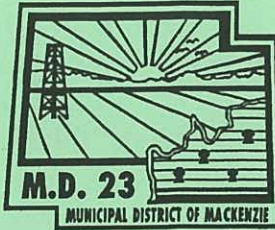
Author: G. Peters

Reviewed: 

C.A.O.: 







## M.D. of Mackenzie No. 23

### Request For Decision

<b>Meeting:</b>	<b>Regular Council</b>
<b>Meeting Date:</b>	<b>October 11, 2005</b>
<b>Presented By:</b>	<b>Paul Driedger Director of Planning, Emergency &amp; Enforcement Services</b>
<b>Title:</b>	<b>Fire Invoice #3444 Bale/Wagon Fire July 11, 2005</b>
<b>Agenda Item No:</b>	<b>10. e)</b>

#### BACKGROUND / PROPOSAL:

On July 11, 2005 Henry Wiebe called La Crete Fire & Rescue due to his wagon with 25 bales burning.


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

A letter was sent to Henry Wiebe on August 31, 2005 (attached) in response to his letter sent to the MD of Mackenzie on August 15, 2005 (attached). The letter that was received from Henry Wiebe stated that due to the cost of the burnt bales and the damage to the wagon, the fire invoice was too great for him to pay. The letter sent by the MD of Mackenzie stated that a letter from his insurance company was required if the fire was not covered by his insurance policy. We have not received this letter to date and only have verbal confirmation from Henry Wiebe that it is not covered in his policy.

Fire Services Bylaw 465/04 clause 14.5 allows the person to appeal to the Director of Emergency Services for costs greater than \$1,000.00. The Director of Emergency Services did not waive the invoice due to not receiving the requested information from the applicant's insurance company so the applicant is requesting to appeal to Council as per clause 14.5(a). "Only the costs greater than one thousand dollars (\$1000.00) shall be considered for review unless undue hardship can be demonstrated to Council." Council has the option to waive any portion of the invoice as they see fit.

Author: G. Peters

Reviewed:

C.A.O. 



Option 1: That invoice #3444 in the amount of \$3,908.00 be waived.

Option 2: That Henry Wiebe pay the minimum \$1,000.00 and the remaining amount of \$2,908.00 be waived.

Option 3: That Henry Wiebe pay the full amount of invoice #3444 in the amount of \$3,908.00.

**COSTS / SOURCE OF FUNDING:**

N/A

**RECOMMENDED ACTION:**

Option 2: That Henry Wiebe pay the minimum \$1,000.00 and the remaining amount of \$2,908.00 be waived.

Author: G. Peters

Reviewed:

C.A.O.:





## Municipal District of Mackenzie No.23

Office of Mackenzie Regional Emergency Services & Mackenzie Regional Patrol

Box 1690, La Crete, Alberta, T0H 2H0

Tel.: (780) 928-3983 Fax: (780) 928-3636 Cell.: (780) 928-0555

E-mail: pdriedger@md23.ab.ca

August 31, 2005

Henry Wiebe  
Box 1282  
La Crete, AB T0H 2H0

Dear Henry Wiebe,

**RE: Fire Services Invoice #3444  
18-LCFR-05**

---

Thank you for your letter dated August 15, 2005 regarding Invoice #3444 totaling \$3,908.00.

Our current Fire Services Bylaw (Bylaw 504/05) states that a minimum of \$1,000.00 must be paid, "only the costs greater than one thousand dollars (\$1000.00) shall be considered for review unless undue hardship can be demonstrated to Council." (Section 14.5(a)). If you feel that you are unable to pay this fire invoice you may present yourself to Council at their next meeting, Tuesday, September 13, 2005. Please inform Gloria Peters at 928-3983 if you are planning to attend.

We also require a letter from your insurance company if this bale fire is not covered in your policy.

If you have any questions or concerns, please contact Gloria Peters at (780) 928-3983.

Sincerely,

*for* Paul Driedger, Director  
Planning, Emergency & Enforcement Services

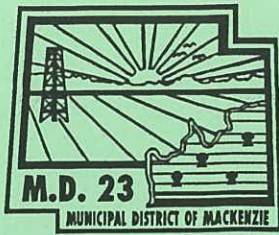
Aug. 15, 2005

To Paul Driedger

We are writing because of our concern for the bill from the fire we had burning 2.5 round bales, costing us \$875<sup>00</sup> plus a rented wagon with approximately \$1500<sup>00</sup> damage. We feel the loss is big enough and there not being enough money for this bill.

Whatever you can do to help with this would be much appreciated.

Henry M. Wiebe



## M.D. of Mackenzie No. 23

### Request For Decision

Meeting:	<b>Regular Council Meeting</b>
Meeting Date:	October 11, 2005
Presented By:	Ray Coad, Chief Administrative Officer
Title:	<b>Appointment to Edmonton Airport Authority</b>
Agenda Item No:	<b>11. a)</b>

#### BACKGROUND / PROPOSAL:

The MD of Mackenzie and the Town of Rainbow Lake have both sent letters to our MLA requesting the appointment of Mr. Raymond Knelsen as director to represent this area on the Edmonton Regional Airports Authority.

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

The Town of Peace River is willing to withdraw their current recommendation and recommend the same person as we have if the three municipalities from this region unanimously agree to appoint the same person.

Attached is correspondence from the Town of Peace River, and the letter that was sent to the MLA from our Council.


#### COSTS / SOURCE OF FUNDING:

#### RECOMMENDED ACTION (by originator):

For Discussion

Author:

Reviewed:

C.A.O. 







# TOWN OF PEACE RIVER

P.O. Box 6600 Peace River, Alberta T8S 1S4

Telephone: (780) 624-2574

Fax: (780) 624-4664

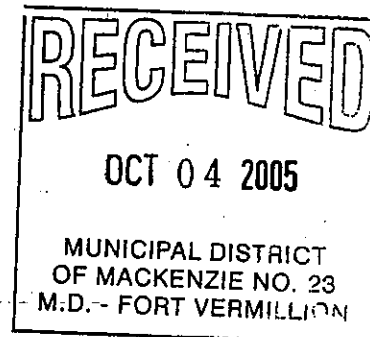
FILE NO.

September 29, 2005

Reeve and Council  
Municipal District of Mackenzie No. 23  
PO. Box 640  
Fort Vermillion, AB. T0H 1N0

Mayor and Council  
Town of High Level  
9813 - 102 Street  
High Level, AB. T0H 1Z0

Mayor and Council  
Town of Rainbow Lake  
PO. Box 149  
Rainbow Lake, AB. T0H 2Y0



Dear Reeve and Council:

In recognition of your desire to have a board member appointed to the Edmonton Regional Airports Authority from one of your northern communities, the Town of Peace River has agreed to withdraw their recommendation for Iris Callioux.

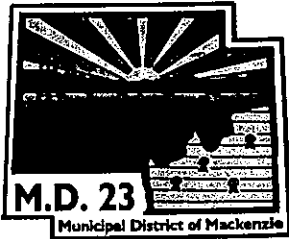
Council further agreed to support the recommendation from your communities on the express condition that your appointment is unanimously agreed to by the three municipalities.

Please advise, at your earliest convenience, the name of the agreed to representative and we will take immediate action to confirm our support for this individual.

Yours truly,

Kelly Bunn, CAO  
Town of Peace River

KB/cv



**Municipal District of Mackenzie No. 23**  
P. O. Box 640, Fort Vermilion, AB T0H 1N0  
Phone (780) 927-3718 Fax (780) 927-4266

September 15, 2005

**FILE COPY**

Mr. Frank Oberle, MLA  
513 Legislature Building  
Edmonton, AB T5K 2B6

Dear Frank:

**Appoint Director to  
Edmonton Regional Airports Authority**

As a result of the Premier's offer to appoint a Director to the Edmonton Regional Airports Authority, the Municipal District of Mackenzie and the Towns of High Level and Rainbow Lake have considered a number of potential candidates.

The M. D. of Mackenzie requests the appointment of Mr. Raymond Knelsen as director to the Edmonton Regional Airports Authority.

The people of the Mackenzie Region recognize the responsibility that the Premier has set out with this request for nomination recommendation, and extend our thanks to the premier for the expression of confidence he has demonstrated toward the Region.

Again, we would like to express appreciation for the opportunity for dialogue with the Premier and yourself. We are encouraged that we see an understanding and consideration of the unique circumstances, both positive and challenging, and that distinguishes our region.

Yours Truly,

Bill Neufeld,  
Reeve