

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Tuesday, November 15, 2022
10:00 a.m.**

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

PRESENT:	Josh Knelsen	Reeve
	Jacque Bateman	Councillor
	Peter F. Braun	Councillor
	Darrell Derksen	Councillor (virtual)
	Garrell Smith	Councillor (arrived at 10:01 a.m.)
	Lisa Wardley	Councillor
	Ernest Peters	Councillor
	David Driedger	Councillor (arrived at 12:20 p.m.)
REGRETS:	Walter Sarapuk	Deputy Reeve
	Cameron Cardinal	Councillor
ADMINISTRATION:	James Thackray	Chief Administrative Officer
	Byron Peters	Director of Projects and Infrastructure
	Louise Flooren	Manager of Legislative & Support Services/ Recording Secretary
	Jennifer Batt	Director of Finance
	Don Roberts	Director of Community Services
	Caitlin Smith	Director of Planning and Agriculture
	John Zacharias	Director of Utilities (virtual)

ALSO PRESENT:

Minutes of the Regular Council Meeting for Mackenzie County held on November 15, 2022 in the Council Chambers at the Fort Vermilion County Office.

CALL TO ORDER: 1. a) Call to Order

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

AGENDA: 2. a) Adoption of Agenda

MOTION 22-11-779 MOVED by Councillor Braun

That the agenda be adopted with the following additions:

- 4.d) CAO Report
- 9. b) Smoke Concerns
- 10. b) Northern Alberta Restorative Justice Symposium
- 15. b) La Crete Polar Cats Snowmobile Club/Zama Recreation Society/Mackenzie Ski Hill – Letter of Support for Tourism Relief Fund (TRF) Grant
- 15. c) Rural Municipalities of Alberta (RMA) Convention Wrap Up

CARRIED

ADOPTION OF PREVIOUS MINUTES: 3. a) **Minutes of the November 1, 2022 Budget Council Meeting**

MOTION 22-11-780 **MOVED** by Councillor Bateman

That the minutes of the November 1, 2022 Budget Council Meeting be Adopted as presented.

CARRIED

ADOPTION OF PREVIOUS MINUTES: 3. b) **Minutes of the November 2, 2022 Budget Council Meeting**

MOTION 22-11-781 **MOVED** by Councillor Peters

That the minutes of the November 2, 2022 Budget Council Meeting be Adopted as presented.

CARRIED

3. c) Business Arising out of the Minutes

None.

CLOSED MEETING: 4.a) **Closed Meeting**

MOTION 22-11-782 **MOVED** by Councillor Wardley

That Council move into a closed meeting at 10:04 a.m. to discuss the following:

- 4.a) Union Negotiations (*FOIP, Div. 2, Part 1, s. 23, 24*)

- 4.b) 100 A Street (*FOIP, Div. 2, Part 1, s. 23, 24, 25, 27*)
- 4.c) PLS 140031 – South of High Level Land Purchase (*FOIP, Div. 2, Part 1, s. 23, 24, 25, 27*)

The following individuals were present during the closed meeting discussion. (*MGA Section 602.08(1)(6)*)

- All Members of Council excluding Deputy Reeve Sarapuk, Councillor Cardinal and Councillor Driedger James Thackray, Chief Administrative Officer Byron Peters, Director of Projects & Infrastructure Jennifer Batt, Director of Finance Louise Flooren, Manager of Legislative & Supportive Services

MOTION 22-11-783 **MOVED** by Councillor Braun

That Council move out of a closed meeting at 11:00 a.m.

CARRIED

Reeve Knelsen recessed the meeting at 11:00 a.m. and reconvened the meeting at 11:14 a.m.

4. a) Union Negotiations

MOTION 22-11-784 **MOVED** by Councillor Braun

That the Reeve and the following Councillors be appointed to the Ad Hoc Union Negotiating Advisory Committee:

- Councillor Bateman
- Councillor Peters

CARRIED

4. b) 100 A Street

MOTION 22-11-785 **MOVED** by Councillor Bateman

That Mackenzie County sell the lots for value established by assessment combined with all associated costs excluding the land transfer fees and lot consolidation.

CARRIED

4. c) PLS 140031 – South of High Level Land Purchase

MOTION 22-11-786

Requires 2/3

MOVED by Councillor Peters

That the 2022 Capital Budget be amended to add \$25,000 from the General Capital Reserve for the Purchase of the South of High Level land.

CARRIED

TENDERS:

5. a) None

**GENERAL
REPORTS:**

8. a) CAO & Director Reports for October 2022

MOTION 22-11-787

MOVED by Councillor Wardley

That the CAO & Director reports for October 2022 be received for information.

CARRIED

**AGRICULTURE
SERVICES:**

9. a) Next Policy Framework Representation

MOTION 22-11-788

MOVED by Councillor Wardley

That a letter be sent to the Minister of Agriculture and Irrigation to share ideas on the Next Policy Framework.

CARRIED

**AGRICULTURE
SERVICES:**

9. b) Smoke Concerns (ADDITION)

MOTION 22-11-789

Requires Unanimous

MOVED by Councillor Wardley

That the Smoke Concerns discussion be received for information.

CARRIED UNANIMOUSLY

DELEGATIONS:

7. a) Roger Ashfield and Stefan Szabo - Mercer Peace River

MOTION 22-11-790 MOVED by Councillor Driedger

That the Mercer Peace River Delegation be received for information.

CARRIED

Reeve Knelsen recessed the meeting at 12:09 p.m., Councillor Driedger joined the meeting at 12:20 p.m. and Reeve Knelsen reconvened the meeting at 12:59 p.m.

PUBLIC HEARINGS: 6. a) Bylaw 1265-22 Land Use Bylaw Amendment to Rezone Plan 882 1687, Block 12, Lot 15 from Zama City – Residential Business “Z-RB” to Zama City – Mixed Use “Z-MU”.

Reeve Knelsen called the public hearing for Bylaw 1265-22 to order at 1:01 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1265-22 was properly advertised. Caitlin Smith, Director of Planning & Agriculture answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Bylaw 1265-22 Land Use Bylaw Amendment.

Caitlin Smith, Director of Planning & Agriculture presented the following:

Administration has received a request to rezone Plan 882 1687, Block 12, Lot 15 (1072 Aspen Drive) in Zama City from Zama City – Residential Business “Z-RB” to Zama City – Mixed Use “Z-MU”.

The reason for the rezoning is that the land owner would like to open a retail liquor store, which is not a use in the current zoning district.

Currently on the property there is a mobile home, two (2) sheds and a garage/workshop.

This was recommended for approval by the Municipal Planning Commission.

Reeve Knelsen asked if Council has any questions of the proposed Land Use Bylaw Amendment. There were no questions.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1265-22. There were no submissions.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1265-22. There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1265-22 at 1:02 p.m.

MOTION 22-11-791 **MOVED** by Councillor Wardley

That second reading be given to Bylaw 1265-22 being a Land Use Bylaw Amendment to Rezone Plan 882 1687, Block 12, Lot 15 from Zama City – Residential Business “Z-RB” to Zama City – Mixed Use “Z-MU” to accommodate a retail – liquor use.

CARRIED

MOTION 22-11-792 **MOVED** by Councillor Wardley

That third reading be given to Bylaw 1265-22 being a Land Use Bylaw Amendment to Rezone Plan 882 1687, Block 12, Lot 15 from Zama City – Residential Business “Z-RB” to Zama City – Mixed Use “Z-MU” to accommodate a retail – liquor use.

CARRIED

PUBLIC HEARINGS: **6. b) Bylaw 1266-22 Land Use Bylaw Amendment to Rezone Part of NW 12-105-15-W5M from Agriculture “A” to Rural Country Residential 3 “RCR3”**

Reeve Knelsen called the public hearing for Bylaw 1266-22 to order at 1:02 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1266-22 was properly advertised. Caitlin Smith, Director of

Planning & Agriculture answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Bylaw 1266-22 Land Use Bylaw Amendment.

Caitlin Smith, Director of Planning & Agriculture presented the following:

Administration has received a request to rezone part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential "RCR3" The area to be rezoned is approximately 40.5 acres.

The reason for the rezoning is that the land owner would like to develop eleven (11) estate-like residential lots, which is not a use in the current zoning district. These individual lots are approximately 3 acres in size.

Currently the part of NW 12-105-15-W5M that he wishes to rezone is treed and unsuitable for agriculture. The developer stated that he has no plans to develop the remainder of the quarter section. The treed area to the north is where the overland water naturally runs to therefore that portion will remain as is and will not be permitted to be developed in the future. This item was taken to ASB for comment, there were no concerns in terms of flooding but rather prime farm land being used for residential.

The developer is aware that Alberta Transportation (AT) will need to comment and may require turning lanes. The developer has already started communications with Alberta Transportation. We have been notified that this proposed tentative plan may change depending on the requirements of AT. We anticipate that the subdivision access on the south side will have to be moved to the north from the undeveloped road allowance. The developer would like to tie into the rural waterline which is located a mile east.

This was recommended for approval by the Municipal Planning Commission.

The Municipal Development Plan has conditions that need to be considered.

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

- Where is the property? A map was presented to Council via screen.
- People are concerned about the approach onto the highway with the amount of traffic on this stretch of highway. The developer should consider coming from the east; off Range Road 105-2. This is prime Agricultural land to be used for residential. Has the developer heard back from Alberta Transportation? There has not been any additional feedback shared with the County as this time other than what was shared in the RFD.
- In our MDP or Sustainability Plan, we mention that we are to retain farmland. At what point do we stop the amount of subdivisions particularly the rural country residential multi-lots? There are better locations for rural country residential lots throughout the municipality. Particularly in areas with commercial hubs such as Blue Hills, Rocky Lane, etc. It makes sense to have development in other areas or pre identified nodes.
- Are there minimum requirements for these type of lots? Yes, we need to consider soil condition for sewer systems, availability to water such as rural water line, minimum fire flows or how to support fire fighting efforts such as a dug out or reservoir, accessibility, shallow utility servicing.
- Is it Mackenzie County's responsibility to require turning lanes or upgrades to the highway? No, this is for AT to determine, we ensure that the requirements are met in the conditions of approval. We should wait until we have the final comments from Alberta Transportation before making a decision.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1266-22. There were no submissions.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1266-22
There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1266-22 at 1:12 p.m.

MOTION 22-11-793 **MOVED** by Councillor Wardley

That Bylaw 1266-22 Land Use Bylaw Amendment to Rezone Part of NW 12-105-15-W5M from Agriculture “A” to Rural Country Residential 3 “RCR3” be TABLED to a future Regular Council meeting.

CARRIED

DELEGATIONS: **7. b) Yuliia Marcinkoski and Nicole Nelles - Regional Economic Development Initiatives (REDI) – Invest Alberta Presentation**

MOTION 22-11-794 **MOVED** by Councillor Smith

That all of Council be authorized to attend the Economic Developers Alberta (EDA) 2023 Leaders’ Summit & Conference in Kananaskis on April 12-14, 2023.

CARRIED

Reeve Knelsen recessed the meeting at 2:00 p.m. and reconvened the meeting at 2:11 p.m.

GENERAL REPORTS: **8. b) Mitigation**

MOTION 22-11-795 **MOVED** by Councillor Driedger

That the Fort Vermilion Mitigation Construction update – 2020 Overland Flood report of November 15, 2022 be received for information.

CARRIED

COMMUNITY SERVICES: **10. a) The Forest Resource Improvement Association of Alberta (FRIAA) Grant Funding**

MOTION 22-11-796 **MOVED** by Councillor Wardley

That The Forest Resource Improvement Association of Alberta grant funding proposal for Vegetation Management projects EOI-22-18 and EOI-22-19 be supported by Mackenzie County.

CARRIED

COMMUNITY SERVICES:

10. b) Northern Alberta Restorative Justice Symposium (ADDITION)

MOTION 22-11-797
Requires Unanimous

MOVED by Councillor Peters

That the Northern Alberta Restorative Justice Symposium be received for information.

CARRIED UNANIMOUSLY

FINANCE:

11. a) Disaster Recovery Program – 2020 Update November Report

MOTION 22-11-798

MOVED by Councillor Smith

That the outstanding 2020 Disaster Recovery Program Update November Report be received for information.

CARRIED

FINANCE:

11. b) Name that Neighbourhood Contest

MOTION 22-11-799

MOVED by Councillor Bateman

That Phase 1 – 4, Name That Neighbourhood Contest be TABLED to the next Regular Council Meeting.

CARRIED

FINANCE:

11. c) Cheque Registers – August 17, 2022 – November 10, 2022

MOTION 22-11-800

MOVED by Councillor Wardley

That the cheque registers, from August 17, 2022 – November 10, 2022, and August -September 2022 online payments be received for information.

CARRIED

FINANCE: 11. d) MasterCard Statements – July-September 2022

MOTION 22-11-801 MOVED by Councillor Wardley

That the MasterCard statements for July - September, 2022 be received for information.

CARRIED

FINANCE: 11. e) Councillor Expense Claims

MOTION 22-11-802 MOVED by Councillor Braun

That the Councillor Driedger Expense Claim for September 2022 and the Councillor Expense Claims for October 2022 be received for information.

CARRIED

FINANCE: 11. f) Member at Large Expense Claims

MOTION 22-11-803 MOVED by Councillor Driedger

That the Member at Large Expense Claims for September, October, and November 2022 be received for information.

CARRIED

Reeve Knelsen recessed the meeting at 3:12 p.m. and reconvened the meeting at 3:18 p.m.

OPERATIONS: 12. a) None

UTILITIES: 13. a) None

PLANNING & DEVELOPMENT: 14. a) Bylaw 1269-22 Land Use Bylaw Amendment to Rezone part of SW 12-107-14-W5M from Rural Country Residential 3 “RCR3” to Agricultural “A”

MOTION 22-11-804 MOVED by Councillor Bateman

That first reading be given to Bylaw 1269-22 being a Land Use Bylaw Amendment to rezone part of SW 12-107-14-W5M from

Rural Country Residential 3 “RCR3” to Agricultural “A”, subject to public hearing input.

CARRIED

**PLANNING &
DEVELOPMENT:**

14. b) Bylaw 1270-22 Bylaw Amendment to the regulations of Tarp Shelters in Section 8.59 and to amend Section 2.3 Definition of Tarp Shelter of the Land Use Bylaw

MOTION 22-11-805

MOVED by Councillor Wardley

That first reading be given to Bylaw 1270-22 being a Bylaw Amendment to amend the regulations of Tarp Shelters in Section 8.59 and to amend Section 2.3 Definition of Tarp Shelter of the Land Use Bylaw, subject to public hearing input.

CARRIED

ADMINISTRATION:

15. a) Policy HR005 Staff Training and Professional Development Policy

MOTION 22-11-806

MOVED by Councillor Braun

That Policy HR005 Staff Training and Professional Development be TABLED to the next Regular Council Meeting.

CARRIED

ADMINISTRATION:

15. b) La Crete Polar Cats Snowmobile Club /Zama Recreation Society and Mackenzie Ski Hill – Letter of Support for Tourism Relief Fund (TRF) Grant (ADDITION)

MOTION 22-11-807
Requires Unanimous

MOVED by Councillor Bateman

That a letter of support be provided to the La Crete Polar Cats Snowmobile Club, Zama Recreation Society and Mackenzie Ski Hill for their Tourism Relief Fund Grant applications.

CARRIED UNANIMOUSLY

ADMINISTRATION:

15. c) Rural Municipalities of Alberta (RMA) Convention Wrap Up (ADDITION)

MOTION 22-11-808

MOVED by Councillor Wardley

Requires Unanimous

That the Rural Municipalities of Alberta (RMA) Convention Wrap Up be TABLED to the November 16, 2022 Budget Council Meeting.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE ITEMS:

16. a) N/A

COUNCIL COMMITTEE REPORTS:

17. a) Council Committee Reports (verbal)

MOTION 22-11-809

MOVED by Councillor Bateman

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

CARRIED

COUNCIL COMMITTEE REPORTS:

17. b) Municipal Planning Commission Meeting Minutes

MOTION 22-11-810

MOVED by Councillor Derksen

That the unapproved Municipal Planning Commission meeting minutes of the October 13, 2022 and November 3, 2022 be received for information.

CARRIED

COUNCIL COMMITTEE REPORTS:

17. c) Inter-municipal Planning Commission Meeting Minutes

MOTION 22-11-811

MOVED by Councillor Braun

That the unapproved Inter-municipal Planning Commission meeting minutes of October 13, 2022 be received for information.

CARRIED

INFORMATION/ CORRESPONDENCE:

18. a) Information/Correspondence

MOTION 22-11-812 **MOVED** by Councillor Wardley

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

CARRIED

NOTICE OF MOTION: **19. a) None**

CLOSED MEETING: **4.d) Closed Meeting**

MOTION 22-11-813 **MOVED** by Councillor Wardley
Requires Unanimous

That Council move into a closed meeting at 3:58 p.m. to discuss the following:

4. d) CAO Report (*FOIP Sections 16, 17, 23 and 24*)

The following individuals were present during the closed meeting discussion. (*MGA Section 602.08(1)(6)*)

- All Members of Council excluding Deputy Reeve Sarapuk and Councillor Cardinal James Thackray, Chief Administrative Officer

CARRIED UNANIMOUSLY

MOTION 22-11-814 **MOVED** by Councillor Braun
Requires Unanimous

That Council move out of a closed meeting at 4:13 p.m.

CARRIED UNANIMOUSLY

4. a) CAO Report (ADDITION)

MOTION 22-11-815 **MOVED** by Councillor Braun
Requires Unanimous

That the CAO Report be received for information.

CARRIED UNANIMOUSLY

NEXT MEETING DATES: **20. a) Next Meeting Dates**

Budget Council Meeting

November 16, 2022
10:00 a.m.
Fort Vermilion Council Chambers

Regular Council Meeting
November 29, 2022
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT: **21. a) Adjournment**

MOTION 22-11-816 **MOVED** by Councillor Derksen

That the Council meeting at adjourned at 4:14 p.m.

These minutes were approved at the November 29, 2022 Regular Council Meeting.

(original signed) _____
Josh Knelsen
Reeve

(original signed) _____
James Thackray
Chief Administrative Officer

