

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Tuesday, October 13, 2015
10:00 a.m.**

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

PRESENT:

Bill Neufeld	Reeve
Walter Sarapuk	Deputy Reeve
Jacque Bateman	Councillor
Peter F. Braun	Councillor
Elmer Derksen	Councillor
John W. Driedger	Councillor
Eric Jorgensen	Councillor
Josh Knelsen	Councillor (via teleconference)
Ricky Paul	Councillor
Lisa Wardley	Councillor

REGRETS:

ADMINISTRATION:

Joulia Whittleton	Chief Administrative Officer
Ron Pelensky	Director of Community Services & Operations
Len Racher	Director of Facilities & Operations (South)
Byron Peters	Director of Planning & Development
Fred Wiebe	Manager of Utilities
Carol Gabriel	Manager of Legislative and Support Services
Alexandra Codispodi	Municipal Intern (Recording Secretary)

ALSO PRESENT: Members of the public.

Minutes of the Regular Council meeting for Mackenzie County held on October 13, 2015 in the Fort Vermilion Council Chambers.

CALL TO ORDER: 1. a) Call to Order

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

AGENDA: 2. a) Adoption of Agenda

MOTION 15-10-681 MOVED by Councillor Paul

That the agenda be approved as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

3. a) Minutes of the September 30, 2015 Regular Council Meeting

MOTION 15-10-682

MOVED by Councillor Driedger

That the minutes of the September 30, 2015 Regular Council meeting be approved with the following corrections:

MOTION 15-09-639

Bid price should be **\$93,500.00** instead of \$91,302.75.

MOTION 15-09-655:

Motion moved by Councillor **Derksen** instead of Councillor Driedger.

CARRIED

GENERAL REPORTS:

5. a) CAO Report

MOTION 15-10-683

MOVED by Councillor Braun

That the CAO report for September 2015 be received for information.

CARRIED

Reeve Neufeld recessed the meeting at 11:07 a.m. and reconvened the meeting at 11:21 a.m.

OPERATIONS:

10. a) Second Access Request – Plan 082 6710 Lot 1 Block 1 of NE-19-104-15-W5M

MOTION 15-10-684

MOVED by Councillor Derksen

That the Second Access Request on Plan 082 6710 Lot 1 Block 1 of NE-19-104-15-W5M be APPROVED.

CARRIED

10. b) Second Access Request – NE & NW 36-107-13-W5

MOTION 15-10-685

MOVED by Councillor Jorgensen

That the Second Access Request on NE & NW 36-107-13-W5 be APPROVED.

CARRIED

10. c) Mackenzie Applied Research Association Water & Sewer Costs

MOTION 15-10-686

MOVED by Councillor Wardley

That due to Mackenzie Applied Research Association's retraction of their prior request, Motion 15-04-267 stating that "*Mackenzie County absorbs the water and sewer costs for the Mackenzie Applied Research Association*" be withdrawn.

CARRIED

**PLANNING &
DEVELOPMENT:**

11. a) 249-DP-15 3 Star Ventures Inc – Auto Salvage in DC (88 Connector)

MOTION 15-10-687

MOVED by Councillor Wardley

That Development Permit 249-DP-15 on SE 13-106-14-W5M in the name of 3 Star Ventures Inc. be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. Minimum building setbacks:

- a) 41.15 meters (135 feet) from any road allowances and
- b) 15.24 meters (50 feet) from any other property lines.

2. The Auto Salvage/Recycling site/lot shall be enclosed with a 6 foot high chainlink or game fence. The fencing/screening may also consist of a combination of landscaping, trees, berms, hedges, opaque fencing, decorative walls, architectural features, similar techniques or any combination thereof to reduce the impact of noise, odour or visual presence on surrounding properties.

3. PRIOR to any new construction taking place on the subject property contact the Development Department for a Development Permit.

4. This Permit may be revoked at any time, if, in the opinion of the Development Authority, the Auto Salvage/Recycling site

has become detrimental or otherwise incompatible with the amenities of the neighborhood.

5. This permit approval is subject to the construction of an access to the property to County standards. PRIOR to installation of any new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developer's expense.
6. If a sign is placed on the property the sign shall be located a minimum of:
 - a) 20 meters from regulatory signs
 - b) 3 meters (9 feet) from the outer edge of the road or not less than 1.5 meters from the property line if on private property.
7. The sign shall be a minimum of 2 meters in height above the shoulder of the road.
8. The sight and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
9. The sign shall:
 - a) Not obstruct the orderly and safe flow of vehicular and pedestrian traffic.
 - b) Not unduly interfere with the amenities of the district.
 - c) Not materially interfere with or affect the use, enjoyment or value of neighbouring properties.
 - d) Not create visual or aesthetic blight.
10. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.
11. No sign shall be placed on the Highway Right of Way unless Approval has been Granted by Alberta Transportation.

CARRIED

FINANCE:

12. a) Bylaw 1008-15 Fee Schedule

MOTION 15-10-688
Requires 2/3

MOVED by Councillor Wardley

That first reading be given to Bylaw 1008-15 being the Fee Schedule Bylaw for Mackenzie County.

CARRIED

MOTION 15-10-689
Requires 2/3

MOVED by Deputy Reeve Sarapuk

That second reading be given to Bylaw 1008-15 being the Fee Schedule Bylaw for Mackenzie County.

CARRIED

MOTION 15-10-690
Requires Unanimous

MOVED by Councillor Jorgensen

That consideration be given to go to third reading of Bylaw 1008-15 being the Fee Schedule Bylaw for Mackenzie County at this meeting.

CARRIED UNANIMOUSLY

MOTION 15-10-691
Requires 2/3

MOVED by Councillor Braun

That third reading be given to Bylaw 1008-15 being the Fee Schedule Bylaw for Mackenzie County.

CARRIED

MOTION 15-10-692
Requires 2/3

MOVED by Councillor Bateman

That administration be authorized to retroactively refund the water pump renters for the rentals beginning April 1, 2015.

CARRIED

12. b) Minimum Levy Reduction/Change Request

MOTION 15-10-693
Requires 2/3

MOVED by Councillor Driedger

That the 2015 municipal tax portion on roll 083837, legal SE17-108-12-05, be reduced to \$35.00 (minimum farmland tax) due to the fragmented parcel that was created during the Highway 88 construction.

CARRIED

12. c) Waive Penalties Roll 082912

MOTION 15-10-694
Requires 2/3

MOVED by Councillor Braun

That the penalties (\$89.41) for tax roll 082912 (lot 32, block 38, plan 1026365) be waived.

CARRIED

**ADMINISTRATION: 13. a) Regional Sustainability Study Phase II – DRAFT
Request for Proposal**

MOTION 15-10-695 MOVED by Councillor Wardley

That the Regional Sustainability Study Phase II request for proposal be approved as presented.

CARRIED

**13. b) Canadian Parks & Wilderness Society – Conservation
Blueprint for Northern Alberta**

MOTION 15-10-696 MOVED by Councillor Wardley

That Councillor Jorgensen be authorized to attend the Canadian Parks & Wilderness Society Annual General Meeting on October 21, 2015 in Edmonton and report to Council on the Conservation Blueprint for Northern Alberta.

CARRIED

**13. c) Friends of Royal Alberta Museum Society – RAM: A
Moving Tribute**

MOTION 15-10-697 MOVED by Councillor Driedger

That the Friends of Royal Alberta Museum Society – RAM: A Moving Tribute event be received for information.

CARRIED

**INFORMATION/
CORRESPONDENCE: 14. a) Information/Correspondence**

MOTION 15-10-698 MOVED by Deputy Reeve Sarapuk

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

CARRIED

Reeve Neufeld recessed the meeting at 11:59 a.m. and reconvened the meeting at 12:53 p.m.

**IN-CAMERA
SESSION:**

15. In-Camera Session

MOTION 15-10-699

MOVED by Councillor Driedger

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 12:53 p.m.

- 15. a) Legal
- 15. b) Labour
- 15. c) Land

CARRIED

MOTION 15-10-700

MOVED by Councillor Driedger

That Council move out of camera at 1:20 p.m.

CARRIED

PUBLIC HEARINGS:

7. a) Bylaw 1006-15 Land Use Bylaw Amendment to Rezone Part of NE 16-106-15-W5M from Agricultural "A" to Rural General Industrial District "RI2"(La Crete Rural)

Reeve Neufeld called the public hearing for Bylaw 1006-15 to order at 1:21 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 1006-15 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on September 8, 2015.

Reeve Neufeld asked if Council has any questions of the proposed Land Use Bylaw Amendment. Council had no questions.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 1006-15.

The following written submissions were read into the record and

are attached to these minutes:

- Joe Driedger
- Krista White
- Anna Harder
- Jason MacDonald
- Sandra Neufeld

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1006-15. Larry Neufeld stated that people are confused about the sewage components, etc. of the bylaw amendment which were included in the notice to adjacent landowners. Clarifying what kind of equipment, noise and odor are involved with the proposed gravel storage would help address resident concerns.

Councillor Wardley commented that she was glad that the development department sent out a letter informing residents about the rezoning.

Councillor Braun commented that too much is permitted under the bylaw for that zoning.

Reeve Neufeld closed the public hearing for Bylaw 1006-15 at 1:32 p.m.

MOTION 15-10-701

MOVED by Councillor Braun

That Bylaw 1006-15 being a Land Use Bylaw Amendment to rezone Part of NE 16-106-15-W5M from Agricultural "A" to Rural General Industrial District "RI2" for the purpose of Industrial development be TABLED for further information.

CARRIED

7. b) Bylaw 1007-15 Plan Cancellation for Consolidation Purposes Plan 122 3803, Block 1, Lot 1 (Pt. of NW & SW 33-105-15-W5M) (La Crete Rural)

Reeve Neufeld called the public hearing for Bylaw 1007-15 to order at 1:39 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 1007-15 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Plan Cancellation Bylaw. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on September 8, 2015.

Reeve Neufeld asked if Council has any questions of the proposed Plan Cancellation Bylaw. Councillor Wardley asked to clarify which section of land was owned.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 1007-15. No submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1007-15. There was no one present to speak to the proposed Bylaw.

Reeve Neufeld closed the public hearing for Bylaw 1007-15 at 1:42 p.m.

MOTION 15-10-702 **MOVED** by Councillor Wardley

That second reading be given to Bylaw 1007-15, being a Plan Cancellation Bylaw to cancel and consolidate Plan 122 3803, Block 1, Lot 1 back into the quarter from which it was taken.

CARRIED

MOTION 15-10-703 **MOVED** by Councillor Driedger

That third reading be given to Bylaw 1007-15, being a Plan Cancellation Bylaw to cancel and consolidate Plan 122 3803, Block 1, Lot 1 back into the quarter from which it was taken.

CARRIED

MOTION 15-10-704 **MOVED** by Councillor Bateman

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 1:44 p.m.

- 15. a) Legal
- 15. b) Labour
- 15. c) Land

MOTION 15-10-705 **MOVED** by Councillor Braun

That Council move out of camera at 1:48 p.m.

CARRIED

15. a) Legal – 2016 Veterinary Subsidy Contract

MOTION 15-10-706 **MOVED** by Deputy Reeve Sarapuk

That administration be authorized to negotiate the 2016 Veterinary Subsidy Contract as discussed.

CARRIED

15. b) Labour – AUPE Negotiations

MOTION 15-10-707 **MOVED** by Councillor Bateman

That the AUPE Negotiations be received for information.

CARRIED

15. c) Land – Sale of Service Road Allowance along South Side of 109th Avenue (La Crete)

MOTION 15-10-708 **MOVED** by Councillor Jorgensen
Requires 2/3

That the service road allowance along the north side of Plan 052 4622, Block 21, Lot 10 be sold to Frontier Auto at market value of \$115,000 per acre and that the East and West Utility Right-of-Ways be extended to the La Crete North Access Road.

CARRIED

Reeve Neufeld recessed the meeting at 1:52 p.m. and reconvened the meeting at 2:01 p.m.

DELEGATIONS: **4. a) Maarten Braat, Chairperson, Fort Vermilion Board of Trade**

MOTION 15-10-709 **MOVED** by Councillor Bateman

That a letter be sent to Alberta Environment and Parks requesting that a detailed ice jam study be conducted and that the Development Department investigate the restrictions associated with designating a high risk flood zone.

CARRIED

TENDERS:

6. a) Zama Property Disposal

MOTION 15-10-710

MOVED by Councillor Wardley

That the "Zama City Property Sale and Clean-up" request for proposals be opened.

CARRIED

Proposals Received:

Radar Hot Shots	\$100.00
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MOTION 15-10-711

Requires 2/3

MOVED by Councillor Driedger

That the Zama City properties located at 1072 Industrial Drive and 1084 Industrial Drive be sold to Radar Hot Shots for \$100.00, subject to the conditions of the clean-up agreement.

CARRIED

**NEXT MEETING
DATES:**

17. a) Organizational Council Meeting
Tuesday, October 27, 2015
9:00 a.m.
Fort Vermilion Council Chambers
- b) Special Council (Budget) Meeting
Tuesday, October 27, 2015
1:00 p.m.
Fort Vermilion Council Chambers
- c) Special Council (Budget) Meeting
Wednesday, October 28, 2015
9:00 a.m.
Fort Vermilion Council Chambers
- d) Regular Council Meeting
Wednesday, October 28, 2015
9:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT:

18. a) Adjournment

MOTION 15-10-712 **MOVED** by Councillor Jorgensen

That the council meeting be adjourned at 2:40 p.m.

CARRIED

These minutes were approved by Council on October 28, 2015.

(original signed)

Bill Neufeld
Reeve

(original signed)

Joulia Whittleton
Chief Administrative Officer

