

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

**Tuesday, December 14, 2004  
10:00 a.m.**

**Council Chambers, Municipal District of Mackenzie Office  
Fort Vermilion, Alberta**

**PRESENT:**

Bill Neufeld	Reeve
Walter Sarapuk	Deputy Reeve
John W. Driedger	Councillor
Greg Newman	Councillor
Ed Froese	Councillor
Jim Thompson	Councillor
Willy Neudorf	Councillor
Peter Braun	Councillor
Lisa Wardley	Councillor

**ABSENT:**

Stuart Watson	Councillor
---------------	------------

**ALSO PRESENT:**

Bill Landiuk	Interim CAO/Director of Corporate Services
Barb Spurgeon	Executive Assistant
Mike Savard	Director of Operational Services
Paul Driedger	Director of Planning and Emergency Services

Minutes of the Regular Council meeting for the Municipal District of Mackenzie No. 23 held on Tuesday, December 14, 2004 in the Council Chambers of the Municipal District of Mackenzie office, Fort Vermilion, Alberta.

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

Reeve Neufeld called the meeting to order at 10:04 a.m.

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

**MOTION 04- 874    MOVED** by Councillor Thompson

That the agenda be adopted as amended with the addition of:

- 10. l) Husky Energy Enforcement Services
- 11. c) REDI Business Plan
- 12. b) Contract Issues
- 12. c) Negotiations

**CARRIED**

**BUSINESS ARISING  
OUT OF THE  
MINUTES:**

4.    a)

There were no items under this heading.

**ADOPTION OF  
THE PREVIOUS  
MINUTES:**

3.    a)    **Minutes of the November 22, 2004  
Regular Council Meeting**

**MOTION 04- 875    MOVED** by Councillor Newman

That the minutes of the November 22, 2004 Regular Council Meeting be adopted as presented.

**CARRIED**

**MOTION 04-876    MOVED** by Councillor Newman

That the minutes of the November 24 and 25, 2004 Special Council Budget Meeting be adopted as presented.

**CARRIED**

**MOTION 04-877    MOVED** by Councillor Newman

That the minutes of the December 6 and 7, 2004 Special Council Budget Meeting be adopted as amended.

**CARRIED**

**DELEGATIONS:** 5. a)

**PUBLIC HEARINGS:** 6. a) **Bylaw 461/04 – Municipal Reserve Property Closure Part of Plan 882 1687, Block 4 Lot 4 MR, Zama**

Reeve Neufeld called the public hearing for Bylaw 461/04 to order at 10:07 a.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 461/04 was properly advertised. Paul Driedger 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. Paul Driedger presented the Development Authority's submission.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. There were none.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 461/04. Paul Driedger answered that there were none.

Reeve Neufeld asked if there was anyone present who would like to speak in regards of the proposed Bylaw 461/04. There was no indication that anyone present wished to speak.

Reeve Neufeld closed the public hearing for Bylaw 461/04 at 10:10 a.m.

**MOTION 04-878**

Bylaw 461/04  
Second reading

**MOVED** by Councillor Braun

That second reading be given to Bylaw 461/04 being a bylaw to close part of Municipal Reserve on Plan 882 16887, Block 4, Lot 4MR.

**CARRIED**

**MOTION 04-879**

Bylaw 461/04  
Third reading

**MOVED** by Councillor Neudorf

That third reading be given to Bylaw 461/04 being a bylaw to close part of Municipal Reserve on Plan 882 16887, Block 4, Lot 4MR.

**CARRIED**

**6. b) Bylaw 470/04 – Land Use Bylaw Amendment to add “Auto Body Shop” to Hamlet Commercial District 2**

Reeve Neufeld called the public hearing for Bylaw 470/04 to order at 10:11 a.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 470/04 was properly advertised. Paul Driedger 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. Paul Driedger presented the Development Authority’s submission.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. There were none.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 470/04. Paul Driedger answered that there were none.

Reeve Neufeld asked if there was anyone present who would like to speak in regards of the proposed Bylaw 470/04. There was no indication that anyone present wished to speak.

Reeve Neufeld closed the public hearing for Bylaw 470/04 at 10:12 a.m.

**MOTION 04-880**

Bylaw 470/04  
Second reading

**MOVED** by Councillor Wardley

That second reading be given to Bylaw 470/04 being a bylaw to add Auto Body Shop to Hamlet Commercial District 2.

**CARRIED**

**MOTION 04-881**

Bylaw 470/04  
Third reading

**MOVED** by Councillor Braun

That third reading be given to Bylaw 470/04 being a bylaw to add Auto Body Shop to Hamlet Commercial District 2.

**CARRIED**

**COUNCIL  
COMMITTEE AND  
CAO REPORTS:**

**7. a) Council Report**

Councillor Froese reported no meetings.  
Councillor Braun reported on the La Crete Recreational Board and Landfill Authority meeting.  
Councillor Newman reported on the Rural Water Services Board.  
Councillor Thompson reported no meetings.  
Councillor Wardley reported on the Zama Fire Department Election, Recreational Board, and the Mackenzie Library Board.  
Councillor Neudorf reported no meetings.  
Councillor Driedger reported on NAIT meeting, Mackenzie Housing Management Board meeting, AISH Conference, Rural Water Services Board, and the Mackenzie Library Board meeting.  
Deputy Reeve Sarapuk reported on Veterinary Services Incorporated meeting, and REDI Management meeting.  
Reeve Neufeld reported no meetings.

**MOTION 04-882      MOVED by Councillor Braun**

That the verbal reports of Council be received as information.

**CARRIED**

**7. b) CAO Report**

**MOTION 04-883      MOVED by Councillor Driedger**

That the verbal report by the Interim Chief Administrative Officer be received as information.

**CARRIED**

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

**10. a) Bylaw 471/04 – School Zones and Speed Zones**

**MOTION 04-884**

Bylaw 471/04  
First reading

**MOVED by Councillor Newman**

That first reading be given to Bylaw 471/04 being a bylaw to establish school zones, signage for school zones, and speed limits within the Municipal District of Mackenzie.

**CARRIED**

**10 b) Bylaw 473/04 – Land Use Bylaw Amendment  
Buffalo Lake Estates Truck Routes**

**MOTION 04-885**

Bylaw 473/04

First reading

**MOVED** by Councillor Newman

That first reading be given to Bylaw 473/04 being a Land Use bylaw amendment to establish a truck route for the Buffalo Lake Estates area.

**CARRIED**

**MOTION 04-886**

Bylaw 473/04

Second reading

**MOVED** by Councillor Braun

That second reading be given to Bylaw 473/04 being a Land Use bylaw amendment to establish a truck route for the Buffalo Lake Estates area.

**CARRIED**

**MOTION 04-887**

Requires Unanimous

Consent

**MOVED** by Councillor Neudorf

That consideration be given to go to third reading for Bylaw 473/04 being a Land Use bylaw amendment to establish a truck route for the Buffalo Lake Estates area.

**CARRIED**

**MOTION 04-888**

Bylaw 473/04

Third reading

**MOVED** by Deputy Reeve Sarapuk

That third reading be given to Bylaw 473/04 being a Land Use bylaw amendment to establish a truck route for the Buffalo Lake Estates area.

**CARRIED**

Reeve Neufeld recessed the meeting at 11:00 a.m.  
Reeve Neufeld reconvened the meeting at 11:15 a.m.

**GENERAL**

**REPORTS:**            **8.    b)    Action List**

**MOTION 04-889    MOVED** by Councillor Froese

That a letter be written to Frank Oberle, MLA and copied to Lyle Olberg, Minister of Transportation and Pearl Calahassen, Minister of Northern Development to arrange a meeting on Highway 88.

**CARRIED**

**MOTION 04-890    MOVED** by Councillor Newman

That a letter be written to Frank Oberle to arrange a meeting with the appropriate Minister to restart the Caribou Mountain Wildland Management Plan.

**CARRIED**

**MOTION 04-891    MOVED** by Councillor Neudorf

That the Action List be received for information.

**CARRIED**

**OPERATIONAL SERVICES:**

**9.    a)    Award of Transfer Station Waste Hauling Contract**

**MOTION 04-892    MOVED** by Councillor Driedger

That the hauling of Transfer Station Waste Contract be awarded to L&P Disposals for \$502,005.60.

**CARRIED**

**9.    b)    La Crete Tire and Battery Oversizing Payment**

**MOTION 04-893    MOVED** by Councillor Froese

Requires 2/3  
Majority

That authorization be given for payment of the following invoice to La Crete Tire and Battery:

\$3,296.39 for Oversizing of sewer and water lines along 109<sup>th</sup> Avenue in La Crete.

To be funded from the General Capital Reserve (97-760)

**CARRIED**

**9. c) Vehicle Unit # 1218 Replacement**

**MOTION 04-894**

Requires 2/3

Majority

**MOVED** by Councillor Newman

That a vehicle be purchase to replace Unit #1218 at a cost of \$11,000, \$1,700 to be funded from the Vehicle and Equipment Reserve (04-761-31) and \$9300 to be funded by the insurance company.

**DEFEATED**

**MOTION 04-895**

**MOVED** by Deputy Reeve Sarapuk

That a vehicle be purchased to replace Unit #1218 at a cost of \$29,300, \$20,000 to be funded from the Vehicle and Equipment Reserve (04-761-31) and \$9300 to be funded by the insurance company.

**CARRIED**

**9. d) Prairie Grain Roads Funding**

**MOTION 04-896**

**MOVED** by Councillor Driedger

That authorization be given to proceed with the application for 99<sup>th</sup> Street Upgrading under the Prairie Grain Roads Funding Program.

**CARRIED**

Reeve Neufeld recessed the meeting at 12:07 p.m.  
Reeve Neufeld reconvened the meeting at 1:05 p.m.

**9. e) Director's Report**

**MOTION 04-897**

**MOVED** by Councillor Neudorf

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

**CARRIED**

**MOTION 04-898**

**MOVED** by Councillor Newman

That the agreement for the senior snow plow flags be interpreted as all residents of the property are: senior, handicapped or are spouses or dependents of seniors or handicapped persons.

**CARRIED**

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

**10 c) Bylaw 474/04 – Imposition of Offsite Levies for  
Lift Station No. 5 in La Crete**

**MOTION 04-899**

Bylaw 474/04

First reading

**MOVED** by Councillor Newman

That first reading be given to Bylaw 474/04 being a bylaw to establish offsite levies for the areas benefiting from Lift Station No. 5 in La Crete.

**CARRIED**

**10 d) Bylaw 475/04 – Land Use Bylaw Amendment  
To Add Homestead to Land Use Bylaw 422/04**

**MOTION 04-900**

Bylaw 475/04

First reading

**MOVED** by Deputy Reeve Sarapuk

That first reading be given to Bylaw 475/04 being a Land Use bylaw amendment to add 'Homestead' to Land Use Bylaw 422/04.

**CARRIED**

**10 e) Development Permit Application 331-DP-04  
Plan 882 1687, Block 6, Lot 1: Direct Control District 2**

**MOTION 04-901**

**MOVED** by Councillor Braun

That Development Permit 331-DP-04 be approved with the following conditions:

**CONDITIONS OF APPROVAL**

1. Building setbacks: front yard 9.1 meters (30 feet), side yard 9.1 meters (30 feet), rear yard 9.1 meters (30 feet).
2. Provide parking as follows: The minimum parking standards are 1 stall per 37.16 sq m (400 sq. ft.) of gross floor area. *“One parking space, including the driveway area, shall occupy 300 square feet.”*

3. The Municipality has assigned the following address to the noted property (**958-Tower Road**). You are required to display the address (**958**) to be clearly legible from the street **facing Tower road** and be on a contrasting background. The minimum size of the characters shall be four inches in height.
4. The architecture, construction materials and appearance of the shall be accepted standards and shall compliment the natural features and character of the site and neighborhood.
5. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Road/Maintenance Department for M.D. of Mackenzie at 928-3983. Access to be constructed to MD of Mackenzie standards and at the developers expense.

*Please note*

1. Obtain all other approvals from other Government Agencies as required. (Agriculture, Environment, Housing and Consumer Affairs Division, **Alberta Gaming and Liquor Commission**, PTMMA, etc.)
2. Comply to applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at (780)-926-7000.
3. The Municipal District of Mackenzie does not conduct independent environmental or land suitability checks. If the applicant is concerned about the suitability of the property for any purpose, the owner/applicant should conduct the proper tests. The Municipal District of Mackenzie, when issuing a development permit, makes no representation in regards to the suitability of the property for any purpose or as to the presence or absence of environmental contaminants of the property.
4. Obtain plumbing, electrical, gas, and building permits as required, at an M.D. of Mackenzie office.
5. Call 'Alberta-1st-Call' before you dig. (1-800-242-3447).

**CARRIED**

**10 f) Letter From Cabin Owners: Bistcho Lake Fire**

**MOTION 04-902** **MOVED** by Councillor Driedger

That another letter be written to the Minister of Sustainable Resource Development from the Reeve for full compensation to the cabin owners for their losses from the Bistcho Lake fire in July 2004.

**CARRIED**

**10 g) MD Owned Land**

**MOTION 04-903** **MOVED** by Councillor Wardley

That administration proceed with the sale of the following properties:

- NORTHVER, Lot 6 – Tax forfeiture
- 2777RS, BI 1, Lot 6 - Tax forfeiture
- 2938RS, BI 8, Lot 8 - Tax forfeiture
- 2938RS, BI 7, Lot 15 – Vacant lot in Fort Vermilion - Sale proceeding
- 0326173, BI 1, Lot 16 - Old Office in Fort Vermilion - Sale proceeding
- 8923048, BI 20, Lot 7 – Zama Fire & rescue training site - Recommend selling on approval from Zama Fire Department.
- 8821687, BI 11, Lot 1 – Lease in Zama - Recommend selling
- 8821687, BI 7, Lot 1 – Lease in Zama - Recommend selling
- 8821687, BI 1, Lot 1 – Lease in Zama - Recommend selling
- 9623203, Lot 3 – Vacant lot in Zama - Recommend selling

**CARRIED**

Reeve Neufeld recessed the meeting at 2:30 p.m.  
Reeve Neufeld reconvened the meeting at 2:45 p.m.

**10 h) Memorandum of Agreement:  
Municipal District of Mackenzie and  
La Crete Municipal Nursing Association**

**MOTION 04-904** **MOVED** by Councillor Braun

That negotiations be entered into with La Crete Municipal Nursing Association for the sale of the duplex in La Crete.

**CARRIED**

**10 i) Enhanced Policing**

**MOTION 04-905** **MOVED** by Councillor Driedger

That the Enhanced Policing Agreements be received as information.

**CARRIED**

**10 j) La Crete MD Office Building Task Force**

**MOTION 04-906** **MOVED** by Councillor Wardley

That the La Crete MD Office Building Task Force be established and Councillor Braun, Councillor Driedger, and Councillor Newman be appointed to the Task Force.

**CARRIED**

**MOTION 04-907** **MOVED** by Councillor Neudorf

That the La Crete MD Office Building Task Force Terms of Reference be adopted as amended.

**CARRIED**

**10 k) Director's Report**

**MOTION 04-908** **MOVED** by Councillor Newman

That the written report submitted by the Director of Planning, Emergency, and Enforcement Services be accepted as presented.

**CARRIED**

**10. l) Husky Energy Enforcement Services**

**MOTION 04-909**  
Requires Unanimous  
Consent

**MOVED** by Councillor Neudorf

That a contract be entered into with Husky Energy for enforcement services on their License of Occupation roads and that Husky Energy be charged for all costs associated with the contract including a 20% administration fee on a one year trial basis.

**CARRIED**

**CORPORATE  
SERVICES:**

**11. a) Bylaw 439/04 – Local Improvement for Water**

**MOTION 04-910**

Requires 2/3 Majority

Bylaw 439/04

Second Reading

**MOVED** by Councillor Newman

That second reading be given to Bylaw 439/04 being a bylaw to approve a local improvement charge for water from 94<sup>th</sup> Avenue along 97<sup>th</sup> Street to 101 Avenue; from 97<sup>th</sup> Street along 101 Avenue to 99<sup>th</sup> street to the north end of Plan 9421213, Block 19, Lot 3 in the Hamlet of La Crete.

**CARRIED**

**MOTION 04-911**

Requires 2/3 Majority

Bylaw 439/04

Third Reading

**MOVED** by Councillor Braun

That third reading be given to Bylaw 439/04 being a bylaw to approve a local improvement charge for water from 94<sup>th</sup> Avenue along 97<sup>th</sup> Street to 101 Avenue; from 97<sup>th</sup> Street along 101 Avenue to 99<sup>th</sup> street to the north end of Plan 9421213, Block 19, Lot 3 in the Hamlet of La Crete.

**CARRIED**

**11. b) Bylaw 449/04 – Local Improvement for Water**

**MOTION 04-912**

Requires 2/3 Majority

Bylaw 449/04

Second Reading

**MOVED** by Councillor Newman

That second reading be given to Bylaw 449/04 being a bylaw to approve a local improvement charge for water from 94<sup>th</sup> Avenue along 92<sup>nd</sup> Street to 95<sup>th</sup> avenue; from 92<sup>nd</sup> Street along 95<sup>th</sup> Avenue to 95<sup>th</sup> street and 100<sup>th</sup> Avenue to the east side of Plan 042 4700, Block 2, Lot 13, along 94<sup>th</sup> Street south of 100<sup>th</sup> Avenue in the Hamlet of La Crete.

**CARRIED**

**MOTION 04-913**

Requires 2/3 Majority

Bylaw 449/04

Third Reading

**MOVED** by Councillor Braun

That third reading be given to Bylaw 449/04 being a bylaw to approve a local improvement charge for water from 94<sup>th</sup> Avenue along 92<sup>nd</sup> Street to 95<sup>th</sup> avenue; from 92<sup>nd</sup> Street along 95<sup>th</sup> Avenue to 95<sup>th</sup> street and 100<sup>th</sup> Avenue to the east side of Plan 042 4700, Block 2, Lot 13, along 94<sup>th</sup> Street south of 100<sup>th</sup> Avenue in the Hamlet of La Crete.

**CARRIED**

11. C) **REDI Business Plan**

**MOTION 04-914** **MOVED** by Councillor Newman

That consideration be given to move in camera to discuss issues under the *Freedom of Information and Protection of Privacy*, Alberta Regulation 200/95 (3:55 p.m.)

**CARRIED**

**IN CAMERA  
SESSION:**

12. a) **Legal Advice**

12. b) **Contract Negotiations**

12. c) **Negotiations**

**MOTION 04-915** **MOVED** by Councillor Wardley

That Council come out of camera (4:55 p.m.).

**CARRIED**

**MOTION 04-916** **MOVED** by Councillor Driedger

That a letter be written to the Town of High Level requesting they repeal the Land Use Bylaw amendment or consider the IDP to be terminated.

**CARRIED**

**NEXT**

**MEETING DATE:**

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

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

**MOTION 04- 917** **MOVED** by Councillor Wardley

That the Regular Council meeting be adjourned (4:52 p.m.).

**CARRIED**

These minutes were adopted this 11<sup>th</sup> day of January 2005.

"B. Neufeld" (signed)  
Bill Neufeld, Reeve

"B. Spurgeon" (signed)  
Barbara Spurgeon,  
Executive Assistant