

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

**Wednesday, February 8, 2006     10:00 a.m.  
Council Chambers Fort Vermilion, Alberta**

<b>PRESENT:</b>	Bill Neufeld	Reeve
	Walter Sarapuk	Deputy Reeve
	Peter Braun	Councillor
	John W. Driedger	Councillor
	Ed Froese	Councillor
	Willy Neudorf	Councillor
<b>ALSO PRESENT:</b>	Ray Coad	Chief Administrative Officer
	Christine Woodward	Executive Assistant
	Youlia Whittleton	Director of Corporate Services
	Eva Schmidt	Planning Supervisor
	Brenda Wiebe	Roads Supervisor
		Trent Allen, media
	Susan McNeil, media	
	And members of the public	
<b>ABSENT</b>	Stuart Watson	Councillor
	Jim Thompson	Councillor
	Greg Newman	Councillor
	Lisa Wardley	Councillor

**Minutes of the Regular Council meeting for the Municipal District of  
Mackenzie No. 23 held on Wednesday February 8, 2006 in Council  
Chambers, Fort Vermilion, Alberta.**

**CALL TO ORDER:**            1.1            **Call to Order**

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

**ADOPTION OF  
AGENDA:**                    2.1            **Agenda Approval**

The agenda was reviewed; Item 8.3j) Gravel Contract was moved to 15.1 In Camera (negotiations), 10.4 Mackenzie Housing Management Board moved to 15.2 In Camera; added were 8.1d) Sale of Zama Lots, 8.3k) Wolf Bounty, 8.4b) Fire Invoice, 15.3 Northern Sunrise County, 15.4 High Level Cost Sharing, and 15.5 Personnel.

**MOTION 06-60**                    **MOVED** by Councillor Driedger

That the agenda for February 8, 2006 be approved as amended.

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**CARRIED**

**PUBLIC HEARING: 3.1 Bylaw 537/05 – Fort Vermilion Area Structure Plan**

Reeve Neufeld called the public hearing for Bylaw 537/05 to order at 10:05 a.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 537/05 was properly advertised. Eva Schmidt, Planning Supervisor, 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. Planning Supervisor Schmidt presented the Development Authority's submission and indicated that first reading was given on December 13, 2005, and that the plan was well accepted at the December Open House. The document will be reviewed every 5-years, as it is a living document.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. There were several questions, which the Planning Supervisor answered.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 537/05. Planning Supervisor Schmidt answered that there were none.

Reeve Neufeld asked if there was anyone present who would like to speak in regards of the proposed Bylaw 537/05. There was no indication that anyone present wished to speak.

Reeve Neufeld closed the public hearing for Bylaw 537/05 at 10:10 a.m.

**3.2 Bylaw 544/06 – Land Use Bylaw Amendment - Rezoning S1/2 9-111-19-W5M, SE 17-111-19-W5M, and NE 8-111-19-W5M**

Reeve Neufeld called the public hearing for Bylaw 544/06 to order at 10:10 a.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 544/06 was properly advertised. Eva Schmidt, Planning Supervisor, answered that the bylaw was advertised in accordance with the Municipal Government Act.

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Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Planning Supervisor Schmidt presented the Development Authority's submission and indicated that first reading was given on January 10, 2006.

The present landowner has requested that these parcels be rezoned to accommodate industrial development. All development surrounding the airport is subject to approvals by NAV Canada and Alberta Environment.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. There were several questions, which the Planning Supervisor answered.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 544/06. Planning Supervisor Schmidt answered that the Town of High Level wished to initiate the Intermunicipal Development Plan (IDP) dispute resolution process. Concerns were raised by the Town regarding industrial zoning north of High Level; contamination by industrial uses, the potential of interference with the airport, and the Town requested the Bylaw be tabled until an airport vicinity protection area (AVPA) bylaw be in place, and until issues surrounding the bylaw are resolved.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 544/06. Town of High Level CAO Dianne Hunter made a presentation to Council, (also included as an addition the Council package), as both the CAO and as an affected landowner.

The Town was not opposed to industrial developments in the IDP corridor provided the development is in accordance with the principles contained in the IDP. Ms. Hunter indicated that she felt that the rezoning is not driven by the landowner, but by the Municipal District.

The Town requested that this Bylaw be tabled until such time as:

- The MD's Land Use Bylaw is amended to include an airport district that more clearly identifies the permitted and discretionary uses on and near airport lands, and
- The MD's Land Use Bylaw references land use restrictions within a 4 km radius of the airport, and
- That the MD undertakes a review of the Footner Lake watershed and land uses within that area.

Finally CAO Hunter requested that the MD follow the dispute

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resolution process as outlined in the IDP which allows this issue to be mutually resolved to everyone's satisfaction - the MD's, the Town's, affected property owners and residents of the region.

Planning Supervisor Schmidt stated that there is no application for subdivision on file from a landowner, but that landowners in the affected area have appeared before Council and indicated their strong desire for the rezoning to occur.

Ernie Derksen spoke to Council regarding his disappointment in the planned rezoning, as he is an adjacent landowner and feels that industrial development would infringe on his rural lifestyle. The water agreement between the MD and the Town has not been resolved, and he is concerned about his water source and quality in the event of industrial development. Noise and pollution concerns were also raised.

Phil Peters, adjacent landowner, spoke of having purchased land in that area and moving out of town to a quiet acreage. He is definitely opposed to industrial development, as it would influence his quality of life.

Sheila Peters described her enjoyment of the peace and quiet of living in that area, and the negative effects of industrial development to lifestyle and property values. Traffic and air quality were described as issues in future. A buffer zone in the event of such development was requested of a minimum of 100 or 200 feet of trees. She described this growth as discouraging and of great concern to her and her family.

Wes Peters spoke, as adjacent landowner, and as employee for Delta Helicopters. He indicated that a very small amount of steam or smoke can prevent flights in and out of the airport. Even wood smoke from the few residential stoves drifts across the road. The helicopters are used for fire fighting and perform a critical service; interference reduces the window of opportunity to respond to fires. A road running parallel to his lot acting as road allowance in the event of development would convert his property into a dusty corner lot.

Reeve Neufeld closed the public hearing for Bylaw 544/06 at 10:35 a.m.

**DELEGATIONS:**

**5.1** No items under this heading

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**APPROVAL OF  
MINUTES:  
MOTION 06-61**

**6.1 Minutes - January 25, 2006 Council Meeting**

**MOVED** by Councillor Dreidger

That the minutes of the January 25, 2006 Regular Council Meeting be adopted with amendments:

- Motion for 1<sup>st</sup> reading, 06-39
- La Crete Sawmills delegate Dave Froese is a sales representative for the mill.

**CARRIED**

**BUSINESS ARISING  
FROM MINUTES:**

**7.1** No items under this heading

**BUSINESS:**

**8.1 a) Bylaw 537/05 – Fort Vermilion Area Structure Plan**

**MOTION 06-62**

Bylaw 537/06  
Second Reading

**MOVED** by Councillor Neudorf

That second reading be given to Bylaw 537/05, being a Land Use Bylaw amendment to adopt the Hamlet of Fort Vermilion Area Structure Plan.

**CARRIED**

**MOTION 06-63**

Bylaw 537/06  
Third Reading

**MOVED** by Councillor Froese

That third reading be given to Bylaw 537/05, being a Land Use Bylaw amendment to adopt the Hamlet of Fort Vermilion Area Structure Plan.

**CARRIED**

**8.1 b) Bylaw 544/06 – Land Use Bylaw Amendment**

**MOTION 06-64**

Bylaw 544/06  
Second Reading  
DEFEATED

**MOVED** by Councillor Froese

That second reading be given to Bylaw 544/05, being a Land Use Bylaw amendment to rezone S1/2 9-111-19-W5M, SE 17-111-19-W5M and NE 8-111-19-W5M lying east of Highway 35 From Agricultural District 1 "A1" to Rural Industrial District "RI1".

**DEFEATED**

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**8.1c) Integrated Land Use Planning – Terms of Reference**

**MOTION 06-65**

**MOVED** by Councillor Braun

That the Terms of Reference for the Local Integrated Plan be approved as amended and presented.

**CARRIED**

**ADDITION**

**8.1d) Land Sale - Zama Tower Road Development**

**MOTION 06-66**

Requires Unanimous Vote

**MOVED** by Councillor Neudorf

That the MD of Mackenzie subdivision lots east of Tower Road in Zama, namely Plan 962 4275, Block 18, Lots 1-6 and adjoining Lots 7-12 and Plan 962 4275, Block 4, Lot 29 be sold for \$1.00 per lot.

**CARRIED**

**8.2 a) Borrowing Bylaw 540/06 – Zama Tower Road Sewer Installation and Servicing**

**MOTION 06-67**

**MOVED** by Councillor Braun

That the funding for the approved 2006 Capital Zama Tower Road Sewer/Utility Connection project be amended as follows:

- \$275,000 by debenture, with cost recovery by imposing a local improvement charge; and
- \$35,000 from General Capital Reserve with the utility service connection fees imposed under Bylaw 548/06 placed back in to the General Capital Reserve upon collections.

**CARRIED**

**MOTION 06-68**

Bylaw 540/06  
First Reading

**MOVED** by Councillor Froese

That first reading be given to Bylaw 540/06, being a bylaw authorizing a debenture borrowing in the amount of \$275,000 for Zama Tower Road Sewer Installation.

**CARRIED**

**8.2 b) Mackenzie Applied Research Association**

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**MOTION 06-69**

**MOVED** by Councillor Froese

That \$30,000 operating grant budgeted in the 2006 operating budget for the Northern Peace Applied Research Association be forwarded to the Mackenzie Applied Research Association.

**CARRIED**

8.3 a) **Bylaw 545/06 – 101 Ave. La Crete Local Improvement**

**MOTION 06-70**

**MOVED** by Councillor Froese

That Councillor Braun be approved to attend the Open House for Bylaw 545/06 - 101 Ave. La Crete Local Improvement

**CARRIED**

**MOTION 06-71**

**MOVED** by Councillor Neudorf

That the attached local improvement plan for curb, gutter, and sidewalk along 101 Avenue from 102 Street to 107 Street in the Hamlet of La Crete be approved.

**CARRIED**

**MOTION 06-72**

Bylaw 545/06  
First Reading

**MOVED** by Councillor Neudorf

That first reading be given to Bylaw 545/06 being a bylaw to charge a local improvement cost for curb, gutter and sidewalk along 101 Avenue from 102 Street to 107 Street in the Hamlet of La Crete be approved.

**CARRIED**

8.3 b) **Bylaw 546/06 – Zama Sewer Main Local Improvement**

**MOTION 06-73**

**MOVED** by Councillor Braun

That the attached local improvement plan for sewer main along Tower Road from Wildcat Avenue to the north end Lot 29, Block 4, Plan 962 4275 in the Hamlet of Zama be approved.

**CARRIED**

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**MOTION 06-74**

Bylaw 546/06  
First Reading

**MOVED** by Councillor Froese

That first reading be given to Bylaw 546/06 being a bylaw to approve a local improvement charge for a sewer main along Tower Road from Wildcat Avenue to the north end Lot 29, Block 4, Plan 962 4275 in the Hamlet of Zama be approved.

**CARRIED**

**8.3 c) Bylaw 547/06 – Zama Water Main Local Improvement**

**MOTION 06-75**

**MOVED** by Councillor Braun

That the attached local improvement plan for a water main along Tower Road from Wildcat Avenue to Aspen Drive in the Hamlet of Zama be approved.

**CARRIED**

**MOTION 06-76**

Bylaw 547/06  
First Reading

**MOVED** by Councillor Froese

That first reading be given to Bylaw 547/06 being a bylaw to approve a local improvement charge for a water main along Tower Road from Wildcat Avenue to Aspen Drive in the Hamlet of Zama be approved.

**CARRIED**

**8.3 d) Bylaw 548/06 Zama Service Connection Fee**

**MOTION 06-77**

Bylaw 548/06  
First Reading

**MOVED** by Deputy Reeve Sarapuk

That first reading be given to Bylaw 548/06 being a bylaw to approve a Service Connection Fee for Water and Sewer Service Connections on Tower Road from Wildcat Avenue to the North End of Lot 29, Block 4, Plan 962 4275 in the Hamlet of Zama be approved.

**CARRIED**

**8.3 e) Bylaw 550/06 Fee Schedule**

**MOTION 06-78**

Bylaw 550/06  
First Reading

**MOVED** by Councillor Braun

That first reading be given to Bylaw 550/06 being a bylaw to



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establish a fee schedule for services.

**CARRIED**

**MOTION 06-79**

Bylaw 548/06  
Second Reading

**MOVED** by Councillor Neudorf

That second reading be given to Bylaw 550/06 being a bylaw to establish a fee schedule for services.

**CARRIED**

**MOTION 06-80**

Bylaw 548/06  
Consideration for Third Reading  
Requires Unanimous Consent

**MOVED** by Councillor Driedger

That consideration be given to go to third reading of Bylaw 550/06 being a bylaw to establish a fee schedule for services.

**CARRIED**

**MOTION 06-81**

Bylaw 548/06  
Third Reading  
Requires 2/3

**MOVED** by Deputy Reeve Sarapuk

That third reading be given to Bylaw 550/06 being a bylaw to establish a fee schedule for services.

**CARRIED**

**8.3 f) Rosenberger Drainage – Lines 3 & 7**

**MOTION 06-82**

Rosenberger Drainage Lines 3 & 7  
Requires Unanimous Consent

**MOVED** by Deputy Reeve Sarapuk

That the 2006 capital budget be amended to include Rosenberger Drainage Lines 3 & 7 at a cost of \$494,755 with funding to come from a grant by Alberta Infrastructure and Transportation.

**CARRIED**

**8.3 g) Street Light along 94 Ave – Ridgeview School**

**MOTION 06-83**

Requires 2/3 Consent

**MOVED** by Councillor Braun

That the 2006 budget be amended to include 3 street lights along 94 Avenue in La Crete with a budget for \$13, 900 with funding to come from General Operating Reserve.

**CARRIED**

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**8.3 h) Water Main Oversizing Payment**

**MOTION 06-84**

**MOVED** by Councillor Froese

That authorization be given for payment of \$793.80 to Peter Fehr for water main oversizing along 98<sup>th</sup> Avenue in La Crete, to be funded from the General Capital Reserve 97-760.

**CARRIED**

**8.3 i) Highway 697/88 Connector Intersection**

**MOTION 06-85**

**MOVED** by Councillor Neudorf

That a letter be written to MLA Frank Oberle requesting that paving of the Highway 697/Highway 88 Connector intersection slip ramp be included in the Highway 697 overlay project.

**CARRIED**

**MOTION 06-86**

**MOVED** by Councillor Neudorf

That administration be instructed to go ahead with modified option A2 as per Council discussion.

**CARRIED**

**IN CAMERA 15.1**

**8.3 j) 2006 Gravel Crushing Contract**

This item was moved In Camera as it is a contract negotiation.

**ADDITION**

**8.3k) Wolf Bounty**

**MOTION 06-87**

Requires Unanimous Consent

**MOVED** by Councillor Braun

That the Agricultural Services Board investigates a local bounty on wolves to assist with current wolf overpopulation in this area.

**CARRIED**

**8.4 a) AUMA – Ground Ambulance Stakeholder Consultation**

**MOTION 06-88**

**MOVED** by Councillor Braun

That the AUMA Ground Ambulance Consultation Stakeholder

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Consultation item be received for information

**CARRIED**

**ADDITION**                      **8.4b)              Fire Invoice**

Administration will look into an invoice recently sent for a fire in 2004; the invoice had been paid.

**8.5 a)              Mackenzie Regional Library Board – Application**

**MOTION 06-89**                      **MOVED** by Deputy Reeve Sarapuk

That Council appoints Anne Martens to a 3-year term on the MD of Mackenzie Regional Library Board.

**CARRIED**

**ACTION**                              **9.1 a)              Challenge North 2006 – Request for Sponsorship**  
**CORRESPONDENCE:**

**MOTION 06-90**                      **MOVED** by Deputy Reeve Sarapuk

That the MD of Mackenzie becomes a Gold Sponsor for Northern Alberta Development Council's 2006 Challenge North Conference.

**CARRIED**

**9.1 b)              Challenge North 2006 – Conference**

**MOTION 06-91**                      **MOVED** by Councillor Braun

That Council be authorized to attend the NADC Challenge North 2006 Conference April 5 - 7 in High Level.

**CARRIED**

**9.2                      Actions to Effective Communications Workshop**

**MOTION 06-92**                      **MOVED** by Councillor Braun

That the Action to Effective Communication Workshop item be received for information.

**CARRIED**

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**MOTION 06-93**                    **MOVED** by Councillor Braun

That administration contacts the organizers of the Action for Effective Communication Workshop to plan a local workshop for the Mackenzie Region.

**CARRIED**

Reeve Neufeld called for a recess for lunch at 11:55 a.m.

**INFORMATION:**            **10.1**            **Development Permit Statistics Report**

**MOTION 06-94**                    **MOVED** by Councillor Neudorf

That the development permit statistics report be received for information.

**CARRIED**

**10.2**            **Action List**

**MOTION 06-95**                    **MOVED** by Councillor Froese

That the February 8, 2006 Action List be received for information.

**CARRIED**

**10.3**            **Dene Tha Council-to-Council Minutes 01/23/06**

**MOTION 06-96**                    **MOVED** by Councillor Neudorf

That the Minutes of the Dene Tha Council meeting Jan. 23/06 be accepted for information.

**CARRIED**

**See IN Camera 15.2**            **10.4**            **Mackenzie Housing Ministerial Order**

**INFORMATION**            **11.1**            **Garden River Road Maintenance**  
**CORRESPONDENCE:**

**MOTION 06-97**                    **MOVED** by Councillor Braun

That the letter to Chief Floyd Noskiye of Little Red River Cree Nation from the Minister of Infrastructure and Transportation regarding Garden River Road maintenance be accepted as

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information.

**CARRIED**

**11.2 Board of Trade Annual General Meeting**

Any Council member wishing to attend may do so on his or her own.

**MOTION 06-98**

**MOVED** by Councillor Driedger

That the notice from the Fort Vermilion Board of Trade regarding the upcoming Annual General Meeting be accepted as information.

**CARRIED**

**NEW BUSINESS:**

**12.** There was no item under this heading.

**NOTICES OF MOTION:**

**13.** There was no item under this heading.

**ROUND TABLE:**

**14. Council Reports**

Council briefly reviewed meetings and workshops, with Councillor Driedger describing the 3-day Emergency Services Workshop, Councillor Neudorf detailing the Agricultural Services Conference, Councillor Braun highlighting the Mighty Peace Tourism Conference, Deputy Reeve Sarapuk discussing the Land Use Initiative meeting and Reeve Neufeld outlining a number of additional meetings.

**MOTION 06-99**

**MOVED** by Councillor Froese

That the Council reports be accepted as information.

**CARRIED**

**MOTION 06-100**

**MOVED** by Councillor Braun

That the MD hosts a soup and sandwich lunch for the Mighty Peace Tourism Conference Annual General Meeting in La Crete; date to be determined.

**CARRIED**

**CONFIDENTIAL  
MATTERS:**

**15. In Camera**

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**MOTION 06-101**

**MOVED** by Councillor Neudorf

Time: 1:55 p.m.

That Council goes In-Camera to discuss:

- 2006 Gravel Crushing Contract - Negotiations
- Mackenzie Housing Management Board
- Letter from Northern Sunrise County
- Cost Sharing with High Level
- Personnel

**CARRIED**

**MOTION 06-102**

**MOVED** by Councillor Driedger

Time: 3:10

That Council comes out of Camera.

**CARRIED**

**MOTION 06-103**

**MOVED** by Councillor Neudorf

That the 2006 Local Gravel Crushing & Stockpiling contract not be awarded, and further, that the Operations Committee look at alternatives.

**CARRIED**

**MOTION 06-104**

**MOVED** by Councillor Froese

That a letter be sent to Northern Sunrise County as directed by Council.

**CARRIED**

**MOTION 06-105**

**MOVED** by Councillor Neudorf

That a reply be sent to the Town of High Level agreeing to a Council-to-Council meeting with the Provincial mediator present, in order to discuss cost sharing.

**CARRIED**

**MOTION 06-106**

**MOVED** by Councillor Froese

That legal counsel be sought regarding the status of the Ministerial Order H022-2002 regarding the Mackenzie Housing Management Board.

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**CARRIED**

**NEXT MEETING  
DATES:**

16. a) **Regular Meeting:**  
Wednesday, February 22, 2006  
6:00 p.m.  
Council Chambers, Fort Vermilion

**ADJOURNMENT:**

17. a) **Call for Adjournment**

**MOTION 06-107**

**MOVED** by Councillor Driedger

That the regular Council meeting of February 8, 2006 be adjourned.

Time: 3:15 p.m.

These minutes will be presented for approval on the 22<sup>nd</sup> day of February, 2006.

"B. Neufeld" (signature on file)  
Bill Neufeld, Reeve

"C. Woodward" (signature on file)  
Christine Woodward, Executive Assistant