

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

**April 27, 1995**

**PRESENT:**

Bill Neufeld, Reeve  
Arly Roe, Deputy Reeve  
Reuben Derksen  
Edward Froese  
Betty Bateman  
Pauline Flett  
Jay Lanti  
Walter Sarapuk  
Ernest Dyck

**ALSO PRESENT:**

Cindy Mazurek, Secretary Treasurer  
Joanne Mitchell, Assistant Manager, Recording Secretary  
Gary Mayhew, Manager of Public Works, Afternoon Only

**ABSENT**

Jake L. Peters

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23 held on Thursday, April 27, 1995 in the Community Cultural Center in Fort Vermilion.

**CALL TO ORDER**

1. Bill Neufeld called the meeting to order at 10:20 a.m.

**ADOPTION OF  
AGENDA**

2. a) The following items were added to the agenda:  
10. d) La Crete Ferry  
8. d) Applied Research Grant

**MOTION 95-305**

**MOVED:** Betty Bateman

The Municipal District of Mackenzie No. 23 adopt the agenda with additions.

**CARRIED**

6. a) Consideration of 1st Reading of Bylaw #018/95  
To Rezone Pt. NE 4-106-15-W5M

**MOTION 95-306**

**MOVED:** Bill Neufeld

The Municipal District of Mackenzie No. 23 give first reading to Bylaw #018/95 to amend the Land Use Order to rezone Pt. NE4-106-15-W5M from Agricultural (A1) District to Country Residential (CR1) District.

**CARRIED**

**MOTION 95-307**

**MOVED:** Ernest Dyck

The Municipal District of Mackenzie No. 23 give second reading to Bylaw #018/95 to amend the Land Use Order to rezone Pt. NE4-106-15-W5M from Agricultural (A1) District to Country Residential (CR1) District.

**CARRIED**

Council indicated their unanimous consent to give third reading to Bylaw #018/95.

**MOTION 95-308**

**MOVED:** Edward Froese

The Municipal District of Mackenzie No. 23 give third reading and assent to Bylaw #018/95 to amend the Land Use Order to rezone Pt. NE4-106-15-W5M from Agricultural (A1) District to Country Residential (CR1) District.

**CARRIED**

**DELEGATIONS**

**4.a) John Klassen, 2nd Subdivision on 1/4 Section**

The Reeve welcomed John Klassen to the meeting and introductions were made.

Paul Driedger reviewed Mr. Klassen's request for Council's approval to subdivide a third residential parcel from his quarter section.

Betty Bateman asked the applicant why he wanted this and John Klassen replied it's a low lying area that's not suitable for agricultural use and it's close to the Hamlet of La Crete and would be easy to sell. He plans to move his own residence to the north west corner of the quarter section and construct his own driveway access to it.

Betty Bateman said if Council allows this, there are others who will want the same thing and we'll have three residences on one quarter which has not been approved before.

Council advised Mr. Klassen they could not give him any assurance of approval since his proposal does not conform to the Land Use Order. He could proceed with an application to subdivide and then receive the Mackenzie Municipal Services Agency's comments. If his application is refused, he could appeal the decision to the Alberta Planning Board.

Council advised Mr. Klassen that according to the existing Land Use Order, he is allowed two residences on a parcel greater than 80 acres but an additional subdivision would not be allowed. He might wish to consider the option of leasing a portion of his parcel for the second residence.

Council told John Klassen they would reach a consensus at this meeting and inform him of their decision.

Mr. Klassen thanked Council for hearing his proposal and left the meeting.

**6. f) Subdivision Application 95MK030  
P. Knelsen, NE 1-105-15-W5M, Agriculture**

**MOTION 95-309**

**MOVED:** Arly Roe

The Municipal District of Mackenzie No. 23 recommend approval of Subdivision 95MK030 subject to the following conditions:

1. Enter into a Developer's Agreement with the Municipal District of Mackenzie.
2. The Developer shall pay to the Municipality, prior to signature of this Agreement on each lot, the rate of \$200.00 per lot for the construction of off-site cost of municipal services.
3. Provision of access to the subdivision and to the balance of the quarter shall be provided at the Developer's expense and the Municipal District of Mackenzie No. 23 standards:
  - a) The Developer shall apply to the Municipal District of Mackenzie for a "Request to Construct Access" and comply to all conditions contained therein.
  - b) Prior to installation of a new access, contact Gary Mayhew (Manager of Public Works with the Municipal District of Mackenzie No. 23) at 926-2294, so a survey can be conducted to determine appropriate size and location of the culvert for drainage purposes.
4. All sewage disposal shall conform to the Alberta Private Sewage Treatment and Disposal Regulations.
5. Prior to any development on the proposed subdivision, The Developer shall obtain a Development Permit from the Municipality.
6. All outstanding taxes shall be paid in full prior to registration of title.
7. The Developer agrees to meet all conditions of the Subdivision Approving Authority imposed on this proposed subdivision.

**CARRIED**

**6. g) Subdivision Application 95MK031, G. Bueckert  
Lots 15 & 16, Blk. 1, Plan 509RS, Boundary Change**

**MOTION 95-310**

**MOVED:** Walter Sarapuk

The Municipal District of Mackenzie No. 23 recommend approval of Subdivision 95MK031 subject to the following conditions:

1. Enter into a Developer's Agreement with the Municipal District of Mackenzie.



2. All sewage disposal shall conform to the Alberta Private Sewage Treatment and Disposal Regulations.
3. Prior to any development on the proposed subdivision, The Developer shall obtain a Development Permit from the Municipality.
4. All outstanding taxes shall be paid in full prior to registration of title.
5. The Developer agrees to meet all conditions of the Subdivision Approving Authority imposed on this proposed subdivision.
6. The southwest corner shall be moved north 50 feet to accomodate road access to Lot 16.

**CARRIED**

**6. e) Development Permit Application for Shop and Two Mobile Homes  
Jake Schmidt, Pt. NW 09-106-14-W5M**

Cindy Mazurek, Secretary to the Development Appeal Board and the members of the Development Appeal Board left the meeting room.

Council directed the Development Officer to advise the applicant that the application would be refused and a Land Use Order Amendment would be needed if he wished to proceed with this development.

**4. b) Mobile Oil Canada Representatives and Compass Assessment**

Bill Neufeld welcomed the delegation and introductions were made. The delegates representing Mobile Oil Canada were Helen Kudzik, Tax Consultant, and Al McNaughton, representing Compass Assessments Ltd.

Council gave their consent to Mobile Oil to record the discussion at the meeting. A copy of the tape recording has been obtained from Mobile Oil and is kept in the safe located in the High Level M.D. office as an attachment to these minutes.

Helen Kudzik thanked Council for allowing Mobile Oil to present their concerns regarding their assessment at this meeting.

She identified the following major issues and welcomed questions from Council:

1. identify the assessment inaccuracies,
2. identify a series of misrepresentations in the negotiation process, and
3. obtain a recommendation from Council on the issues still unresolved.

Al McNaughton provided information regarding the assessors involvement, however, at the time the errors were made, the Department of Municipal Affairs were responsible for the assessment and his company was not involved.

Council, Mobile Oil and Compass Assessments all agreed to resolve this issue by the end of May. Compass and Mobile Oil will work together and their findings and recommendations will be brought back to Council for a decision.

The Mobile Oil delegation thanked Council for hearing their presentation and they, along with Al McNaughton, left the meeting.

**MINUTES**

**3. a) Council Minutes, April 11, 1995**

The following corrections were made to the April 11, 1995 minutes:

- delete 'Arly Roe' from absent list and insert "arrived at 1:00 p.m." next to Arly Roe's name under the present list,
- Motion 95-293, insert the amount as \$29,870.00
- Motion 95-295, delete all words after committee.

**MOTION 95-311**

**MOVED:** Reuben Derksen

The Municipal District of Mackenzie No. 23 approve the minutes of April 11, 1995 as corrected.

**CARRIED**

3. b) Special Council Meeting, April 20, 1995

MOTION 95-312

MOVED: Reuben Derksen

The Municipal District of Mackenzie No. 23 approve the Minutes of April 20, 1995 as presented.

CARRIED

The meeting recessed for lunch at 12:00 and reconvened at 1:00 p.m.  
Gary Mayhew entered the meeting.

FINANCIAL

5. d) School Requisition & Mill Rates

MOTION 95-313

MOVED: Arly Roe

The Municipal District of Mackenzie No. 23 hold a special budget meeting on Tuesday, May 2, 1995 at 1:00 p.m. to set the millrates.

CARRIED

5. a) Fort Vermilion Sewer Line Extension, Phase I

MOTION 95-314

MOVED: Arly Roe

The Municipal District of Mackenzie No. 23 prepare Bylaw #020/95 to debenture Phase I of the Fort Vermilion Sewer Line Extension over a 25 year term.

CARRIED

5. b) Report on Sale of Surplus Furniture

MOTION 95-315

MOVED: Arly Roe

The Municipal District of Mackenzie No. 23 accept the report as presented; three desks and three chairs were sold for a total of \$304.80.

CARRIED

5. c) La Crete Chamber of Commerce, Request for Grant for Brochure

MOTION 95-316

MOVED: Bill Neufeld

The Municipal District of Mackenzie No. 23 table this request to the special meeting scheduled for May 2.

CARRIED

PLANNING &  
DEVELOPMENT

6. b) 2nd & 3rd Readings, Bylaw #015/95

MOTION 95-317

MOVED: Edward Froese

The Municipal District of Mackenzie No. 23 give second reading to Bylaw #015/95 to amend the Land Use Order to rezone part of NW 9-106-15-W5M from Hamlet Residential (HR1) District to Hamlet Residential (HR1A) District.

CARRIED

**MOTION 95-318**

**MOVED:** Betty Bateman

The Municipal District of Mackenzie No. 23 give third reading to Bylaw #015/95 to amend the Land Use Order to rezone part of NW 9-106-15-W5M from Hamlet Residential (HR1) District to Hamlet Residential (HR1A) District.

**CARRIED**

**6. c) 2nd & 3rd Readings, Bylaw #016/95**

**MOTION 95-319**

**MOVED:** Jay Lanti

The Municipal District of Mackenzie No. 23 give second reading to Bylaw #016/95 to amend the Land Use Order to rezone part of SW 9-106-15-W5M from Agricultural AG2) District to Hamlet Residential (HR1A) District.

**CARRIED**

**MOTION 95-320**

**MOVED:** Reuben Derksen

The Municipal District of Mackenzie No. 23 give third reading and assent to Bylaw #016/95 to amend the Land Use Order to rezone part of SW 9-106-15-W5M from Agricultural AG2) District to Hamlet Residential (HR1A) District.

**CARRIED**

**6. d) 2nd & 3rd Readings, Bylaw #017/95**

**MOTION 95-321**

**MOVED:** Pauline Flett

The Municipal District of Mackenzie No. 23 give second reading to Bylaw #017/95 to amend the Land Use Order to rezone part of SW 9-106-15-W5M from Agricultural (AG2 District to Hamlet Residential (HR1) District.

**CARRIED**

**MOTION 95-322**

**MOVED:** Betty Bateman

The Municipal District of Mackenzie No. 23 give third reading and assent to Bylaw #017/95 to amend the Land Use Order to rezone part of SW 9-106-15-W5M from Agricultural (AG2 District to Hamlet Residential (HR1) District.

**CARRIED**

**PUBLIC WORKS**

**7.a) Waste Transfer System**

**MOTION 95-323**

**MOVED:** Reuben Derksen

The Municipal District of Mackenzie No. 23 construct waste transfer stations at Blumenort and Rocky Lane and provide bins at Steen River, Indian Cabins, Meander River, the Wadlin Lake turn-off, Bluehills and Buffalo Head Prairie and the Public Works Committee meet and discuss the Tallcree requirements.

**CARRIED**

**7. b) Regional Sanitary Landfill**

**MOTION 95-324**

**MOVED:** Pauline Flett

The Municipal District of Mackenzie No. 23 refer this item to the Public Works Committee for a recommendation.

**CARRIED**



**MOTION 95-325**

**7. c) Dog Control**

**MOVED:** Betty Bateman

The Municipal District of Mackenzie No. 23 requests the Public Works Committee draft a proposal for dog control.

**CARRIED**

**7. d) Letter from Dr. Steven West Re: S.H. #697**

This item was received as information under motion 95-330.

**7. e) Meeting Date, La Crete Chamber of Commerce**

Council suggested a meeting date, with the La Crete Chamber of Commerce, be set for Monday, May 8, 1995, at 7:30 p.m. with Bill Neufeld, Reuben Derksen, Ernest Dyck, Jake L. Peters and Gary Mayhew attending.

**7. f) Response from AirTel**

A Council representative will attend the meeting with the user groups on May 18 or 19.

**7. g) Public Works Committee Meeting**

This item was received as information under motion 95-330.

**OLD BUSINESS**

**MOTION 95-326**

**8. a) La Crete Municipal Nursing Association**

**MOVED:** Jay Lanti

The Municipal District of Mackenzie No. 23 approve a grant to the La Crete Municipal Nursing association, in the amount of their frontage charges, exempt them from property taxes and discontinue the \$5,000.00 annual grant.

**CARRIED**

**8. b) Letter from ALL-WIN CANADIAN**

**MOTION 95-327**

**MOVED:** Bill Neufeld

The Municipal District of Mackenzie No. 23 invite ALL-WIN CANADIAN to the May 9, 1995 Council meeting in High Level, if they wish to discuss their invoice.

**CARRIED**

**8. c) Reply from Minister of Environmental Protection  
Re: Waste Management Regulatory Responsibilities**

This item was received as information under motion 95-330.

**8. d) Applied Research Grant**

**MOTION 95-328**

**MOVED:** Jay Lanti

The Municipal District of Mackenzie No. 23 allocate a \$30,000.00 grant to the North Peace Applied Research Association in 1995.

Reuben Derksen requested a recorded vote.

**IN FAVOUR:**  
Arly Roe  
Walter Sarapuk  
Jay Lanti  
Pauline Flett  
Betty Bateman

**OPPOSED:**  
Ernest Dyck  
Reuben Derksen  
Edward Froese  
Bill Neufeld

**CARRIED**

**COUNCILOR'S  
CORNER**

**9. Edward Froese**

Edward Froese suggested the North Peace Applied Research project be placed on the 1996 Ratepayers Meeting agendas.

**NEW BUSINESS**

**10. a) Letter from Fairview College, Science Fair Donation**

Betty Bateman requested a letter be sent to Fairview College, accepting their apology and asking them to keep the M.D.'s financial contribution in their Science Fair Endowment fund.

**10. b) Children's Services Redesign Initiative  
Steering Committee Appointments**

This item was received as information under motion 95-330.

**10. c) A.A.M.D.&C. Passed Resolutions, 1995 Spring Convention**

This item was received as information under motion 95-330.

**10. d) La Crete Ferry**

**MOTION 95-329**

**MOVED:** Reuben Derksen

The Municipal District of Mackenzie No. 23 write to the Minister of Transportation, with a copy to our M.L.A, asking them to keep the Tompkins Landing Ferry open 24 hours a day, 7 days a week and suggesting they review their staffing practices as a way to reduce operation costs.

**CARRIED**

**INFORMATION  
ITEMS**

**MOTION 95-330**

**11 a) Information Items as Listed**

**MOVED:** Betty Bateman

The Municipal District of Mackenzie No. 23 receive the following items as information: all of the items listed under 11, 7. d), 7. g), 8. c), 10. b) and 10. c).

**CARRIED**

**11. b) Council Highlights, April 11, 1995**

This item was received as information under motion 95-330.

**11. c) Action List, April 11, 1995**

This item was received as information under motion 95-330.

**11. d) May 1995 Calendar**

This item was received as information under motion 95-330.

11. e) Letter from Chairperson, Fort Vermilion Library

This item was received as information under motion 95-330.

11. f) City of Fort McMurray Invitation to International Conference on Safe Communities

This item was received as information under motion 95-330.

COUNCILLORS  
CORNER

Jay Lanti

Jay Lanti requested administration confirm if the High Level Rural Hall is eligible for insurance under Jubilee Insurance.

Walter Sarapuk asked for an application form for insurance for the Ag Society as well.

Edward Froese

Edward Froese asked if the advertisement has been placed for the Wadlin Lake Caretaker and when that position would start? Joanne Mitchell replied she didn't think the ad was placed yet and they usually start on May 15.

Ernest Dyck

Ernest Dyck asked what the plans are for dust control in 1995 and said he has some areas he would like to see included on the dust control list, specifically the road past Schellenbergs, east of the 7 mile corner. Council thought that was on the list for dust control.

Edward Froese reported the potash tailings were not feasible. Bill Neufeld suggested running a test project on a sample area to find out if it works.

Betty Bateman

Betty Bateman asked that FCSS be put on the next agenda.

**MOTION 95-331**

**MOVED:** Walter Sarapuk

The Municipal District of Mackenzie No. 23 go in camera.

**CARRIED**

**MOTION 95-332**

**MOVED:** Arly Roe

The Municipal District of Mackenzie No. 23 come out of camera.

**CARRIED**

ADJOURNMENT


**MOTION 95-333**

**MOVED:** Walter Sarapuk

The Municipal District of Mackenzie No. 23 adjourn at 4:22 p.m.

**CARRIED**

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Secretary Treasurer



MUNICIPAL DISTRICT OF MACKENZIE NO. 23

INFORMATION AND CORRESPONDENCE ITEMS

The following correspondence has been received for the Advisory Council Meeting of

**APRIL 27, 1995**

	New Town of Rainbow Lake Financial Statements	_____
March 27, 1995	Provincial Mental Health Board	_____
March 31, 1995	Focus on the Future Newsletter	_____
April 3, 1995	AB Public Safety Services	_____
April 6, 1995	NWHSR Regular mtg Feb 27/95	_____
April 7, 1995	AB Natural Heritage Special Places 2000	_____
April 7, 1995	Insight into Gov't (vol 9 # 28)	_____
April 7, 1995	A.A.M.D & C Reeve's Minutes March 27/95	_____
April 10, 1995	AADAC Developments (Vol 15, issue 2)	_____
April 10, 1995	AAMD&C highlights	_____
April 11, 1995	M.D.#23 Council Mtg Highlights	_____
April 11, 1995	Action List #8/95	_____
April 12, 1995	AAMD & C Spring Convention highlights	_____
April 18, 1995	Elected Officials Symposium	_____
April 18, 1995	Emerging Trends in Municipal Law	_____
April 18, 1995	Municipality of Wood Buffalo Newspaper	_____
April 19, 1995	AAMD & C Highlights April 12/95	_____
April 19, 1995	AAMD & C Executive mtg Highlights	_____
April 19, 1995	AAMD & C Scholarship program	_____
April 19, 1995	Insight into Government (Vol 9, # 29)	_____

If you wish to have a copy of the above listed items, please mark them in the right hand column and return this page to staff, so they may copy the article (s) for you.

Please sign your name so we know who to return copies to.  
Thank you.

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NAME

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