

**MUNICIPAL DISTRICT OF MACKENZIE NO. 23**

**COUNCIL MEETING**

**Tuesday, May 14, 1996**

**PRESENT**

Bill Neufeld	Reeve
Betty Bateman	Deputy Reeve
Ernest Dyck	Councillor
Jake L. Peters	Councillor
Walter Sarapuk	Councillor
Elmer Derksen	Councillor
Frank Rosenberger	Councillor
Bill Fedeyko	Councillor
Reuben Derksen	Councillor
Reg Scarfe	Councillor

**ALSO PRESENT**

Dennis Litke	C.A.O.
Cheryl Lanti	Recording Secretary
Hugh Dennis	Treasurer
Roger Borchert	Manager of Public Works
Paul Driedger	Development Officer

**GALLERY**

Beth Kappler  
Shirley Rechlo  
Pat Kulscar  
Debbie Brewster  
Lisa Wardley  
Jackie Schuler  
Wayne Thompson arrived at 3:00 p.m.

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23, held on Tuesday, May 14, 1996 in the Zama Community Hall, Zama, AB.

**CALL TO ORDER**

**1. a) Call To Order**

Reeve Neufeld called the meeting to order at 10:07 a.m.

**b) Adoption of Agenda**

The following items were added and/or deleted to the agenda:

- 7m) Zama Ambulance
- 6b) Zama Recreation Board
- 5g) Letter from Patricia Williams
- 7k) E - 911
- 7l) Jake Neudorf Bear Creek Bridge Alternate Route
- 9a) Delete - No information available
- b) Delete - No information available
- c) Delete - No information available
- 15e) Delete if not ready (DAB minutes)
- 15f) Mackenzie Ratepayer Committee - Public Notice

Move 5e) to 12e)

**MOTION 96-234**

**MOVED** by Councillor Rosenberger to accept the agenda with additions and deletions.

**CARRIED**



MINUTES

2. a) Minutes of April 25 and 26, 1996 Council Meeting

Change Motion 96-224 to read "remodel the boarding ramp hump off the ferry".

Change Motion 96-208 to read "Moved by Councillor Sarapuk".

Change Motion 96-209 to read "Moved by Councillor Fedeyko".

Delete "Councillor Fedeyko" off of Page 3, Paragraph 3 of April 26, 1996 minutes.

Page 4 of April 26, 1996 minutes under 7b), Paragraph 1, should read "paint job is about \$2500".

Revise all of the minutes.

**MOTION 96-235**

**MOVED** by Councillor Bateman to have administration revise minutes and bring them forward to the next meeting of Council.

**CARRIED**

ADMINISTRATIVE

3. a) Managers Report

Manager Litke reported that Joanne Mitchell was away on sick leave.

LaCrete Ferry

The Senior Utility Officer in LaCrete has resigned and the position is now available. Manager Litke would like to offer this position to the Assistant Utility Officer, Gary Lewsaw.

The Municipal District has received Ministerial Order to extend the financial statements release to May 31, 1996.

Gravel spreaders have been installed on most of the MD graders. Manager Litke to get a report on this from Roger Borchert, Manager of Public Works.

The Public Land meeting to discuss white zone and green zone scheduled for the third week in May is too short of notice, so should put off until sometime during the first week of June. Forestry has asked the MD to host the meeting.

b) Set Council Meeting Locations & Dates for June 1996

June 11, 1996 in Mustus Lake Center, LaCrete AB

June 27 & 28 in High Level

When Zama has concerns the Council meetings will be held there.

**MOTION 96-236**

**MOVED** by Councillor Sarapuk to accept Council meeting dates as presented.

**CARRIED**

c) Next Regular Council Meeting - May 31 and 31, 1996 at Fort Vermilion to be held in the library

d) MD Mission Statement and Action Plan

**MOTION 96-237**

**MOVED** by Councillor Bateman to table this item to the next regular meeting.

**CARRIED**



**MOTION 96-238**

e) **Zama Recreation Board**

**MOVED** by Councillor Fedeyko to send a letter of support for the Zama Recreation Board in support of their application under the Community

Facility Enhancement Program for Swimming Pool and Park upgrading project.

**CARRIED**

**MOTION 96-239**

f) **Letter from Gary Friedel**

**MOVED** by Councillor E. Derksen to receive the copy of the letter from Mr. Gary Friedel to the Echo, as information.

**CARRIED**

**BYLAWS**

**MOTION 96-240**

4. a) **Bylaw No. 040/96 Consideration for Third Reading**

**MOVED** by Councillor R. Derksen to amend to add to #7 of Bylaw to read "This Bylaw shall expire on July 31, 1996".

**CARRIED**

**MOTION 96-241**

**MOVED** by Councillor Scharf to give third and final reading to Bylaw No. 040/96.

**CARRIED**

**MOTION 96-242**

b) **Assessment Certificate Bylaw #046/96**

**MOVED** by Councillor Fedeyko to table this item and to rescind Motion No. 96-217

**CARRIED**

**PLANNING &  
DEVELOPMENT**

**MOTION 96-243**

7. a) **Draft Zama Area Structure Plan - Open House Report**

i) **Zama Subdivision Engineering Proposal**

**MOVED** by Councillor Bateman to proceed with the predesign with the Hamlet General and 1 loop of lots behind the Park in the residential area.

**CARRIED**

**MOTION 96-244**

**MOVED** by Councillor Fedeyko to go ahead with the Mackenzie Municipal Services Agency to provide more information to Council at a future date in regards to purchase of Crown land for urban development.

**CARRIED**

Reeve Neufeld recessed the meeting for lunch at 11:57 a.m.

Reeve Neufeld called the meeting back to order at 12:57 p.m.





**MOTION 96-245**

- f) Subdivision Appeal - NW 26-105-14-W5  
(John Baer - 96MK007)

**MOVED** by Councillor Rosenberger to set the meeting date for the Subdivision Appeal - NW 26-105-14-W5 for June 7, 1996 at 10:00 a.m. in LaCrete.

**CARRIED**

**MOTION 96-246**

- g) Request for Comments regarding Public Lands  
proposed sale of PT. SW 16-110-19-W5

**MOVED** by Councillor Bateman that the MD recommend refusal based on concerns put forth in the letter from the Mackenzie Municipal Services Agency, plus concerns from some of the councillors, such as, the property isn't suitable for any industrial, residential or commercial development.

**CARRIED**

**MOTION 96-247**

- h) Henry Enns - Development Plan  
(i) 101 Avenue  
(ii) Seniors Development  
(iii) West Grid Road  
(iv) 101 Avenue Road Construction  
(v) 101 Avenue Storm Sewer  
Engineering Conflict

**MOVED** by Councillor Fedeyko that the MD get a proper application from the developer which the MD will then refer to an engineer.

Councillor Fedeyko withdrew his motion.

**MOTION 96-248**

**MOVED** by Councillor Rosenberger that the MD hire an engineering firm to review the Development Plans put forth by Henry Enns and GPEC for LaCrete.

**CARRIED**

**MOTION 96-249**

Rezoning Bylaw - NW 09-106-15-W5M -  
Vanguard Realty Ltd.

**MOVED** by Councillor Bateman to hold a Public Meeting on Tuesday, June 11, 1996 at 10:00 a.m. in LaCrete for the rezoning application under the Land Use Order.

**CARRIED**

**PUBLIC WORKS**

8. f) Engineering Services for LaCrete

**MOTION 96-250**

**MOVED** by Councillor Fedeyko that the MD hire Siemens Engineering for a Municipal Services Report on drainage and development for the Hamlet of LaCrete

**CARRIED**





**PLANNING &  
DEVELOPMENT**

**MOTION 96-251**

7. j) **E-911 Meeting**

A meeting to review E-911 service has been set for May 22, 1996 in Peace River.

**MOVED** by Councillor Scharf that the MD send Paul Driedger, to the meeting on May 22, 1996 in Peace River regarding E-911 service.

**CARRIED**

**MOTION 96-252**

k) **Jake Neudorf -  
Bear Creek Bridge Alternate Route - Property Negotiations**

**MOVED** by Councillor Bateman that Paul Driedger, Development Officer, Roger Borchert, Manager of Public Works and Councillor Derksen negotiate with Jake Neudorf and then bring information back to Council.

**CARRIED**

l) **Zama Ambulance**

Paul Driedger to bring old ambulance back to Zama on basis that it will only be used for training.

**MOTION 96-253**

**MOVED** by Councillor Peters to appoint Dennis Litke as acting Secretary to the Development/Subdivision Appeal Board in Joanne Mitchell's absence and also appoint Roger Borchert to act as an alternate.

**CARRIED**

Staff and Members of DAB left meeting at 2:20 p.m.  
(Betty Bateman, Reuben Derksen, Jake L. Peters, Dennis Litke and Roger Borchert)

b) **Subdivision Application (96MK016) - NW 8-104-18-W5  
Peter B. Peters**

**MOTION 96-254**

**MOVED** by Councillor Dyck that the MD recommend approval.

**CARRIED**

c) **Subdivision Application ((96MK019) - NW 21-105-14-W5  
Abe Harder**

**MOTION 96-255**

**MOVED** by Councillor Sarapuk that the MD recommend approval with the following changes: Use creek as south boundary and change width from 300' to 350'.

**CARRIED**

d) **Subdivision Application (96MK018)- NE 4-106-15-W5  
Braun / Froese**



**MOTION 96-256**

**MOVED** by Councillor Derksen that the MD recommend approval.

**CARRIED**

- e) Development Application (Timberbound Construction)  
20' Setback Variance

**MOTION 96-257**

**MOVED** by Councillor Fedeyko that approval for the setback variance be reduced to 10 feet subject to Paul Driedger's inspection.

**CARRIED**

Staff and DAB Members returned to the Council meeting at 3:00 p.m.

- m) Privatization of Lake

**MOTION 96-258**

**MOVED** by Councillor Bateman that the MD write a letter to the Recreation Board giving them permission to privatize Tourangeau Lake. The MD has no concerns.

**CARRIED**

**PUBLIC WORKS**

8. b) Request for Approval to Purchase Property for  
Cemetery Road Realignment

**MOTION 96-259**

**MOVED** by Councillor R. Derksen that the MD purchase the property for Cemetery Road realignment at the negotiated rate of \$850.00 per acre plus all costs associated with legal fees, subdivision and transfer fees.

**CARRIED**

**FINANCIAL**

5. g) Cost Analysis on MD Office Usage  
Report/Questionnaire Summary/Zama Office

Office Usage Report reviewed as information.  
Manager Litke read out Questionnaire Summary

**MOTION 96-260**

**MOVED** by Councillor Fedeyko that administration explore the idea of an agency to look after the MD requirements in High Level.

**CARRIED**

Zama Office

**MOTION 96-261**

**MOVED** by Councillor E. Derksen to proceed with former motion to open a Zama Office (portable office).

**CARRIED**

- h) Approval List of Reserves for 1995

**MOTION 96-262**

**MOVED** by Councillor Sarapuk to approve the list of reserves for 1995 as presented by the Treasurer.

**CARRIED**



**MOTION 96-263**

c) Consideration to Write Off a Portion of 1993 Taxes on #306824

**MOVED** by Councillor Peters to write off the 1993 taxes on #306824 as recommended by the Treasurer, in the amount of \$833.52 plus penalties in the amount of \$100.02.

**CARRIED**

**MOTION 96-264**

d) Consideration to Write Off 1994 taxes on #116789

**MOVED** by Councillor R. Derksen to write off one half of the 1994 taxes and penalties on #116789 in the amount of \$308.94 plus \$80.60 in penalties.

**CARRIED**

**MOTION 96-265**

f) Memo from Treasurer  
Re: Utilities Clerk

**MOVED** by Councillor Dyck to go in camera at 3:20 p.m.

**CARRIED**

**MOTION 96-266**

**MOVED** by Councillor Derksen to come out of camera at 4:11 p.m.

**CARRIED**

Reeve Neufeld and Councillor Derksen left meeting at 4:11 p.m.

Deputy Reeve took over chair of the meeting at 4:11 p.m.

**MOTION 96-267**

**MOVED** by Councillor Peters to hold a Special Meeting of Council for the budget review to be held on May 17, 1996 at 10:00 a.m. in Fort Vermilion Council Chambers.

**CARRIED**

**PUBLIC WORKS**

8. a) Grant Permission for Highway Clean-Up Program


Permission of Highway Clean-Up was suggested as an administrative matter.

**MOTION 96-268**

**MOVED** by Councillor Rosenberger to adjourn meeting at 4:15 p.m.

**CARRIED**

The minutes were adopted this 30<sup>th</sup> day of May 1996.

  
William Neufeld, Reeve

  
Dennis Litke, Manager



**MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
HAMLET OF ZAMA**

**AREA STRUCTURE PLAN**

**Thursday, May 9, 1996**

**PRESENT:**

Betty Bateman, Chairperson  
Richard Neufeld, M.M.S.A.  
Roger Borchert, Manager of Public Works  
Paul Driedger, Development Officer

**AGENDA  
ZAMA OPEN HOUSE**

1. INTRODUCTIONS BY CHAIR: BETTY BATEMAN
2. REVIEW OF PURPOSE OF DEVELOPMENT IN ZAMA OVER LAST YEAR
3. PURPOSE OF AN AREA STRUCTURE PLAN
4. BRIEF REVIEW OF THE ZAMA AREA STRUCTURE PLAN
5. DEVELOPMENT NEAR SOUR GAS FACILITIES
6. QUESTION AND ANSWER
7. ADJOURNMENT





this would cost approximately \$500 - \$600 an acre. Council thinks that this is an excessive amount.

Councillor Bateman said the M.D. has to recover the cost if they have to buy crown land, this will have to increase the total cost to the developer.

Some Discussion followed about prices of land and swapping slough land in other areas of the municipal district with the provincial government.

**QUESTION AND ANSWER:**

Question: Will the M.D. kick me off my land because I am too close to the transfer station?

Answer: No, the M.D. cannot kick you off if you are already there, the new Area Structure Plan would not be retroactive. Whatever you are doing on the property now would not be changed. This would be considered a non conforming area. Once you sell the property or want to develop further, then you would need to conform to the Area Structure Plan with your new development.

Question: Does the M.D. feel there will be a major influx of people within the next few years, do you have some inside information that we are not aware of?

Answer: No, but Zama has been growing over the years and we are planning for future growth.

Question: When is the M.D. going to make lots available north of Nawrots?

Answer: This has been discussed at Council level, however, it depends on the budget. We are hoping to be able to do it this summer. If you say we're being evasive, that is why, because we don't have our budget in place yet.

Question: If anybody comes in with money they get the lots. It would not matter if local residents had put their name down for the lots, if some speculator from Edmonton came in with the money, you would sell the lots to them?

Answer: If you have put your name down for that lot you would have a certain time period to develop that lot, when that time period has elapsed without the development being accomplished then it would be sold to someone else.

Question: The last time there were lots up for grabs they were gone before the residents became aware that they were available, some people that don't live in this town got the lots.

Answer: In some other communities what they do is if there are only a small number of lots available, they may have a draw.

Question: Are there not three lots in town that are owned by a person that never comes to these meetings?

Answer: EMR probe might have a lease on it.

Question: It was underhanded to sell the lots without the local residents knowing about them, nobody got a chance on them.

Answer: There were lots available for lease with the option to purchase between the years 1987 and 1995, anybody could have come in to purchase them during these years, then in 1995 they were all sold.

Question: They said the lots were under a lease.

Answer: They were on lease with an option to purchase.

Question: When the lots become available, can we advertise them in the mud puddle?

Answer: These lots will be advertised.

**COFFEE BREAK:**

Chairperson, Betty Bateman called a coffee break at 8:50 p.m.

Meeting called back to order at 9:12 p.m. by Chairperson, Betty Bateman. She asked if there were any more questions the ratepayers wanted to ask.

Richard Neufeld outlined a procedure on how to advertise in the Zama mud puddle.



Question: What kind of price schedule do you have on those lots?

Answer: That will depend on the cost of the lots.

Question: Is the M.D. considering putting water and sewer in the lots?

Answer: That is basically what we are looking at. It might be done in 2 or 3 phases as the lots sell.

Question: If I put in a main line and the M.D. taps off my line I would get a certain amount of money back.

Answer: Only to a certain extent, most municipalities do not get front end cost back.

A ratepayer in the audience said he had some important information to share. He said the company he is working for is saying that the High Level population will doubling in 3-5 years and the spin off for Zama and Rainbow Lake will be astronomical.

Question: In the Hamlet General zoning, what is M.D.'s definition of light industry?

Answer: What is allowed in Hamlet General is a residence, and commercial and industrial uses that will not impact the residences.

Question: Will the lots be later zoned as something else, like the trucks that had to be moved off.

Answer: That area was always zoned residential, those people were breaking the law. Any type of zoning is passed by bylaw and this has to be advertised and a public hearing must be held so public can have input into that.

Question: What is preventing the Health Act to say that we cannot live within 1,000 feet from the transfer station?

Answer: That is not in our jurisdiction.

Question: Could I have a definition of a commercial zoned area?

Answer: Property zoned as Hamlet Commercial can contain an office, retail store, restaurants, institutional, school, parks, the town hall, that type of development.

Question: How big will the lots be?

Answer: Approximately 200 foot frontage with a depth of 275 feet.

Question: With the increase in residences there will be more students crossing Aspen Drive, would it be possible to develop a bike path.

Answer: That has already been designated on the map.

Question: Will that be developed at the same time as more lots are developed?

Answer: Council will take a look at that.

Question: Would the M.D. consider having a meeting like this one night and have people bring money to buy lots, there would be a lot of people buying lots.

Answer: Councillor Bateman said she could take this to Council.

There was some discussion on how this would be set up.

Question: Do you have a breakdown on how many lots will be developed this year?

Answer: This will be taken to Council on May 14, Council has to make that decision.

Question by Councillor Bateman: Is the back of the park a good area to zone for a residential area?

Answer: We could have the park, then a buffer, then the residential area. Power is already there. The M.D. should develop lots behind the park.

Question: Can I put a cement plant in a Hamlet General zoned area?

Answer: I don't think so, it would create too much noise. But there is nothing to stop you from making an application to the M.D., but that is more of an industrial use.

Question: If the M.D. is making walkways and bike paths who will pay for them?



Answer: It is only being earmarked as such now, we are only designating the land now.

A suggestion was put forth to sell the lots like the Hutch Lake lots were sold.

Question by Councillor Bateman: When we open these lots, would you like the Council put on a restriction on how long they have to develop the lot?

Answer: There has to be a reasonable time limit set. There would also be contracts and conditions set up that would have to be taken into account.

Question: Could a clause be put in there that the Zama residents have a chance on these lots before the speculators are given a chance?

Answer: It is usual practice for the M.D. to wait until the people are at the meeting before they conduct their business. The M.D. will have a public meeting to gauge how many residents want lots, unless a developer comes in before the M.D. develops the lots then we would sell to the developer.

Question: If that happens and the developer sells the lots at a high price, would the M.D. consider developing more lots to sell to the residents?

Answer: That would be competition, the M.D. cannot enter into a competition.

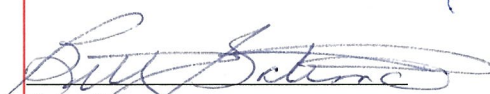
Question: If there is a situation where a developer comes in, why not sell to two developers so there will be competition?

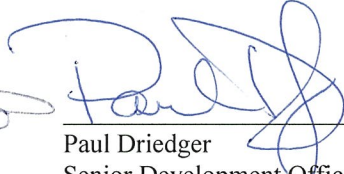
Answer: That would work if you have two developers.

**ADJOURNMENT:**

The meeting was adjourned by Chairperson Betty Bateman at 10:23 p.m.

*accepted for information*  
These minutes were adopted this 30<sup>th</sup> day of May, 1996.

  
Betty Bateman  
Deputy Reeve

  
Paul Driedger  
Senior Development Officer





MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
HAMLET OF ZAMA

AREA STRUCTURE PLAN

**INTRODUCTION**

The purpose of an area structure plan is to establish a strategy for the orderly and economic development of the community and to provide a land use planning framework to meet the demands of future growth.

The following is a highlight of the main elements of a proposed area structure plan for the Hamlet of Zama.

The planning area for the Hamlet of Zama includes all lands located within the hamlet boundary of the community, as described on the map below:

**PURPOSE OF AN AREA STRUCTURE PLAN**

The purpose of an area structure plan is to:

- describe the sequence of development proposed for the community;
- the land uses proposed for the community;
- the density of population proposed for certain areas within the community;
- the general location of major transportation routes and public utilities;  
and
- any other matters Council considers necessary.

## **GOALS OF THIS AREA STRUCTURE PLAN**

The followings are the goals for the implementation of the Hamlet of Zama area structure plan, as established by the Municipal District of Mackenzie No. 23 Council.

- To provide a land use planning strategy for the orderly and economic growth of the Hamlet of Zama.
- To provide for residential, industrial, mixed residential and industrial and community land uses in a manner that will result in positive benefits for the Hamlet of Zama and reduce conflicts between adjacent land uses.
- To continue to develop the Hamlet of Zama's road system and municipal servicing systems as a way to meet the demands associated with community growth and development.
- To enhance the appearance of the Hamlet of Zama and to improve the quality of life of its residents.

## **POLICIES**

The following is a highlight of the policies that are contained in the Hamlet of Zama Area Structure Plan. These policies will be implemented through actions of the community, Municipal Council, and through the Land Use Bylaw.

### **Residential:**

- The Municipal District will plan for the development of a variety of housing types in the Hamlet of Zama.
- The development of new residential areas will be phased based upon availability of municipal services.
- No on-site servicing will be allowed for residences in the community.

### **Industrial:**

- Residential development shall not be allowed in the industrial area, except for the purposes of a single residence related to an industrial operation, such as a caretaker's residence or an industrial camp.

Notwithstanding the above:

No residential development, including caretaker's residences and industrial camps, shall be allowed in those areas which have been identified for exclusive industrial use by the Municipal District of Mackenzie Land Use Bylaw, or where the residential use will not be compatible with on-site or surrounding industrial land uses.

- The Municipal District will ensure that an adequate supply of serviced and unserviced industrial lots are available with a variety of lot sizes.

**Hamlet General (Mixed Residential/Industrial):**

- The Municipal District recognizes that this area is located at the community entrance and will encourage a standard of appearance that is compatible with surrounding land uses for development in the Hamlet General area.
- All Hamlet General lots shall be connected to municipal servicing. No on-site servicing will be allowed for Hamlet General lots within the Hamlet of Zama.

**Community Development:**

- The Municipal District may assist with the further development and maintenance of the Zama Community Park.
- The Municipal District shall allocate land for the development of parks and other recreational uses within the residential area.

**Transportation And Utilities:**

- The Municipal District will continue to communicate and cooperate with corporate and private interests involved in the operation of the access roads into and out of the Hamlet of Zama.
- Internal hamlet-roads shall be designed in such a manner that the interaction of residential and industrial traffic is minimized.
- The Municipal District may undertake a study to determine the storm drainage and runoff requirements of the Hamlet of Zama.

## **Fire Protection:**

- In cooperation with Alberta Environmental Protection: Land and Forest Services, the Municipal District shall ensure the maintenance of an adequate fire break for the Hamlet of Zama.

## **IMPLEMENTATION**

The Hamlet of Zama Area Structure Plan will be implemented through the following:

- Land use planning regulations under the Land Use Bylaw.
- A thorough review process for future subdivision and development proposals to ensure that site suitability, impacts on adjacent properties, and other factors are considered.

## **SOUR GAS FACILITIES**

In the Hamlet of Zama, residences and other developments are located in close proximity to potentially hazardous sites. To ensure that adequate safety measures are taken into consideration, the Municipal District in cooperation with the Alberta Energy and Utilities Board will:

- Restrict development near potential hazardous sites such as sour gas facilities in the interest of public safety.
- Prohibit residential developments within 100 metres of a sour gas or other petroleum related facility.

## **PHASING**

- The future development of the community shall be phased to ensure that the use of existing infrastructure and resources is maximized prior to the installation of new facilities.

## **WHAT HAPPENS NEXT?**

After tonight's Open House, the Municipal District of Mackenzie will incorporate your comments into a final draft Area Structure Plan. If necessary, the Plan will be put to the public again. Council will then hold a formal public hearing on the Plan, prior to passing a bylaw to adopt the plan.

The Hamlet of Zama Area Structure Plan affects your community. It is important that you provide the Municipal District of Mackenzie No. 23 with your comments on it.

