

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Tuesday, August 9, 2011
10:00 a.m.**

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

AGENDA

			Page
CALL TO ORDER:	1.	a) Call to Order	
AGENDA:	2.	a) Adoption of Agenda	5
ADOPTION OF PREVIOUS MINUTES:	3.	a) Minutes of the July 27, 2011 Regular Council Meeting	9
DELEGATIONS:	4.	a) S/Sgt. Tom Love, Fort Vermilion RCMP – 11:45 a.m.	19
		b) Mackenzie Municipal Services Agency (Land Use Framework) – 2:00 p.m.	33
GENERAL REPORTS:	5.	a) b)	
PUBLIC HEARINGS:		Public Hearings are scheduled for 1:00 p.m.	
	6.	a) Bylaw 818-11 Partial Subdivision Plan Cancellation Part of NE 7-107-13-W5M (Plan 082 9052, Block 1, Lot 1) (Spruce Road)	61
		b) Bylaw 819-11 Municipal Reserve Closure and Sale (La Crete)	71
		c) Bylaw 823-11 Land Use Bylaw Amendment to Rezone Plan 832 0443, Block 8, Lot 1 from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2" (Fort Vermilion)	85

		d)	Bylaw 824-11 Land Use Bylaw Amendment to Decrease the Minimum Lot Widths of Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2"	105
		e)	Bylaw 825-11 Internal Subdivision Road Cancellation South of Plan 082 5028, Block 1, Lot 1 (Part of SE 18-110-18-W5M) (High Level Rural)	115
		f)	Bylaw 826-11 Subdivision Plan Cancellation Plan 082 5028, Block 1, Lots 2 through 4 (Part of SE 18-110-18-W5M) (High Level Rural)	127
CORPORATE SERVICES:	7.	a)	Hamlet of La Crete – Transportation Routes	137
		b)	Recovery of Taxes by Public Auction – Tax Forfeiture Properties	151
		c)	Ward Boundary – Public Meeting Dates	153
		d)	GeoTourism Canada Funding Application – Letter of Support	155
		e)		
		f)		
OPERATIONAL SERVICES:	8.	a)		
		b)		
PLANNING & DEVELOPMENT:	9.	a)	Bylaw 801-11 Road Closure of FRD 570002 NW 6-104-14-W5M, SW 6-104-14-W5M and SE 6-104-14-W5M (Old Buffalo Head Prairie Tower Road)	165
		b)	Bylaw 829-11 Land Use Bylaw Amendment to Rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3" (La Crete)	175
		c)	Bylaw 830-11 Land Use Bylaw Amendment to Rezone NW 35-105-15-W5M from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1" (Buffalo Lake Estates)	189

d) Town of Rainbow Lake Northeast Residential Area Structure Plan (Rainbow Lake) 203

e)

f)

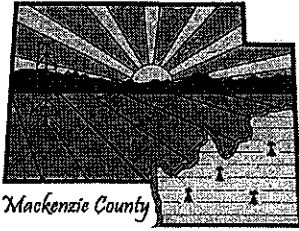
COMMUNITY & PROTECTIVE SERVICES: 10. a)
b)

INFORMATION / CORRESPONDENCE: 11. a)

IN CAMERA SESSION: 12. a) Legal
b) Labour
c)

NEXT MEETING DATE: 13. a) Regular Council Meeting
Monday, August 22, 2011
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT: 14. a) Adjournment



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	J. Roy Brideau, Chief Administrative Officer
Title:	Minutes of the July 27, 2011 Regular Council Meeting

BACKGROUND / PROPOSAL:

Minutes of the July 27, 2011 Regular Council meeting are attached.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the minutes of the July 27, 2011 Regular Council meeting be adopted as presented.

Author: C. Gabriel Review by: _____ CAO _____

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**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Wednesday, July 27, 2011
10:00 a.m.**

**Council Chambers
Fort Vermilion, Alberta**

PRESENT:

Bill Neufeld	Reeve
Jacquie Bateman	Councillor (left at 12:50 p.m.)
Peter F. Braun	Councillor
Elmer Derksen	Councillor
Dicky Driedger	Councillor
John W. Driedger	Councillor (left at 12:50 p.m.)
Odell Flett	Councillor
Eric Jorgensen	Councillor
Lisa Wardley	Councillor (teleconference) (left at 1:29 p.m.)

REGRETS: Walter Sarapuk Deputy Reeve

ADMINISTRATION:

J. Roy Brideau	Chief Administrative Officer
Joulia Whittleton	Director of Corporate Services
Marion Krahn	Supervisor of Planning & Development
John Klassen	Director of Operations – South
Carol Gabriel	Executive Assistant
Miranda Paul	Administrative Assistant

ALSO PRESENT: Members of the media.

Minutes of the Regular Council meeting for Mackenzie County held on July 27, 2011 at the Council Chambers in Fort Vermilion, Alberta.

CALL TO ORDER: 1. a) Call to Order

Reeve Neufeld called the meeting to order at 10:08 a.m.

AGENDA: 2. a) Adoption of Agenda

MOTION 11-07-598 MOVED by Councillor J. Driedger

That the agenda be adopted with the following amendments:
Delete Item 6. a).

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

**3. a) Minutes of the July 11, 2011 Regular Council
Meeting**

MOTION 11-07-599

MOVED by Councillor Bateman

That the minutes of the July 11, 2011 Regular Council meeting be adopted as presented.

CARRIED

IN CAMERA SESSION:

MOTION 11-07-600

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 10:13 a.m.

12. a) Legal

12. b) Labour

CARRIED

MOTION 11-07-601

MOVED by Councillor Jorgensen

That Council move out of camera at 12:17 p.m.

CARRIED

12. a) Legal

MOTION 11-07-602

MOVED by Councillor Flett

That Reeve Neufeld and Councillor Bateman be authorized to attend the meeting with Minister Denis on August 24, 2011 in Edmonton.

CARRIED

MOTION 11-07-603

MOVED by Councillor Derksen

That Ward Boundary public meetings be held in High Level Rural, La Crete, and Fort Vermilion.

CARRIED

MOTION 11-07-604

MOVED by Councillor Bateman

That a Special Council meeting be held on September 12, 2011.

CARRIED

MOTION 11-07-605

MOVED by Councillor J. Driedger

That since the Heimstaed Lodge is not for sale, the County supports approaching the La Crete Municipal Nursing Association regarding future options including the option of privatization.

CARRIED

MOTION 11-07-606

MOVED by Councillor Braun

That administration develop a policy for hamlet utility servicing that reflect the options and benefits as discussed and review the existing water/sewer Bylaw.

CARRIED

12. b) Labour

MOTION 11-07-607

MOVED by Councillor Wardley

That the organizational chart be approved as presented.

CARRIED

**CORPORATE
SERVICES:**

7. a) **Bylaw 821-11 Zama Access Road Paving Borrowing Bylaw**

MOTION 11-07-608
(requires 2/3)

MOVED by Councillor Wardley

That second reading be given to Bylaw 821-11 being a borrowing Bylaw for the Zama Access Road Paving.

CARRIED

MOTION 11-07-609
(requires 2/3)

MOVED by Councillor Wardley

That third reading be given to Bylaw 821-11 being a borrowing Bylaw for the Zama Access Road Paving as amended.

CARRIED UNANIMOUSLY

**7. b) Bylaw 820-11 Highways 88 & 697 Connector Road
Paving Borrowing Bylaw**

MOTION 11-07-610
(requires 2/3)

MOVED by Councillor Braun

That second reading be given to Bylaw 820-11 being a borrowing Bylaw for the Highway 88 & 697 Connector Road Paving as amended.

CARRIED

MOTION 11-07-611
(requires 2/3)

MOVED by Councillor J. Driedger

That third reading be given to Bylaw 820-11 being a borrowing Bylaw for the Highway 88 & 697 Connector Road Paving.

CARRIED

Reeve Neufeld recessed meeting at 12:36 p.m. and reconvened the meeting at 1:01 p.m.

Councillor Bateman, Councillor J. Driedger, and Councillor Jorgensen left the meeting at 12:50 p.m.

7. c) AAMDC Zone 4 Resolutions

MOTION 11-07-612

MOVED by Councillor Braun

That the AAMDC Zone 4 resolutions be received for information.

CARRIED

PUBLIC HEARINGS:

6. a) Bylaw 791-10 Land Use Bylaw

Reeve Neufeld called the public hearing for Bylaw 791-10 to order at 1:13 p.m.

Councilor Jorgensen rejoined the meeting at 1:14 p.m.

MOTION 11-07-613

MOVED by Councillor Wardley

That the public hearing for Bylaw 791-10 Land Use Bylaw be

recessed until all consultations have been completed.

CARRIED

7. d) Assessment Review Board – Member at Large Appointment

MOTION 11-07-614

MOVED by Councillor Braun

That Eva Schmidt be appointed to the Assessment Review Board as a member at Large for the remaining of one year term ending October 2011.

CARRIED

GENERAL REPORTS:

5. a) Agricultural Service Board Meeting Minutes – May 6, 2011

MOTION 11-07-615

MOVED by Councillor D. Driedger

That the Agricultural Service Board minutes of May 6, 2011 be received for information.

CARRIED

7. e) Community Sustainability Plan Projects

MOTION 11-07-616

MOVED by Councillor D. Driedger

That the Community Sustainability Plan projects be received for information.

CARRIED

7. f) Family Literacy Training Institute 2011

MOTION 11-07-617

MOVED by Councillor Derksen

That Councillor Flett be authorized to attend the Family Literacy Training Institute in Calgary from August 22 – 26, 2011.

CARRIED UNANIMOUSLY

7. g) Finance and Investment Report – June 30, 2011

MOTION 11-07-618

MOVED by Councillor Braun

That the Financial reports for the period ended June 30, 2011 be accepted for information.

CARRIED

7. h) Agriculture Disaster

MOTION 11-07-619

MOVED by Councillor D. Driedger

That the agriculture disaster be received for information.

CARRIED

Councillor Wardley left the meeting at 1:29 p.m.

Reeve Neufeld recessed the meeting at 1:29 p.m. and reconvened the meeting at 2:05 p.m.

DELEGATIONS:

4. a) Darcy Beach, Sustainable Resource Development – 2:00 p.m.

MOTION 11-07-620

MOVED by Councillor D. Driedger

That the presentation by Darcy Beach and Gail Tucker from Sustainable Resource Development on the County land sales be received for information.

CARRIED

OPERATIONAL SERVICES:

8. a) None

PLANNING & DEVELOPMENT:

9. a) None

EMERGENCY & ENFORCEMENT SERVICES:

10. a) None

INFORMATION/ CORRESPONDENCE:

11. a) None

NEXT MEETING DATE:

**13. a) Regular Council Meeting
Tuesday, August 9, 2011**

10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT: 14. a) **Adjournment**

MOTION 11-07-621 **MOVED** by Councillor Jorgensen

That the regular council meeting be adjourned at 2:45 p.m.

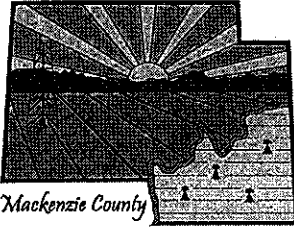
CARRIED

These minutes will be presented to Council for approval on August 9, 2011.

Bill Neufeld
Reeve

J. Roy Brideau
Chief Administrative Officer

UNAPPROVED



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	J. Roy Brideau, Chief Administrative Officer
Title:	DELEGATION – 11:45 a.m. S/Sgt. Tom Love, Fort Vermilion RCMP

BACKGROUND / PROPOSAL:

Fort Vermilion Detachment statistics are attached for your information.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the statistical report by S/Sgt. Tom Love of the Fort Vermilion RCMP be received for information.

Author: C. Gabriel Review by: _____ CAO _____

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Fort Vermilion Rural Detachment
Statistical Comparison of Quarter 2 and Year to Date
Year 2010 - 2011

Tuesday, July 05, 2011

CATEGORY					% Change	
	Quarter 2 - 201	YTD	Quarter 2 - 201	YTD	Quarter 2	YTD
Homicide	0	0	0	0	0.0%	0.0%
Offences Related to Death	0	3	0	0	0.0%	-100.0%
Robbery	0	0	0	0	0.0%	0.0%
Sexual Assaults	5	21	3	5	-40.0%	-76.2%
Other Sexual Offences	1	13	3	6	200.0%	-53.8%
Assault	36	97	56	100	55.6%	3.1%
Kidnapping/Hostage/Abduction	1	2	2	4	100.0%	100.0%
Extortion	0	0	0	0	0.0%	0.0%
Criminal Harassment	6	12	8	22	33.3%	83.3%
Uttering Threats	17	31	18	24	5.9%	-22.6%
Other Persons	0	0	0	0	0.0%	0.0%
TOTAL PERSONS	66	179	90	161	36.4%	-10.1%
Break & Enter	12	19	12	23	0.0%	21.1%
Theft of Motor Vehicle	13	21	2	9	-84.6%	-57.1%
Theft Over	0	0	0	0	0.0%	0.0%
Theft Under	16	23	8	15	-50.0%	-34.8%
Possn Stn Goods	1	2	1	1	0.0%	-50.0%
Fraud	1	8	3	6	200.0%	-25.0%
Arson	2	4	1	3	-50.0%	-25.0%
Mischief To Property	55	100	73	116	32.7%	16.0%
TOTAL PROPERTY	100	177	100	173	0.0%	-2.3%
Offensive Weapons	2	7	2	3	0.0%	-57.1%
Public Order	0	0	0	0	0.0%	0.0%
OTHER CRIMINAL CODE	67	177	66	108	-1.5%	-39.0%
TOTAL OTHER CRIMINAL CODE	69	184	68	111	-1.4%	-39.7%
TOTAL CRIMINAL CODE	235	540	258	445	9.8%	-17.6%
Drug Enforcement - Production	0	0	0	0	0.0%	0.0%
Drug Enforcement - Possession	3	4	3	7	0.0%	75.0%
Drug Enforcement - Trafficking	6	9	1	1	-83.3%	-88.9%
Drug Enforcement - Other	0	0	1	1	100.0%	100.0%
Total Drugs	9	13	5	9	-44.4%	-30.8%
Federal - General	11	23	3	7	-72.7%	-69.6%
TOTAL FEDERAL	20	36	8	16	-60.0%	-55.6%
Liquor Act	6	10	5	6	-16.7%	-40.0%
Other Provincial Stats	44	100	37	66	-15.9%	-34.0%
Total Provincial Stats	50	110	42	72	-16.0%	-34.5%
Municipal By-laws Traffic	0	0	2	3	200.0%	300.0%
Municipal By-laws	2	6	2	3	0.0%	-50.0%
Total Municipal	2	6	4	6	100.0%	0.0%
Fatals	0	0	1	1	100.0%	100.0%
Injury MVAS	3	6	6	8	100.0%	33.3%
Property Damage MVAS (Reportable)	22	58	29	63	31.8%	8.6%
Property Damage MVAS (Non Reportable)	7	11	5	9	-28.6%	-18.2%
TOTAL MVAS	32	75	41	81	28.1%	8.0%
Provincial Traffic	93	240	132	289	41.9%	20.4%
Other Traffic	7	14	11	23	57.1%	64.3%
Criminal Code Traffic	21	41	18	33	-14.3%	-19.5%
Common Police Activities						
False Alarms	13	26	14	21	7.7%	-19.2%
False/Abandoned 911 Call	10	12	48	82	380.0%	583.3%
Prisoners Held	75	183	57	120	24.0%	-34.4%
Written Traffic Warnings	2	4	2	6	0.0%	50.0%
Index Checks	102	171	114	217	11.8%	-26.9%
Fingerprints taken for Public	0	0	4	13	400.0%	1300.0%
Persons Reported Missing	2	2	4	7	100.0%	250.0%
Request to Locate	3	9	3	7	0.0%	-22.2%
Abandoned Vehicles	0	5	5	10	500.0%	100.0%
VSU Accepted/Declined	50	104	60	131	0.0%	26.0%

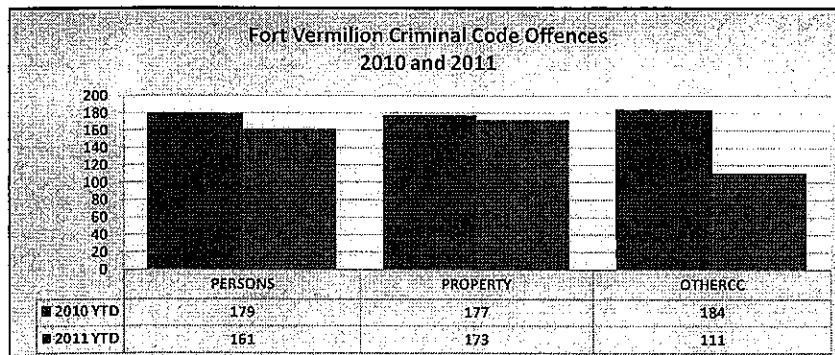
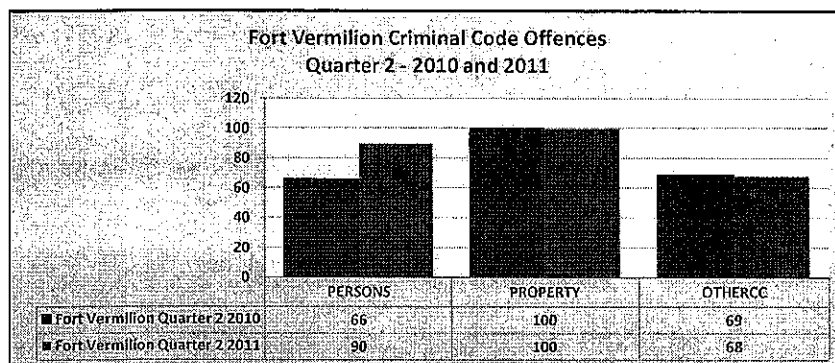
Fort Vermilion Rural Detachment
 Statistical Comparison of Quarter 2 and Year to Date
 Year 2010 - 2011

CATEGORY TOTALS	Quarter 2 - 2010	Quarter 2 - 2011	% Change
CRIMINAL CODE PERSONS	66	90	36.4%
CRIMINAL CODE PROPERTY	100	100	0.0%
CRIMINAL CODE OTHER	69	68	-1.4%
TOTAL CRIMINAL CODE	235	258	9.8%

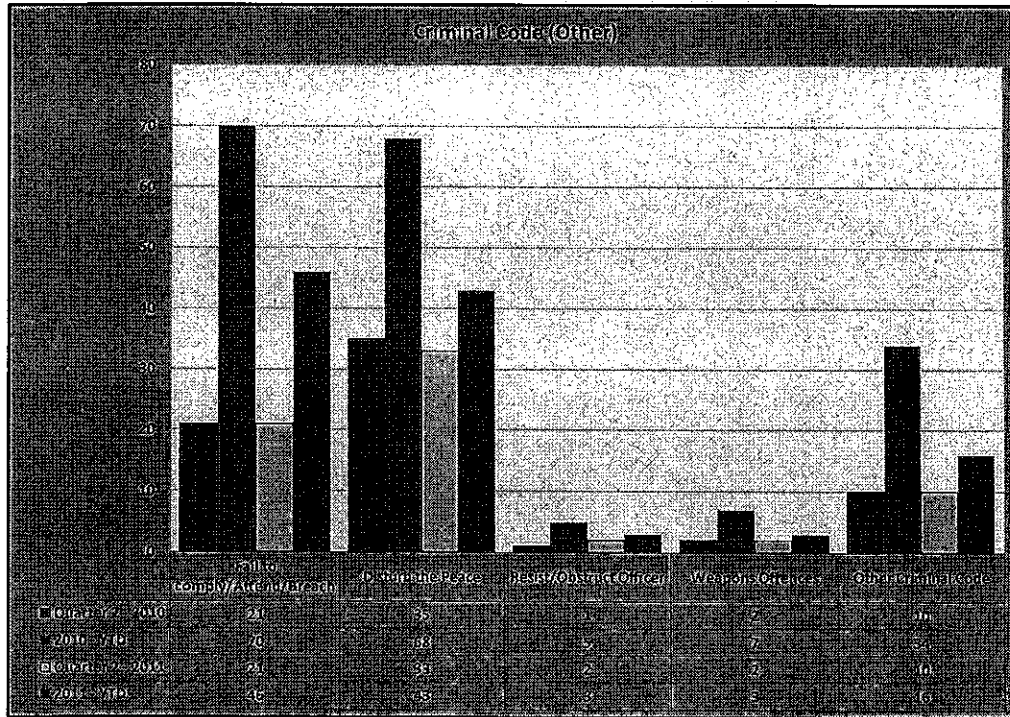
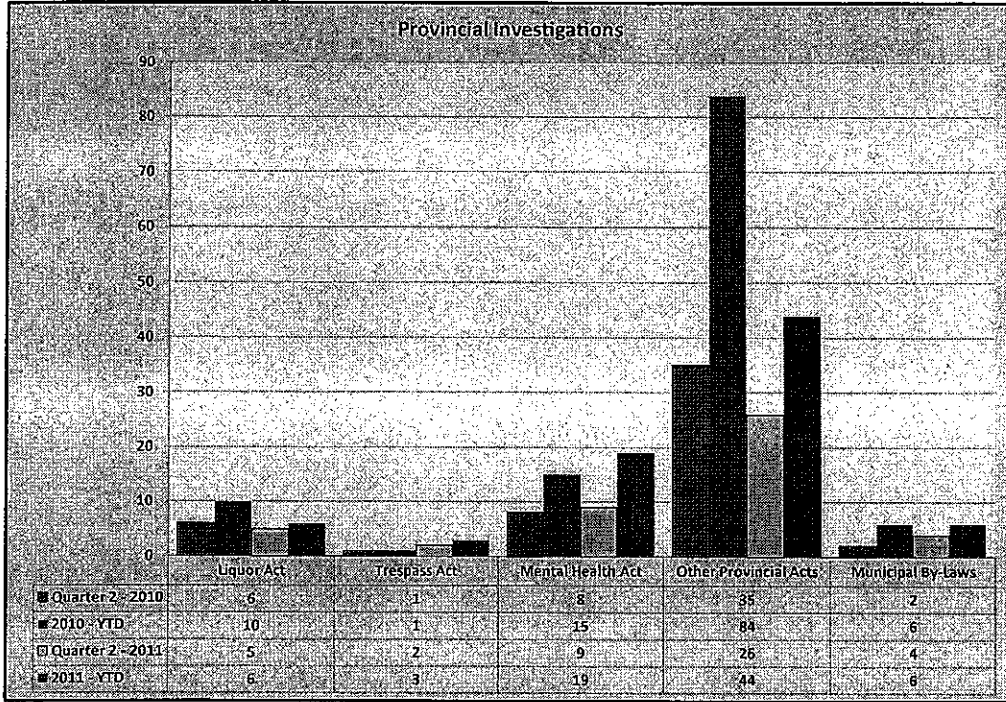
CATEGORY TOTALS	2010 YTD	2011 YTD	% Change
CRIMINAL CODE PERSONS	179	161	-10.1%
CRIMINAL CODE PROPERTY	177	173	-2.3%
CRIMINAL CODE OTHER	184	111	-39.7%
TOTAL CRIMINAL CODE	540	445	-17.6%

CLEARANCE RATES	Quarter 2 - 2010	Quarter 2 - 2011
CRIMINAL CODE PERSONS	95%	98%
CRIMINAL CODE PROPERTY	59%	57%
CRIMINAL CODE OTHER	88%	79%
TOTAL CRIMINAL CODE	78%	77%

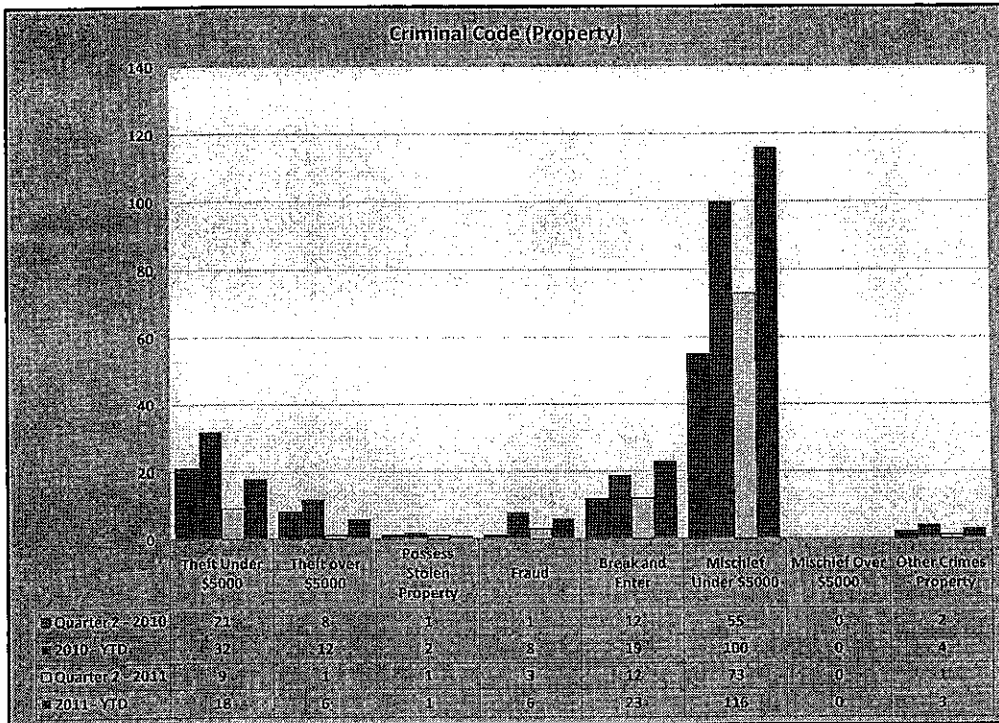
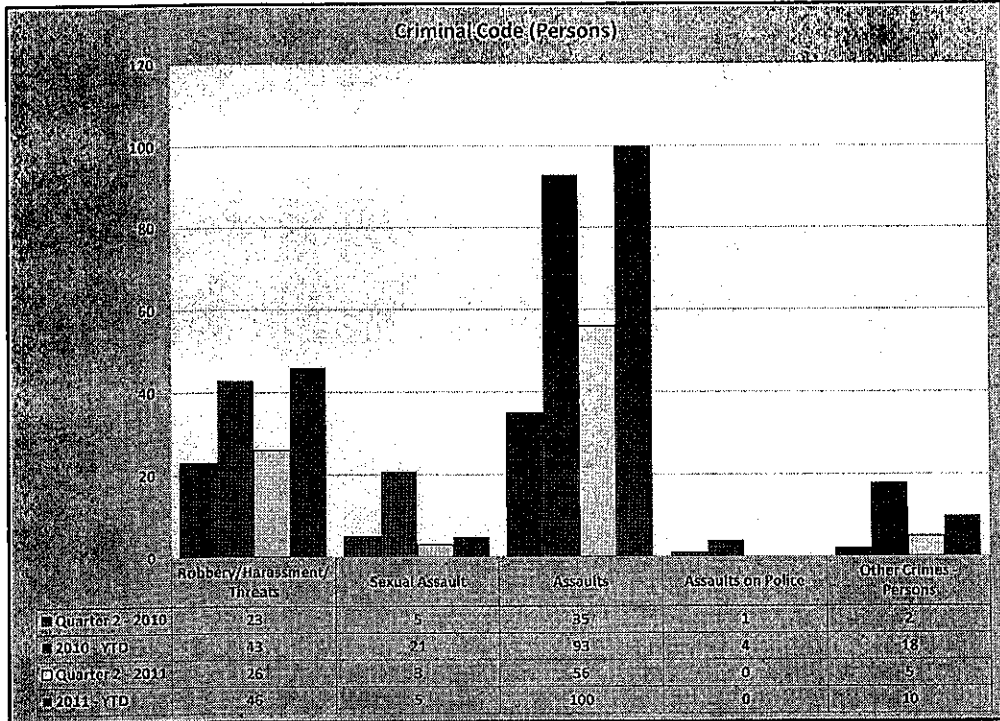
CLEARANCE RATES	2010 YTD	2011 YTD
CRIMINAL CODE PERSONS	96%	94%
CRIMINAL CODE PROPERTY	66%	65%
CRIMINAL CODE OTHER	94%	85%
TOTAL CRIMINAL CODE	86%	80%



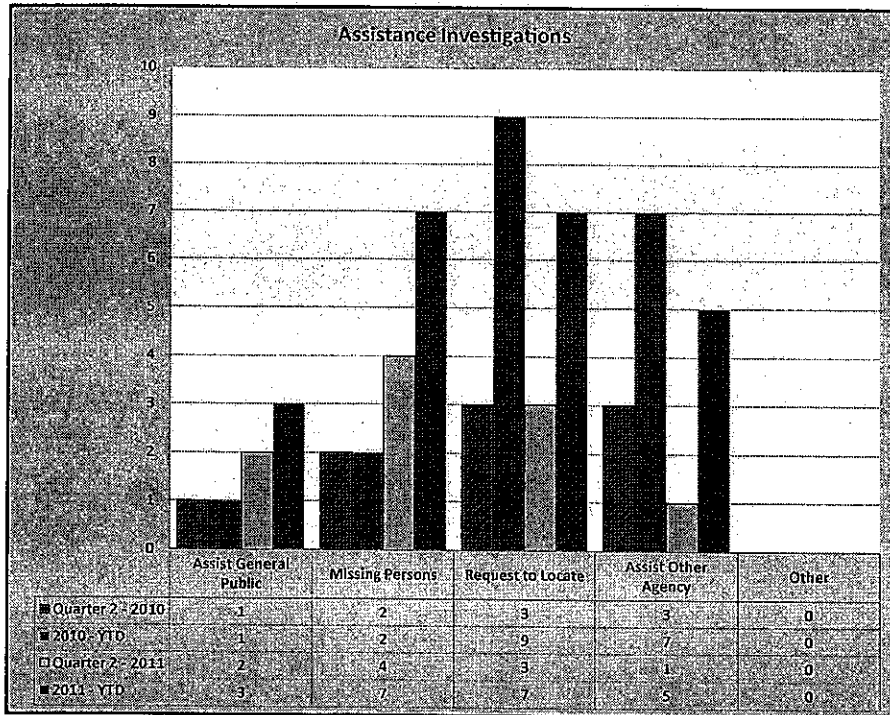
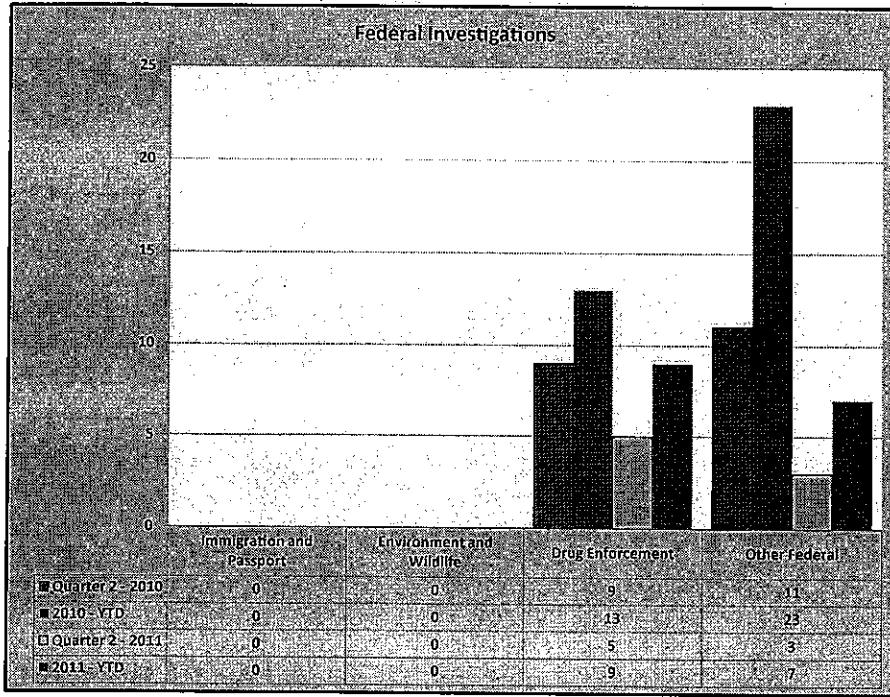
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Year 2010 - 2011



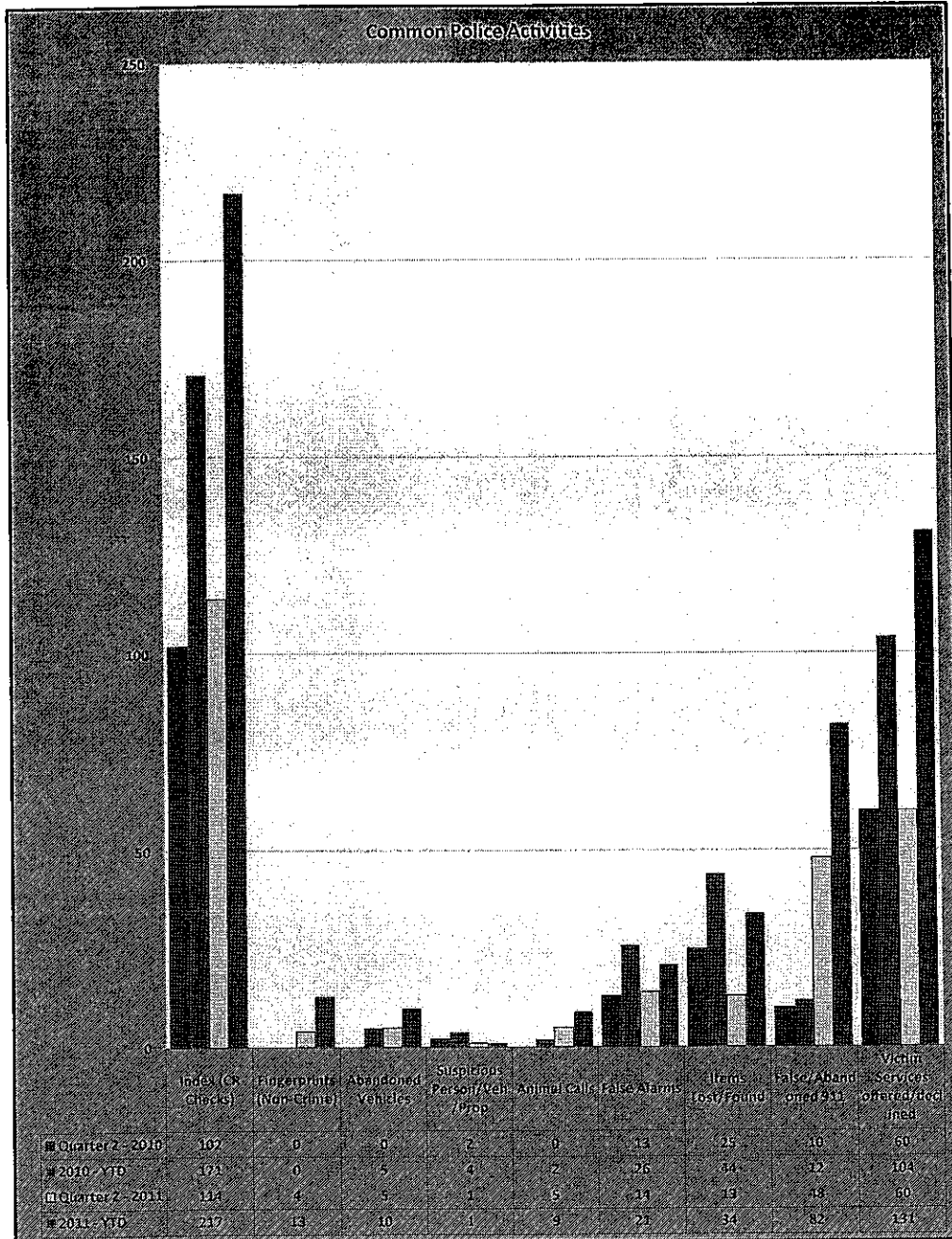
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 Statistical Comparison of Quarter 2 and Year to Date
 Year 2010 - 2011



**Fort Vermilion Rural Detachment
Statistical Comparison of Quarter 2 and Year to Date
Year 2010 - 2011**

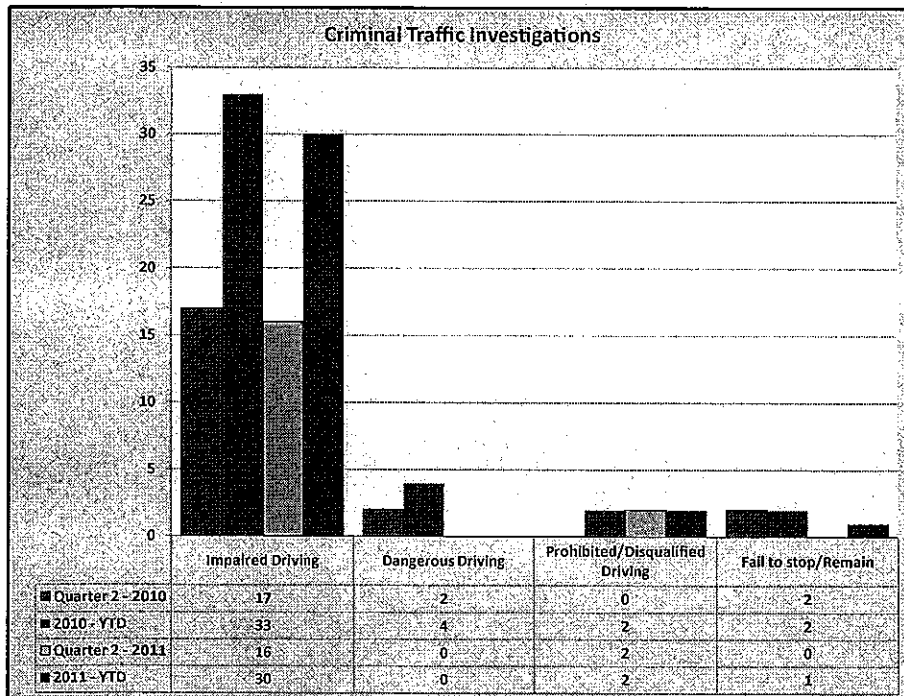
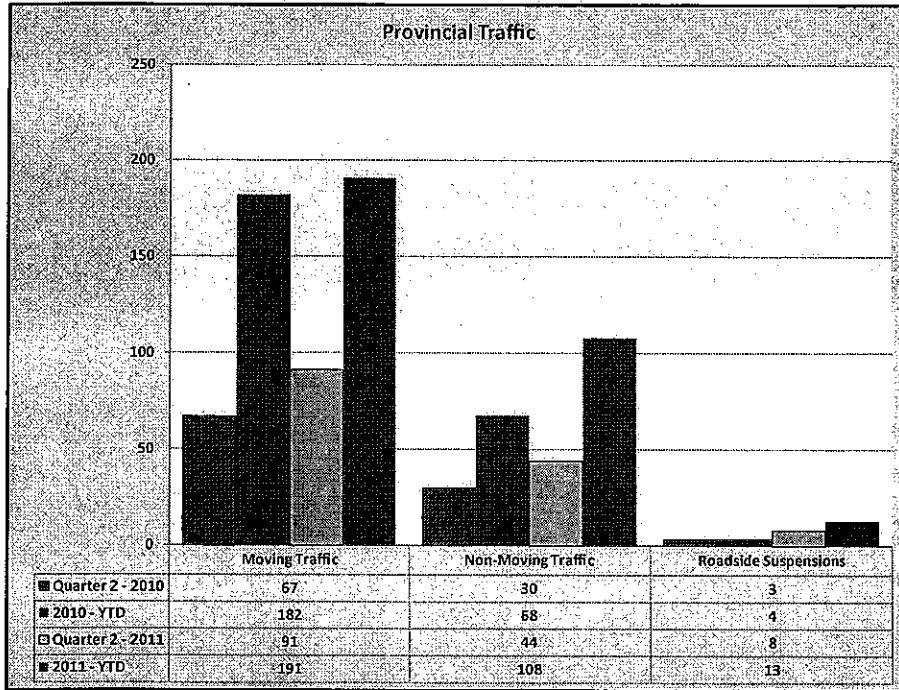


Fort Vermilion Rural Detachment
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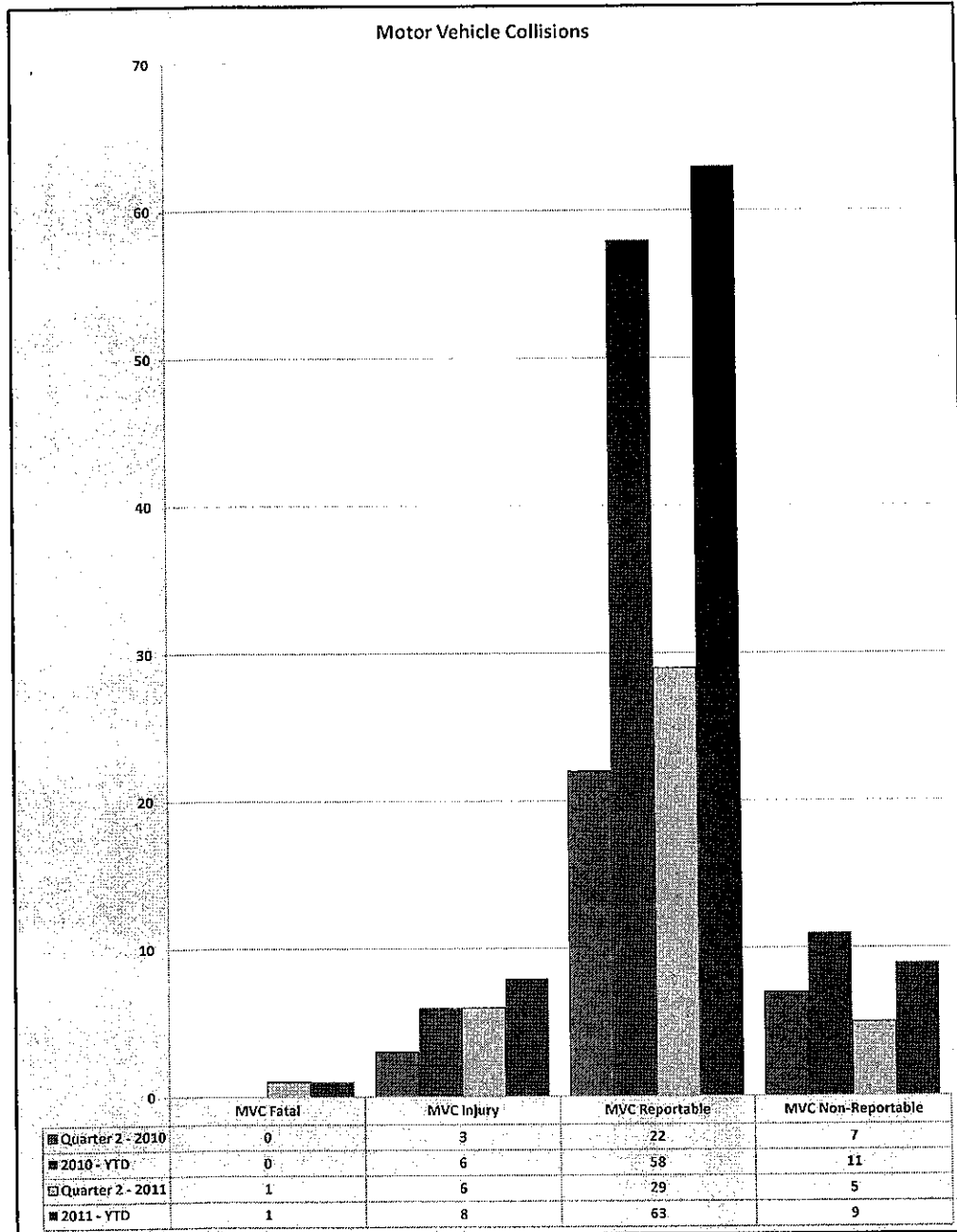


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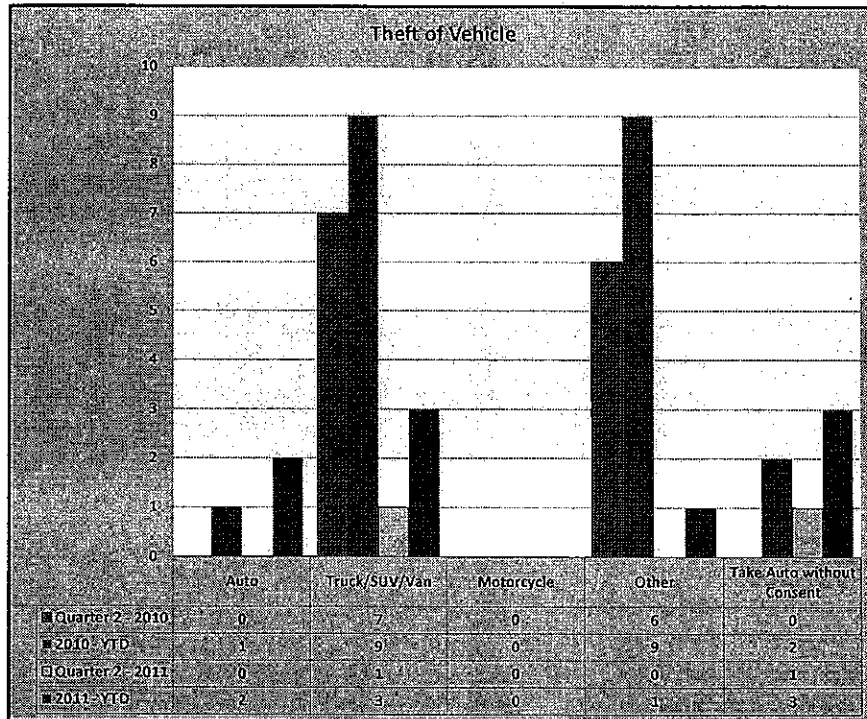
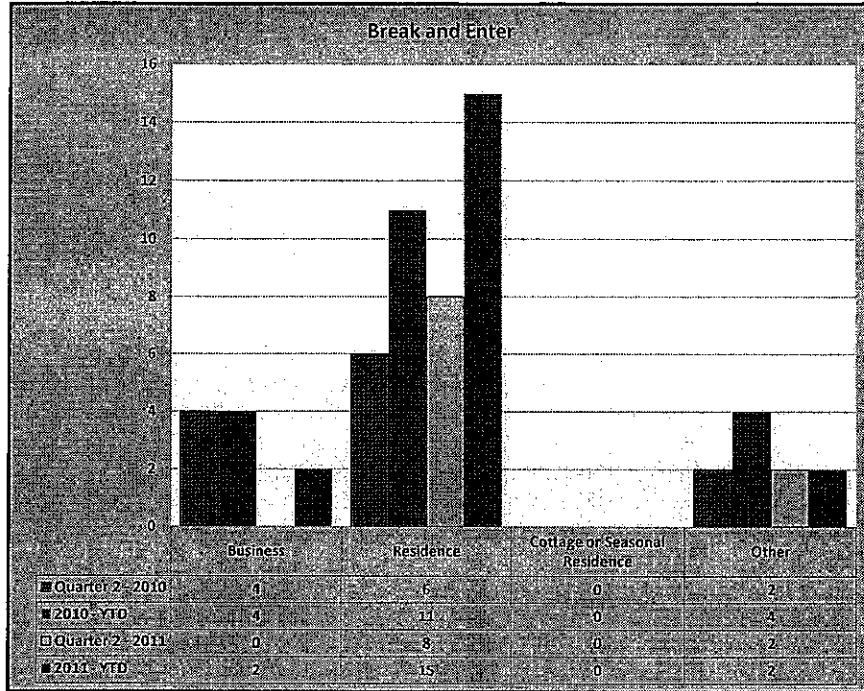
Fort Vermillion Rural Detachment
 Statistical Comparison of Quarter 2 and Year to Date
 Year 2010 - 2011



Fort Vermilion Rural Detachment
 Statistical Comparison of Quarter 2 and Year to Date
 Year 2010 - 2011



Fort Vermilion Rural Detachment
 Statistical Comparison of Quarter 2 and Year to Date
 Year 2010 - 2011



**MD23 - La Crete
Crime Data - Quarter 2 2011**

CATEGORY	Reported	Actual	ClrChg	ClrOth	Total Clr	% Clr
Homicide	0	0	0	0	0	0.0%
Offences Related to Death	0	0	0	0	0	0.0%
Robbery	0	0	0	0	0	0.0%
Sexual Assaults	3	3	1	2	3	100.0%
Other Sexual Offences	3	3	0	3	3	100.0%
Assault	24	22	16	4	20	90.9%
Kidnapping/Hostage/Abduction	1	0	0	0	0	0.0%
Extortion	0	0	0	0	0	0.0%
Criminal Harassment	6	4	0	4	4	100.0%
Uttering Threats	4	4	2	0	2	50.0%
Other Persons	0	0	0	0	0	0.0%
TOTAL PERSONS	41	36	19	13	32	88.9%
Break & Enter	2	2	2	0	2	100.0%
Theft of Motor Vehicle	0	0	0	0	0	0.0%
Theft Over	0	0	0	0	0	0.0%
Theft Under	3	2	0	1	1	50.0%
Possn Stn Goods	0	0	0	0	0	0.0%
Fraud	3	3	0	0	0	0.0%
Arson	0	0	0	0	0	0.0%
Mischief To Property	36	33	4	12	16	48.5%
TOTAL PROPERTY	44	40	6	13	19	47.5%
Offensive Weapons	1	1	0	0	0	0.0%
Public Order	0	0	0	0	0	0.0%
OTHER CRIMINAL CODE	30	29	10	12	22	75.9%
TOTAL OTHER CRIMINAL CODE	31	30	10	12	22	73.3%
TOTAL CRIMINAL CODE	116	106	35	38	73	68.9%
Drug Enforcement - Production	0	0	0	0	0	0.0%
Drug Enforcement - Possession	2	2	2	0	2	100.0%
Drug Enforcement - Trafficking	0	0	0	0	0	0.0%
Drug Enforcement - Other	1	1	0	0	0	0.0%
Total Drugs	3	3	2	0	2	66.7%
Federal - General	2	2	0	0	0	0.0%
TOTAL FEDERAL	5	5	2	0	2	40.0%
Liquor Act	3	3	1	1	2	66.7%
Other Provincial Stats	29	27	13	8	21	77.8%
Total Provincial Stats	32	30	14	9	23	76.7%
Municipal By-laws Traffic	2	2	0	1	1	50.0%
Municipal By-laws	2	2	0	2	2	100.0%
Total Municipal	4	4	0	3	3	75.0%
Fatals	1	1	0	0	0	0.0%
Injury MVAS	6	5	2	2	4	80.0%
Property Damage MVAS (Reportable)	27	27	2	23	25	92.6%
Property Damage MVAS (Non Reportable)	4	4	0	3	3	75.0%
TOTAL MVAS	38	37	4	28	32	86.5%
Provincial Traffic	120	120	83	14	97	80.8%
Other Traffic	9	9	3	6	9	100.0%
Criminal Code Traffic	9	8	3	1	4	50.0%
Common Police Activities						
False Alarms	13					
False/Abandoned 911 Call	32					

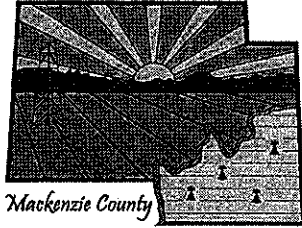
This Report contains information extracted from PROS. Any data (i.e. ZONE or ATOM) not correctly entered in PROS will NOT show up on this Report.

Tuesday, July 05, 2011

MD23 - La Crete
Crime Data - Quarter 2 2011

CATEGORY TOTALS	Reported	Actual	ClrChg	ClrOth	Total Clr	% Clr
CRIMINAL CODE PERSONS	41	36	19	13	32	88.9%
CRIMINAL CODE PROPERTY	44	40	6	13	19	47.5%
CRIMINAL CODE OTHER	31	30	10	12	22	73.3%
FEDERAL	5	5				
PROVINCIAL STATUTES	19	18				
MUNICIPAL	4	4				
MVAS	38	37				
PROVINCIAL TRAFFIC	129	129				
CRIMINAL CODE TRAFFIC	9	8				
OTHER DUTIES	181	180				
ASSISTANCE	3	3				
TOTAL CRIMINAL CODE	116	106	35	38	73	68.9%

This Report contains information extracted from PROS. Any data (i.e. ZONE or ATOM) not correctly entered in PROS will NOT show up on this Report.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	J. Roy Brideau, Chief Administrative Officer
Title:	DELEGATION – 2:00 p.m. Mackenzie Municipal Services Agency – Land Use Framework

BACKGROUND / PROPOSAL:

Representatives from the Mackenzie Municipal Services Agency will be present to discuss the Land Use Framework. Please see attached for more information.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

For information and general discussion.

Author: C. Gabriel **Review by:** _____ **CAO** _____

(



Mackenzie Municipal Services Agency

P.O. Box 450, 5109 – 51 Street, Berwyn AB T0H 0E0

May 17, 2011

Mackenzie County
Box 640
Fort Vermilion Alberta T0H 1N0



Attention: Roy Brideau
Chief Administrative Officer

RE: Land Use Framework Position Paper – Upper and Lower Peace

Further to our letter of April 15, 2011, please find enclosed, for your review and comment, a detailed work plan which outlines the proposed process and time frames for the development of the Land Use Framework Position Paper. As can be noted, completion of the final draft is anticipated for the end of May, 2012. In discussions with the Land Use Secretariat regarding time frames for the Upper and Lower Peace Regions, they cannot provide a definite start date for either of these regions, however, they did indicate that it would probably be closer to the end of 2012 and that our projected completion date would be very appropriate.

The main purpose of the position paper is to ensure that sufficient input from the local level is provided to the Regional Advisory Councils in anticipation of the development of the individual regional plans. Using the process devised by the Oldman River Regional Services Commission as a guide, the Agency has developed a Survey/Questionnaire which will assist the municipalities in providing their input and ensuring that all facets of the regional plan would be addressed. This questionnaire is attached as Schedule "E" for your review and comment. If you have any additional issues that you feel should be addressed through the questionnaire, please forward to our office for inclusion.

It is also the intention of the Agency staff to meet with each of the Councils prior to the initiation of the Survey/questionnaire process to provide guidance with respect to the overall process, responsibilities of Council and municipal staff and the expected outcome. It is the results of this questionnaire that will provide the basis of the position paper. A draft schedule of the meetings with Council and the Agency staff is attached for your review. As the time component is extremely important in completing the position paper, it is requested that you review the meeting schedule and advise us **as soon as possible** if your scheduled date cannot be accommodated.

The Land Use Framework and subsequent Regional Plans will have a major impact on the decision making process at the local level and it is vital that all concerns, both public and private, are addressed. It is hoped that this proactive approach in the development of the position paper will provide a collective platform to voice the concerns/opinions of both the Upper and Lower Peace Regions.

The Mackenzie Municipal Services Agency is extremely pleased to be able to provide assistance to the participants in this important regional endeavour and look forward to a successful outcome. We would appreciate your comments/concerns regarding the proposed work plan and should you require any additional information, please do not hesitate to call our office.

Sincerely;



Karen Diebert
Manager
Mackenzie Municipal Services Agency

Enclosure: Proposed Work Plan – LUF Initiative

Proposed Work Plan - LUF Initiative

Please find below the proposed detailed work plan including tasks, roles and responsibilities of the municipal project partners including MMSA, CAO's and Council. The MMSA summary work plan including proposed hours by each MMSA department is included in Schedule 'A'. Schedule 'B' shows the timelines and important deadlines for completing the project. A total of 1,454 Hours is projected to complete this project initiative.

1. **In-house planning meetings:** To keep the project moving forward and discuss team members' responsibilities.

Roles and Responsibilities: MMSA planners will be organizing and attending these in-house meetings.

Timeline: Approximately one hour per month for the duration of the Land Use Framework Initiative (LUF).

2. **Project work plan & budget:** Attached for reference purposes

3. **Survey preparation:** Survey was reviewed and revisions were made, the revised survey is attached as Schedule 'E'.

4. **Initial meeting with each municipality:** The purpose of a meeting between MMSA and each municipality is to clarify the purpose of the Land Use Framework Survey, the different options for administering the survey, to walk through the survey with the Council and to answer questions related to the Land Use Framework.

Roles and Responsibilities: MMSA planners will attend the above meeting with each municipality's Council and CAO. Please refer to Schedule 'C' for meeting schedules and Schedule 'D' for the regional/location map.

Each municipality's CAO and Council are to review the LUF survey prior to their scheduled meeting with MMSA to ensure that their questions can be addressed at the scheduled meeting.

Timeline: Meetings will be held between the beginning of June and the middle of August 2011.

5. **Survey distribution/data collection:**

Roles and Responsibilities: MMSA will email an electronic PDF file of the survey to the CAOs of the municipal project partners.

CAOs will distribute the survey to their Council and/or the general public (depending on their preferred method of gathering information/data). Suggested data collection options are listed below:

Option 1: Council workshop

Option 2: Public consultation, suggest one or more of the following: (mail-out surveys, open house, public workshop, online survey)



If public consultation is pursued, we suggest a variety of media be utilized to deliver the survey including:

Youth & Young Adults – social media, phone, website

Baby boomers – phone, ads, social media, website

Seniors – phone, ads, website

The municipal project partner is responsible for all data collection. The municipal project partner is also required to give MMSA a summary report of their issues and findings, as well as a copy of the raw data in an excel format.

Deadline: October 21, 2011

6. Survey analysis:

Roles and Responsibilities: MMSA planners will review and analyze the data and summary reports provided by the municipal project partners. All issues identified will be analyzed separately for the upper and lower peace regions.

Timeline: July 15, 2011 to November 25, 2011

7. Draft Position Paper:

Roles and Responsibilities: MMSA planners will draft a position paper based on the survey findings provided by municipal project partners. One position paper will be prepared, but it will be organized to represent the upper and lower peace region issues separately.

Timeline: September 15, 2011 to January 9, 2012

8. Draft Position Paper Circulation:

Roles and Responsibilities: MMSA planners will circulate the draft position paper to municipal project partners for review and comment. The municipal project partners will have approximately 2 months to review the document.

9. Presentation with Project Partners: A joint meeting with all municipal project partners will be held to present the draft position paper as well as receive comments from the municipal project partners.

Roles and Responsibilities: MMSA will organize the meeting. MMSA planners will prepare a presentation. The municipal project partners will be prepared to discuss any comments and/or concerns.

Proposed Meeting Date: March 21, 2012

****All comments must be submitted to MMSA no later than March 21st, 2012.***



10. Final Position Paper:

Roles and Responsibilities: MMSA planners will draft the final position paper based on feedback from the municipal project partners.

Timeline: March 21, 2012 to June 1, 2012

11. Summaries, presentation boards for provincial public meetings:

Roles and Responsibilities: MMSA planners will prepare presentation boards for provincial public meetings.

Timeline: To be determined

12. Provincial Public Meetings – LUF:

Roles and Responsibilities: MMSA planners will attend provincial public meetings and make presentations to the public/government, as well as be available to answer any questions.

Dates: Several meeting dates and locations, to be determined

Schedule 'A': Project Task/Hours

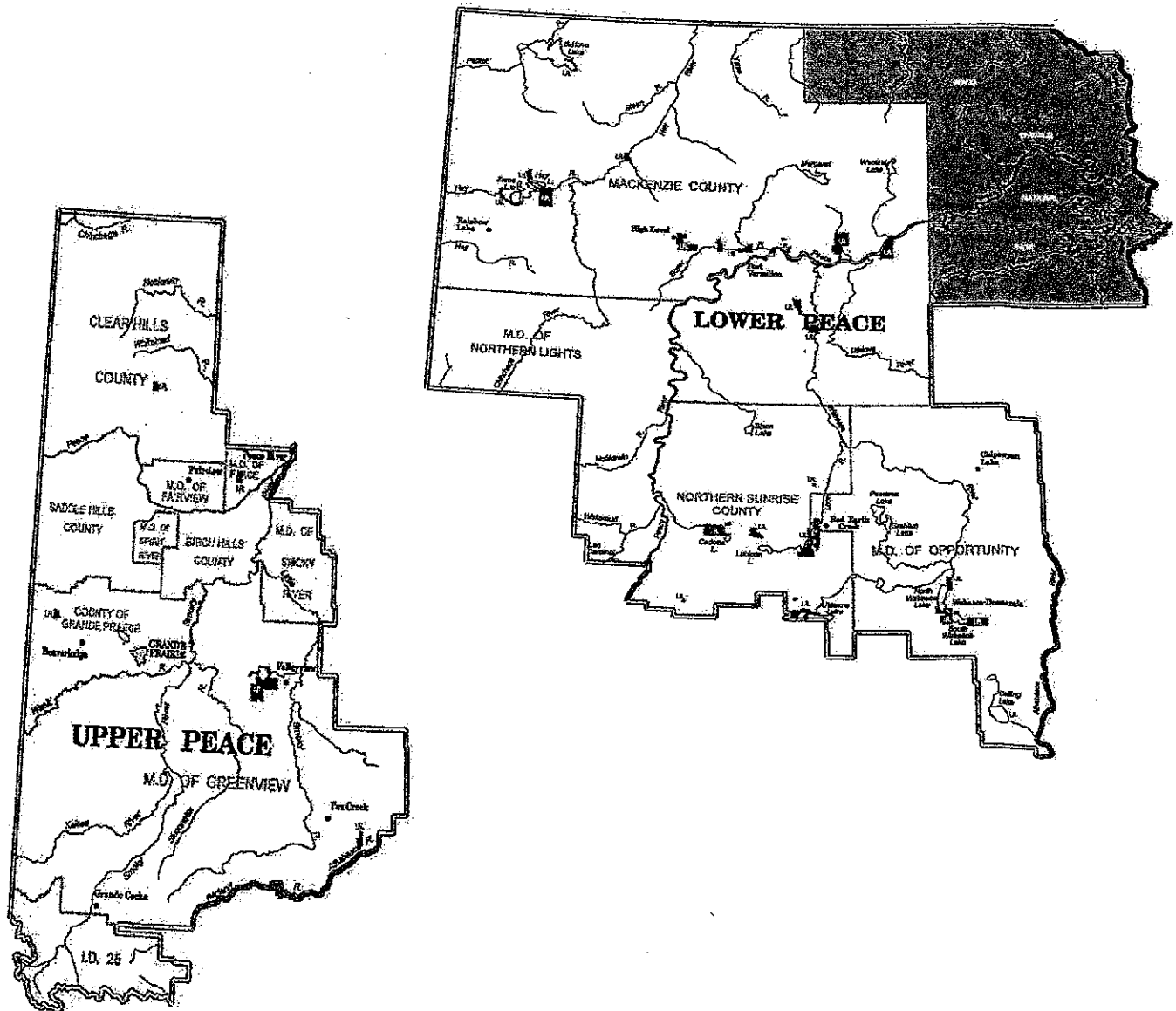
Project Task	Manager	Planners	Administration	Technical
In-house planning meetings	6	72		
Project work plan & budget	6	29		
Survey preparation		6		
Initial meetings with each municipality		348		
Survey Distribution/data collection			12	
Survey Analysis		100		
Draft position paper	8	435	37	4
Presentation with Project partners	8	56	8	3
Final Position Paper		66	37	1
Summaries presentation boards for provincial public meetings		59		24
Provincial public meetings - LUF		113		16
Subtotal	28	1,284	94	48
Total hours		1,454 Hours		

*Note: Additional hours for the Manager (20 hrs.) and Technical (40 hrs.) have been included in the above chart, that were not included in the grant application total hours (1,394 hours). A total of 60 additional hours is included in Schedule 'A' above.



Schedule 'E': Survey

Upper and Lower Peace Regions Land Use Framework Questionnaire



Thank you for participating in this important Provincial Initiative. Please answer all questions. If you need extra space, please include additional sheets.



Question 1: What is the name of your municipality?

Question 2: Which area of the Peace Region is your municipality located in?

- Upper Peace Lower Peace

Question 3: Extensive Agriculture and Development

The Land Use Framework (LUF) recognizes that agricultural lands play a prominent role in our society. Reducing the fragmentation and conversion of agricultural land to other non-agricultural uses is a key issue to be addressed.

Are the fragmentation and/or conversion of agricultural lands, an issue in your municipality or adjacent municipalities?

- Yes No

How would your municipality suggest addressing the protection of agricultural lands?

- Municipal Land-Use Policies
- Coordination between rural and urban municipalities
- Encourage development in existing urban communities
- Other (please explain)

-
- Additional Comments
-
-



Question 4: Provincial Departments/Agencies and Integrated Land Use Planning

All Provincial ministries are to adhere to The Alberta Land Stewardship Act and the policies to be developed through the Regional Plans. For example, the Natural Resources Conservation Board (NRCB), Energy Resources Conservation Board (ERCB), and other provincial departments and agencies must adhere to policies developed from the Regional Plans.

Does your municipality support the integration of land use planning between provincial departments and municipalities?

Yes No

What issues surrounding the NRCB, ERCB, or other provincial departments and agencies would you want to address in the Regional Plan?

- Confined Feeding Operations (CFO's)
- Oil & Gas
- Electrical transmission lines
- Reciprocal planning between local municipalities and government agencies
- Align Provincial policies with Regional Plans
- Maintain local autonomy in land use planning decisions
- Other (please explain)

Additional Comments:



Question 5: Water

The LUF stipulates that water considerations are a prime component in provincial land use planning and have established planning regions based on major watersheds in the Province. What issues related to water (availability, quality, quantity, and inter-basin water transfers, or allocations) affect your municipality?

- Allocations (A more equitable distribution of irrigation rights)
- Quantity
- Quality
- Availability of inter-basin water transfers
- Water conservation and sustainable water use
- Other (please explain)

Additional Comments:

Question 6: Managing Flood Risk

The LUF stipulates that managing flood risks to protect human life, manage natural resources and limit disaster damage faced by communities is of prime importance. What flood management issues affect your municipality and what flood management measures would you support or recommend?

Do flood management issues affect your municipality?

Yes No

If Yes, what are they?

What flood management measures would you support or recommend?

Other (please explain)

Additional Comments:

Question 7: Managing Surface and Subsurface activities

The LUF states that conflicts between subsurface and surface activities are increasing as activities intensify on the land. The policies that address surface and subsurface values are not well integrated. The Province of Alberta will be completing the Upstream Oil and Gas Integration initiative and will review the current process for identifying major surface concerns prior to public offering of Crown mineral rights. Please indicate if your Municipality would be affected by changes to current processes and any suggestions to the Regional Advisory Team regarding this issue.

Is your Municipality affected by Subsurface and Surface activities?

Yes No

Suggestions:

Additional Comments:

Question 8: Urban Large Lot, and Country Residential Development

The demand for Urban Large Lots and Country Residential Lots is largely driven by the residential housing market. This demand is most common in small and rural municipalities where such development is not restricted by the Municipal Development Plan or corresponding regulations. The development of Urban Large Lots and Country Residential lots help diversify the housing stock and increase the tax base, however, these types of development often consume prime agricultural land and require major servicing expansions. A prime objective of the LUF is to prevent the loss of agricultural land to residential development. Does your municipality support Urban Large Lots and Country Residential Lots?

Yes (please explain)

No (please explain)

Additional Comments:

Question 9: Types of Development

The province of Alberta contains a vast area of sensitive lands (ecological, agricultural, resource based, environmental). In order to preserve lands, we must promote the efficient use of land and reduce the footprint of human activity on Alberta's landscape. That being said, what is your Municipality doing to achieve such goals.

- Encouraging compact development and infill
- Smaller lot size
- Preserving environmentally sensitive areas
- Allowing mixed zoning
- Other (please explain)

Additional Comments:



Question 10: Stewardship and Conservation

The Alberta Land Stewardship Act (ALSA) enables private land conservation and stewardship through the development of incentives, such as Transfer of Developments Credits, Land Trusts, Conservation Easements, Conservation Directives and other market-based initiatives. Would your municipality use these stewardship and conservation tools?

Yes No

What support would your municipality require to implement these incentives and how would you use them?

Education

Training

Legal advice

Financial Support

Tools and information to encourage local buy-in of conservation initiatives

Autonomy to permit conservation programs to be municipally managed

Other (please explain)

Additional Comments:

Question 11: Cumulative Effects Management (CEM)

Cumulative Effects Management is an assessment and measurement of the combined impact of past, present and future human activities on a region's environment. Sophisticated modeling tools such as a geographic information system can be used to support the process of CEM. The Province will use Cumulative Effects Management at a regional level to manage air-sheds, watersheds and landscapes. Does your municipality agree with this initiative?

- Yes No

What type of concerns do you have with respect to the Cumulative Effects Management (CEM) initiative?

- Unfamiliar with CEM (and how the process works)
- Cost and Expenses
- Effect on Municipalities
- Other (please explain)

- Additional Comments:

Question 12: Growth, Servicing and Development Issues

The LUF encourages development and growth to occur in areas where infrastructure capacity already exists or can be shared between municipalities. Would your municipality support similar policies?

- Yes No

Identify issues resulting from growth and new development affecting your municipality

- Servicing costs (water, sewer)
- The pace of development/growth being determined by existing infrastructure capacity
- Equitable sharing of costs to provide services
- Intermunicipal cooperation and fair and equitable distribution and cost sharing of services received by smaller communities from larger communities
- Funding for upgrading aging infrastructure
- Other (please explain)

- Additional Comments

Question 13: Transportation, Utility and Pipeline Corridors

A priority of the Province is developing a coordinated transportation, utility and pipeline corridor strategy to reduce land fragmentation and limitations on land use. Would your municipality support this policy initiative?

- Yes No

What issues surrounding transportation, utility and pipeline corridors affect your municipality?

- Lack of coordinated approach has fragmented communities, need for joint planning
- Landowner concerns about major corridors adjacent to their land
- Need for partnerships between the Province, Provincial agencies, local municipalities and energy companies on the location of corridors
- Province needs to fulfill its commitments regarding the location of corridors
- Compensation must be fair and timely
- Other (please explain)

Additional Comments:



Question 14: Natural Resources and Recreation

The LUF identifies the need to balance the interests of multiple users on public and private lands. Does the Province need to develop policies to achieve this balance?

- Yes No

How could this balance be achieved?

- Ensure private property rights are upheld
- Increase enforcement, regulation and access management of public lands
- Consultations and partnerships between various groups: the Province, private landowners, local municipalities, user groups and the natural resource industry
- Address outstanding recreational issues, such as random camping, lack of sufficient camping facilities, off-road vehicle use, trail network design and enforcement
- Other (please explain)

Additional Comments:

Question 15: New Energy Alternatives

What type(s) of alternative energy resources would the Lower and Upper Peace Regions be interested in exploring?

- Wind
- Solar
- Bio Energy
- Hydro Energy
- Other (please explain)

Additional Comments:



Question 16: Airport

Do you think the Grande Prairie Airport meets the needs of the Lower and Upper Peace Regions? (both major commercial and personal use flights)

Yes (please explain)

No (please explain)

Not sure (please explain)

Additional Comments:



Schedule 'B': Project Timelines and Important Deadlines

TASKS	CONSULTATION/DRAFT REPORT PHASE												REVIEW PHASE					PROVINCIAL CONSULTATION PHASE				
	April 2011	May 2011	June 2011	July 2011	Aug 2011	Sept. 2011	Oct. 2011	Nov. 2011	Dec. 2011	Jan 2012	Feb 2012	March 2012	April 2012	May 2012	June 2012	July 2012	Aug. 2012	Sept. 2012	Oct. 2012	Nov. 2012	Dec. 2012	
In-house Planning Meetings	[Timeline bar]																					
Project Work plan & Budget	[Timeline bar]																					
Survey Preparation	[Timeline bar]																					
Survey Distribution/Data Collection	[Timeline bar]																					
Initial Meeting with each Municipality	[Timeline bar]																					
Meetings with Aboriginal Communities	[Timeline bar]																					
Data Collection Deadline Oct. 21st	[Timeline bar]																					
Survey Analyses	[Timeline bar]																					
Draft Position Paper	[Timeline bar]																					
Draft position Paper to Municipal Project Partners, for review and comment	[Timeline bar]																					
Joint Meeting preparation & presentation (Joint Meeting Date: March 21, 2012)	[Timeline bar]																					
Deadline for Position Paper Comments to MMSA March 21, 2012	[Timeline bar]																					
Position Paper	[Timeline bar]																					
COMPLETION PHASE																						
Prepare Summaries/Presentations, Presentation Boards for Provincial Public Meetings	[Timeline bar]																					
Provincial Public Meetings - Land Use Framework (Dates to be determined by Land Use Secretariat)	[Timeline bar]																					

Schedule 'C': Initial Meeting Schedule

Date	Time	Location	Planner
June 7 th	7:00 pm	Town Fairview	Howard P.
June 8 th	5:00 pm	Town of Manning	Kemi A. & Howard P.
June 8 th	6:30 pm	County of Northern Lights	Kemi A. & Howard P.
June 9 th	9:30 am	Northern Sunrise County	Howard P.
June 9 th	7:00 pm	Village of Berwyn	Kemi A.
June 13 th	4:30 pm	Village of Grouxville	Elise W. & Natalie S.
June 13 th	7:00 pm	Town of McLennan	Elise W. & Natalie S.
June 14 th	1:00 pm	M.D. of Peace No. 135	Natalie S.
June 14 th	7:00 pm	Village of Nampa	Natalie S.
June 15 th	10:00 am	(Woodland Cree First Nation, Loon Lake First Nation, Cadotte-Mets local (1994) in Cadotte Lake)	Elise W. & Howard P.
June 16 th	7:00 pm	M.D. of Opportunity No. 17	Kemi A. & Natalie S.
June 17 th	10:00 am	(Bristone Cree Nation) in Desmarc	Kemi A. & Natalie S.
June 20 th	5:00 pm	M.D. of Spirit River No. 133	Kemi A. & Elise W.
June 20 th	7:00 pm	Town of Spirit River	Kemi A. & Elise W.
June 21 st	5:00 pm	Birch Hills County	Kemi A. & Elise W.
June 23 rd	3:00 pm	Village of Rycroft	Elise W. & Howard P.
June 23 rd	7:00 pm	Town of Sexsmith	Elise W. & Howard P.
June 24 th	10:00 am	City of Grande Prairie	Elise W. & Howard P.
June 24 th	2:30 pm	(Horse Lake First Nation) in Hythe	Elise W. & Howard P.
June 27 th	7:15 pm	Town of Peace River	Howard P.
June 28 th	10:00 am	M.D. of Fairview No. 136	Elise W.
July 11 th	7:00 pm	Village of Donnelly	Natalie S. & Junior Planner
July 12 th	11:00 am	Town of Valleyview	Natalie S. & Junior Planner
July 12 th	1:30 pm	(Sturgeon Lake Cree Nation) in Valleyview	Natalie S. & Junior Planner
July 13 th	10:00 am	M.D. of Smoky River No. 130	Howard P.
July 13 th	1:00 pm	Town of Falher	Howard P.
July 15 th	10:00 am	(Duncan's First Nation, Lubicon Lake Nation, Mets Nation of Alberta Zone 6) in Peace River	Kemi A. & Natalie S.
July 19 th	4:30 pm	Village of Hines Creek	Kemi A. & Natalie S.
July 19 th	8:30 pm	Clear Hills County	Kemi A. & Natalie S.
July 21 st	1:30 pm	(Whitesh Lake Cree First Nation) in Atkamoo	Kemi A. & Junior Planner
July 27 th	7:00 pm	Town of Grimshaw	Elise W.
August 2 nd	10:00 am	Town of High Level	Elise W. & Howard P.
August 3 rd	7:15 pm	Mackenzie County	Elise W. & Howard P.
August 4 th	7:00 pm	Town of Rainbow Lake	Elise W. & Howard P.
August 8 th	10:00 am	(Beaver First Nation, Dene Tha' First Nation, Paddle Prairie Mets Settlement) in High Level	Elise W. & Howard P.
August 9 th	10:00 am	(Fallcree First Nation, Little Red River Cree Nation) in Fort Vermilion	Elise W. & Howard P.

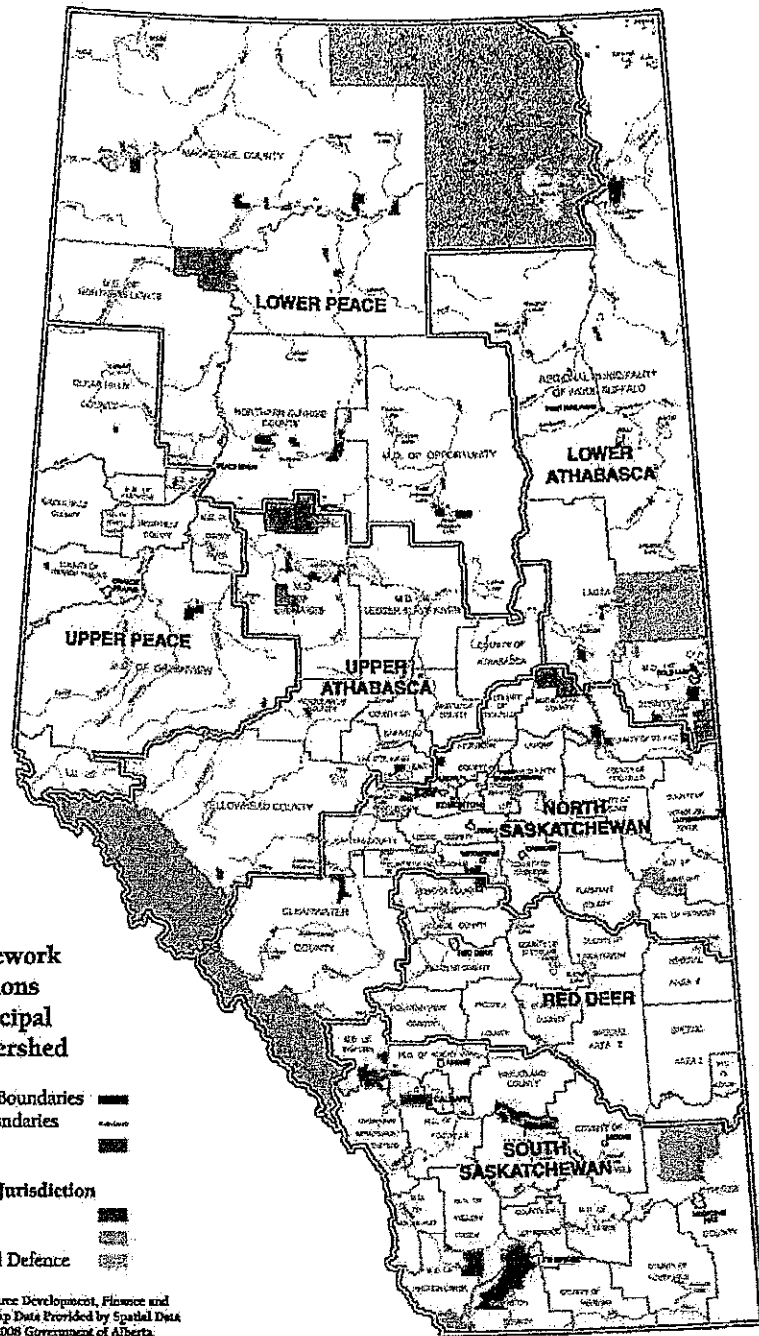
*please confirm these date and times

Contact Information:

Brenda Taylor, Administrative Assistant, Mackenzie Municipal Services Agency
 Box 450, 5109-51 Street
 Berwyn AB T0H 0E0
 Phone: 780-338-3862 or Fax: 780-338-3811
 Email: info@mmsa.ca



Schedule 'D': Regional / Location Map



Land-use Framework Planning Regions based on Municipal Districts & Watershed

- LUF Planning Regions Boundaries
- Municipal Districts Boundaries
- Métis Settlements

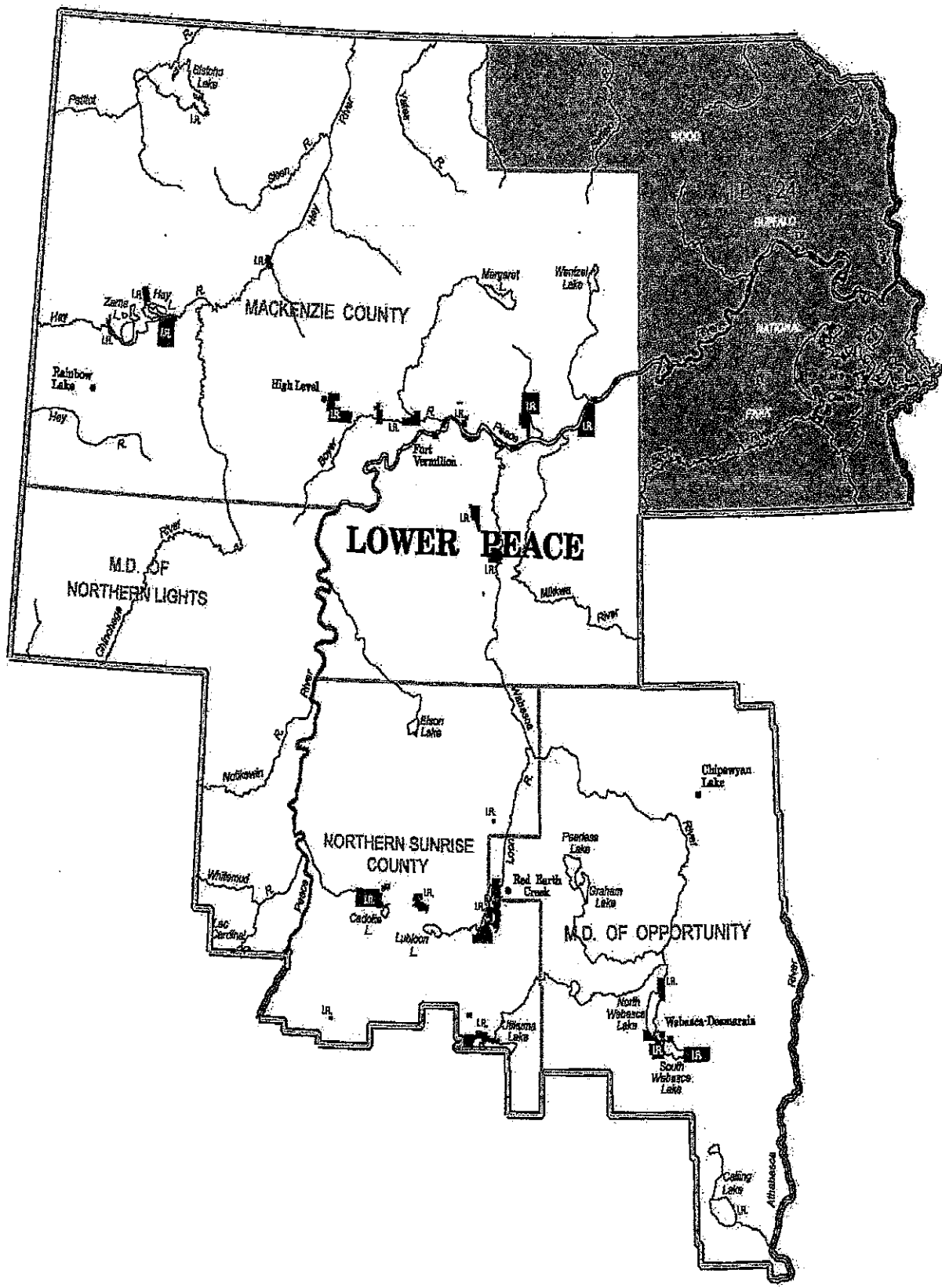
- Lands Under Federal Jurisdiction
- Indian Reserves
- National Parks
- Department of National Defence

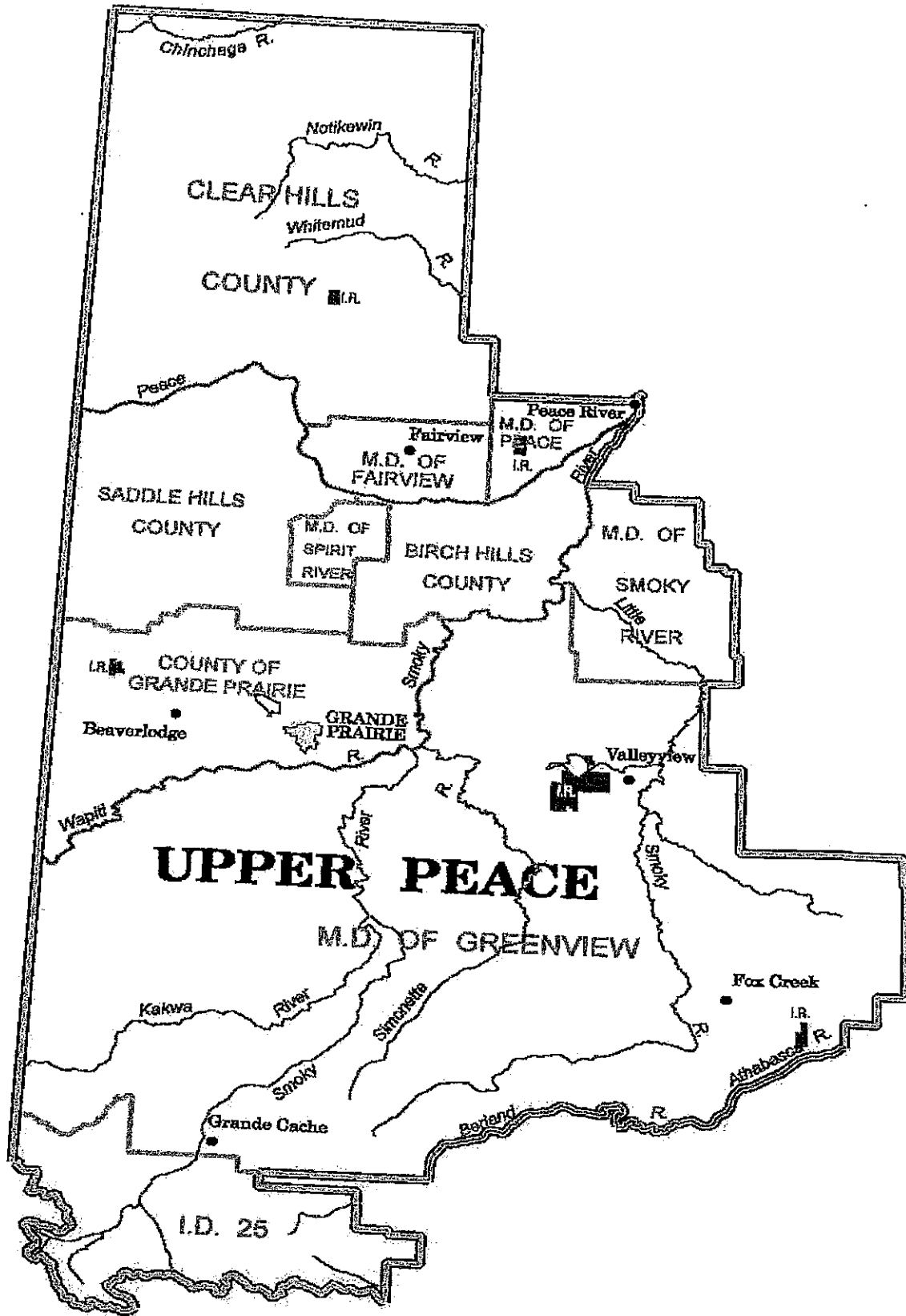
Produced by Sustainable Resource Development, Finance and Administration Division. Base Map Data Provided by Spatial Data Warehouse Ltd. ©Nov 27, 2008 Government of Alberta.

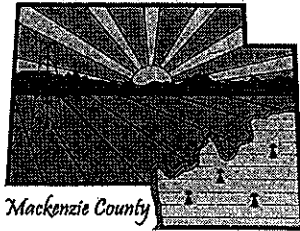


Alberta









MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	PUBLIC HEARING Bylaw 818-11 Partial Subdivision Plan Cancellation Part of NE 7-107-13-W5M (Plan 082 9052, Block 1, Lot 1) (Spruce Road)

BACKGROUND / PROPOSAL:

Bylaw 818-11, being a Partial Subdivision Plan Cancellation application to cancel Part of Subdivision Plan 082 9052, Block 1, Lot 1 for the purpose of reverting it back into NE 7-107-13-W5M, from which it was taken, received first reading at the June 29, 2011 Council meeting.

The applicants wish to change their subdivision boundaries in order to accommodate a pump out sewer. The portion of land being reverted back into NE 7-107-13-W5M must be cancelled in order for the new subdivision boundaries to be registered.

This application was presented to the Municipal Planning Commission (MPC) at their May 30, 2011 meeting where the following motion was made:

That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw ___-11, being a Subdivision Plan Cancellation Bylaw to cancel part of Plan 082 9052, Block 1, Lot 1 for the purpose of reverting it back into NE 7-107-13-W5M from which it was taken, subject to the public hearing input.

OPTIONS & BENEFITS:

A Subdivision Plan may be cancelled in part or whole in accordance with Section 658 of the Municipal Government Act (MGA). Once the partial subdivision cancellation is completed and registered with Alberta Land Titles, the cancelled lands will revert to Part of NE 7-107-13-W5M.

Author: L. Lambert **Review by:** M. Krahn **CAO** J. Roy Brideau

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 818-11, being a Subdivision Plan Cancellation Bylaw to cancel part of Plan 082 9052, Block 1, Lot 1 for the purpose of reverting it back into NE 7-107-13-W5M from which it was taken.

MOTION 2

That third reading be given to Bylaw 818-11, being a Subdivision Plan Cancellation Bylaw to cancel part of Plan 082 9052, Block 1, Lot 1 for the purpose of reverting it back into NE 7-107-13-W5M from which it was taken.

CAO COMMENTS:

Author: L. Lambert Review by: M. Krahn CAO J. Roy Brideau

BYLAW NO. 818-11

**BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA**

**FOR THE PURPOSE OF CANCELLING A
PLAN OF SUBDIVISION
IN ACCORDANCE WITH SECTION 658 OF THE
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26,
REVISED STATUTES OF ALBERTA 2000.**

WHEREAS, Mackenzie County has a Municipal Development Plan adopted in 2009,
and

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in
2004, and

WHEREAS, Council of Mackenzie County has determined that part of a subdivision, as
outlined in Schedule "A" hereto attached, be subject to cancellation, and

WHEREAS, Herman A. Dyck and Eva Dyck, being the registered owners of Plan 082
9052, Block 1, Lot 1, have requested that part of the subdivision be cancelled and
consolidated back into NE 7-107-13-W5M, from which it was taken, and

NOW THEREFORE, THE COUNCIL OF MACKENZIE COUNTY, IN THE PROVINCE
OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That Part of Subdivision Plan 082 9052, Block 1, Lot 1, as outlined in Schedule
"A" hereto attached, is hereby cancelled and the lands shall revert back into NE
7-107-13-W5M, from which it was taken.

READ a first time this 29th day of June, 2011.

READ a second time this ___ day of _____, 2011.

READ a third time and finally passed this ___ day of _____, 2011.

Bill Neufeld
Reeve

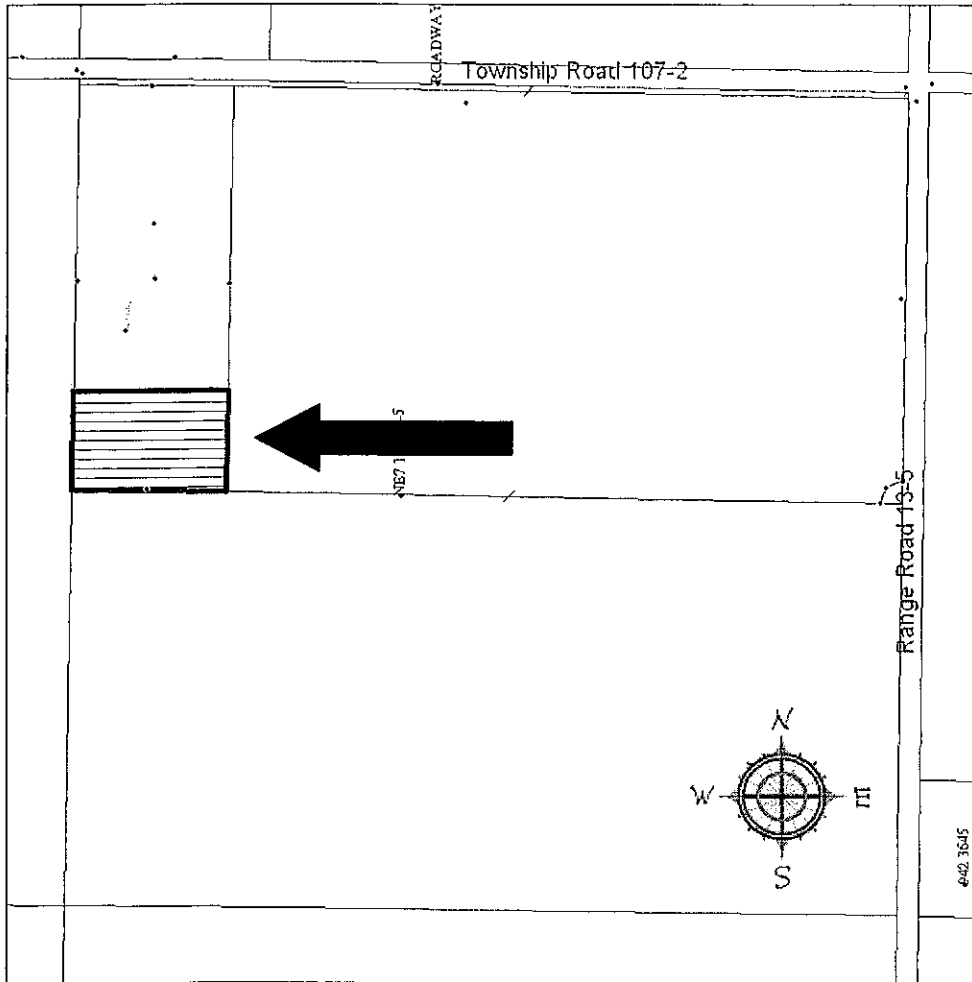
J. Roy Brideau
Chief Administrative Officer

BYLAW NO. 818-11

SCHEDULE "A"

1. That Part of the Subdivision Plan, known as:

Plan 082 9052, Block 1, Lot 1, northeast of the Hamlet of La Crete, be cancelled and reverted back into NE 7-107-13-W5M, from which it was taken.



Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 818-11

Order of Presentation

_____ This Public Hearing will now come to order at _____.

_____ Was the Public Hearing properly advertised?

_____ Will the Development Authority _____, please outline the proposed Land Use Bylaw Amendment and present his submission.

_____ Does the Council have any questions of the proposed Land Use Bylaw Amendment?

_____ Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.*

_____ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

_____ If YES: Does the Council have any questions of the person(s) making their presentation?

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

3-Ball Scramble tees off at La Crete Golf Course

Ashley Foley

La Crete Golf Course held a 3-Ball Scramble recently. There were fewer teams than last year, said Ed Wiebe, Golf Course Manager, with 16 participating this year, despite the rainy weather. The tournament began

on Friday, July 22, with nine holes; followed by 18 holes on Saturday. A barbeque dinner was served to all golfers Saturday after the tournament. The Championship Flight first place winners were Phillip Ghostkeeper,

John Flett, and Chris Walters with a 27 hole total of 89 strokes. Second place was Chris Peters, Gabriel Meneen, and Keith Badger with 91. Third went to Billy Joe Dyck, Eugene Wiebe and Ed Wiebe with 93. First Flight first place

winners were Billy Driedger, Barney Wiebe and Colter Wiebe with 93 strokes. Second was Courtney Miller, Jared Miller and Rylan Miller with 94. Third place winners were Jake Driedger, Gary Driedger and Jeff Buller with 98.

Second Flight first place winners were Jim Derksen, Steve Thiessen, and Richard Wiebe with 97. Second and third place winners tied for 101. The teams consisted of Mike Unger, Josiah Neudorf, and Rod Doerksen; and Kean

McLean, Aaron Moberly and Mark Noskye.

The next tournament at La Crete Golf Course is another 3-Ball scramble called "Pioneer Cup Challenge" scheduled for Friday, August 12.



The 3-Ball Scramble began Friday, July 22 and was a two-day tournament.



Minutes into the tournament on Friday evening it began to pour down rain. However, that didn't stop these golfers from teeing off.

MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 825-11**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing for Bylaw No. 825-11 being a road closure. The proposed amendment is:

All that portion of Internal Subdivision Road Allowance lying adjacent to and south of Plan 082 5028, Block 1 of 1, containing 0.65 hectares (1.606 acres) more or less, be subject to road closure and sale and shall be reverted back into Part of SE 18-110-18-W5M, from which it was taken.

The Public Hearing is to be held at **1:00 p.m., Tuesday, August 9th, 2011** in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to **4:30 p.m., Friday, August 5th, 2011**. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 826-11**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing for Bylaw No. 826-11 being a Plan Cancellation. The proposed amendment is:

That Subdivision Plan 082 5028, Block 1, Lots 2 through 4, located in High Level Rural area, be cancelled in full and the lands shall revert back into Part of SE 18-110-18-W5M, from which they were taken.

The Public Hearing is to be held at **1:00 p.m., Tuesday, August 9th, 2011** in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to **4:30 p.m., Friday, August 5th, 2011**. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

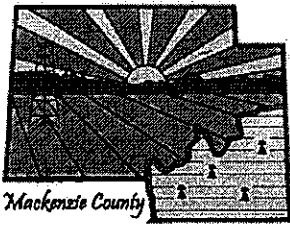
MACKENZIE COUNTY

**REVISED NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 818-11**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 818-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That Part of the Subdivision Plan, known as Plan 082 9052, Block 1, Lot 1, northeast of the Hamlet of La Crete, be cancelled and reverted back into NE 7-107-13-W5M, from which it was taken.

The Public Hearing is to be held at **1:00 p.m., Tuesday, August 9th, 2011** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in La Crete (9205-100 Street) during regular office hours. Please submit written submissions to the Development Officer prior to **4:30 p.m., Friday, August 5th, 2011**. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT Herman A. Dyck + Eva Dyck.		
ADDRESS Box 2354		
TOWN La Crete AB		
POSTAL CODE TDH 2H0	PHONE (RES.) 780-926-0515	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER Martin and Susan Dyck		
ADDRESS Box 2452		
TOWN La Crete AB		
POSTAL CODE TDH 2H0	PHONE (RES.) 928-4162	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
NE	7	107	13	5		082 9052	1	1

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

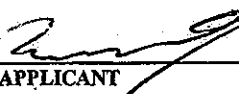
FROM: ~~Subst~~ Partial Subdivision Cancellation TO: _____

REASONS SUPPORTING PROPOSED AMENDMENT:

Subdivision location adjustment underway. The southerly most 99.12 meters is being cancelled in exchange for other lands as shown in the attached site plan.

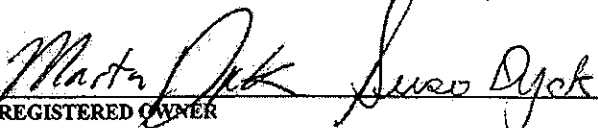
I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00

RECEIPT NO. 131847

 Eva Dyck
APPLICANT

May 17 2011
DATE

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.


REGISTERED OWNER

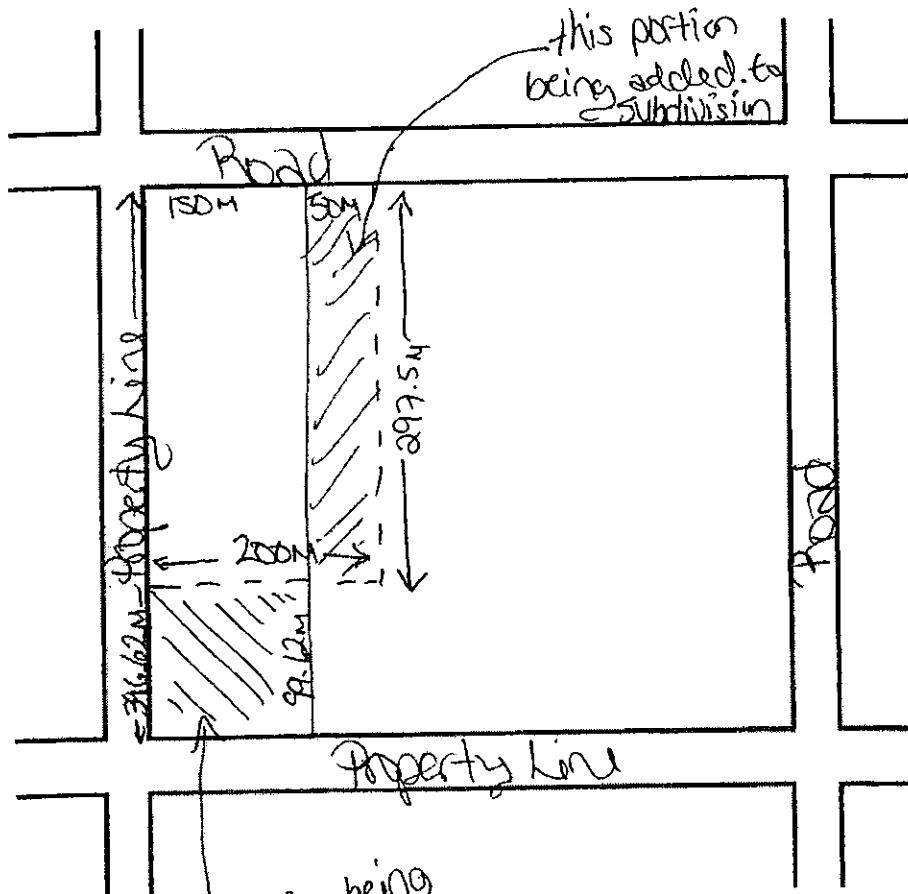
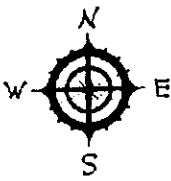
May 17, 2011
DATE

SUBDIVISION APPLICATION SITE PLAN

QTR./L.S. **SEC** **TWP** **RG** **M** **PLAN NO.** **BLK.** **LOT**
pt
N6 7 109 13 5 or 0829050 1 1

Date of site plan: July 11/11

Comments: _____

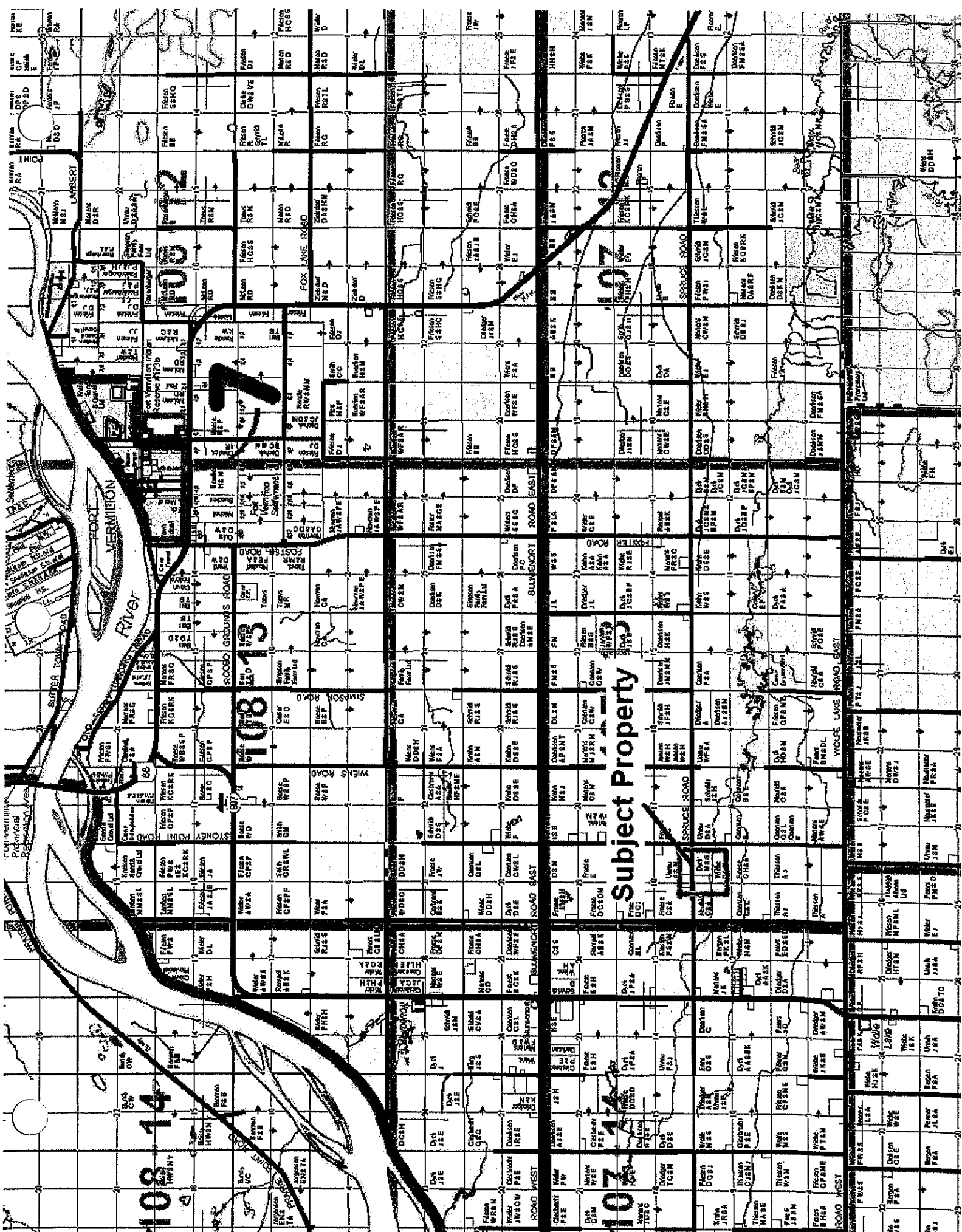


Site Plan Checklist

- Location of existing buildings from property lines
- Location of proposed subdivision from property/quarter lines
- Location of access/driveway and distance from intersections
- Ravines, creeks, lakes, sloughs and any other water bodies
- Location of shelterbelts and/or treed areas
- Location of road(s) and/or road allowances
- Length and width of proposed subdivision

- - - - = proposed boundaries
 ——— = current boundaries

NOTE: Where buildings are existing, the property must be surveyed by a qualified land surveyor.



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Subject Property

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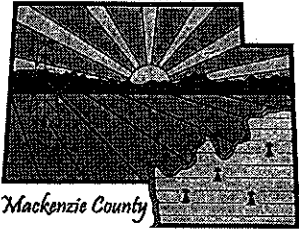
120



0201-500-0000



This portion being cancelled



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	PUBLIC HEARING Bylaw 819-11 Municipal Reserve Closure and Sale (La Crete)

BACKGROUND / PROPOSAL:

Bylaw 819-11, being a Municipal Reserve Closure Bylaw to cancel and sell a portion of Plan 032 5931, Lot 6MR, received first reading at the June 29, 2011 Council meeting.

Subdivision of the adjacent lands (SE 10-106-15-W5M) is underway and a portion of the MR lot needs to be closed and sold to the developer in order to allow the connection of the subdivision road to 91st Street. Only a portion of 91st Street (north of 94th Avenue) is built to date. The total lands requested to be closed is 0.034 hectares (0.085 acres). The value of this parcel is \$140.25.

The application was presented to the Municipal Planning Commission (MPC) at their May 30, 2011 meeting where the following motion was made:

MOTION 11-124 *That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw ___-11, being a Municipal Reserve Closure Bylaw to cancel and sell a portion of Plan 032 5931, Lot 6MR, subject to public hearing input.*

OPTIONS & BENEFITS:

The subject MR lot was required to be provided in a prior subdivision stage for buffer purposes. The remainder of the MR lot is intended to remain in place.

Author: L. Lambert **Review by:** M. Krahn **CAO** J. Roy Brideau

Council may dispose of MR lands in accordance with Section 674 of the Municipal Government Act (MGA) however if the lands are sold thereafter, the proceeds of the sale must be used for purposes as outlined in Section 671 (2) of the MGA which states:

(2) Municipal reserve, school reserve or municipal and school reserve may be used by a municipality or school authority or by them jointly only for any or all of the following purposes:

- (a) a public park;*
- (b) a public recreation area;*
- (c) school authority purposes;*
- (d) to separate areas of land that are used for different purposes.*

Once Council passes the subject Bylaw, transfer of lands documents and payment for the lands will be required before the signed Bylaw can be forwarded to Alberta Land Titles for registration.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 819-11, being a Municipal Reserve Closure Bylaw to cancel and sell a portion of Plan 032 5931, Lot 6MR.

MOTION 2

That third reading be given to Bylaw 819-11, being a Municipal Reserve Closure Bylaw to cancel and sell a portion of Plan 032 5931, Lot 6MR.

CAO COMMENTS:

Author: L. Lambert Review by: M. Krahn CAO J. Roy Brideau

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 819-11

Order of Presentation

_____ This Public Hearing will now come to order at _____.

_____ Was the Public Hearing properly advertised?

_____ Will the Development Authority _____, please outline the proposed Land Use Bylaw Amendment and present his submission.

_____ Does the Council have any questions of the proposed Land Use Bylaw Amendment?

_____ Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.*

_____ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

_____ If YES: Does the Council have any questions of the person(s) making their presentation?

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

BYLAW NO. 819-11

BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

FOR THE PURPOSE OF CLOSING A PORTION OF
MUNICIPAL RESERVE LOT BEING
PART OF PLAN 032 5931, LOT 6MR
IN ACCORDANCE WITH SECTIONS 671, 674, AND 675 OF THE
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26
REVISED STATUTES OF ALBERTA 2000

WHEREAS, Council of Mackenzie County has determined that a portion of the Municipal Reserve property, as outlined on Schedule "A" attached hereto, be subject to closure and sale, and

WHEREAS, notice of intention of Council to pass a bylaw will be published in a locally circulated newspaper and posted on site in accordance with the Municipal Government Act, and

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF MACKENZIE COUNTY DOES HEREBY CLOSE AND SELL THE MUNICIPAL RESERVE PROPERTY DESCRIBED AS FOLLOWS, SUBJECT TO THE RIGHTS OF ACCESS GRANTED BY OTHER LEGISLATION OR REGULATIONS:

Part of Plan 032 5931
Lot 6MR
Containing 0.034 hectares (0.085 acres) more or less
Excepting thereout all mines and minerals

READ a first time this 29th day of June, 2011.

READ a second time this ___ day of _____, 2011.

READ a third time and finally passed this ___ day of _____, 2011.

Bill Neufeld
Reeve

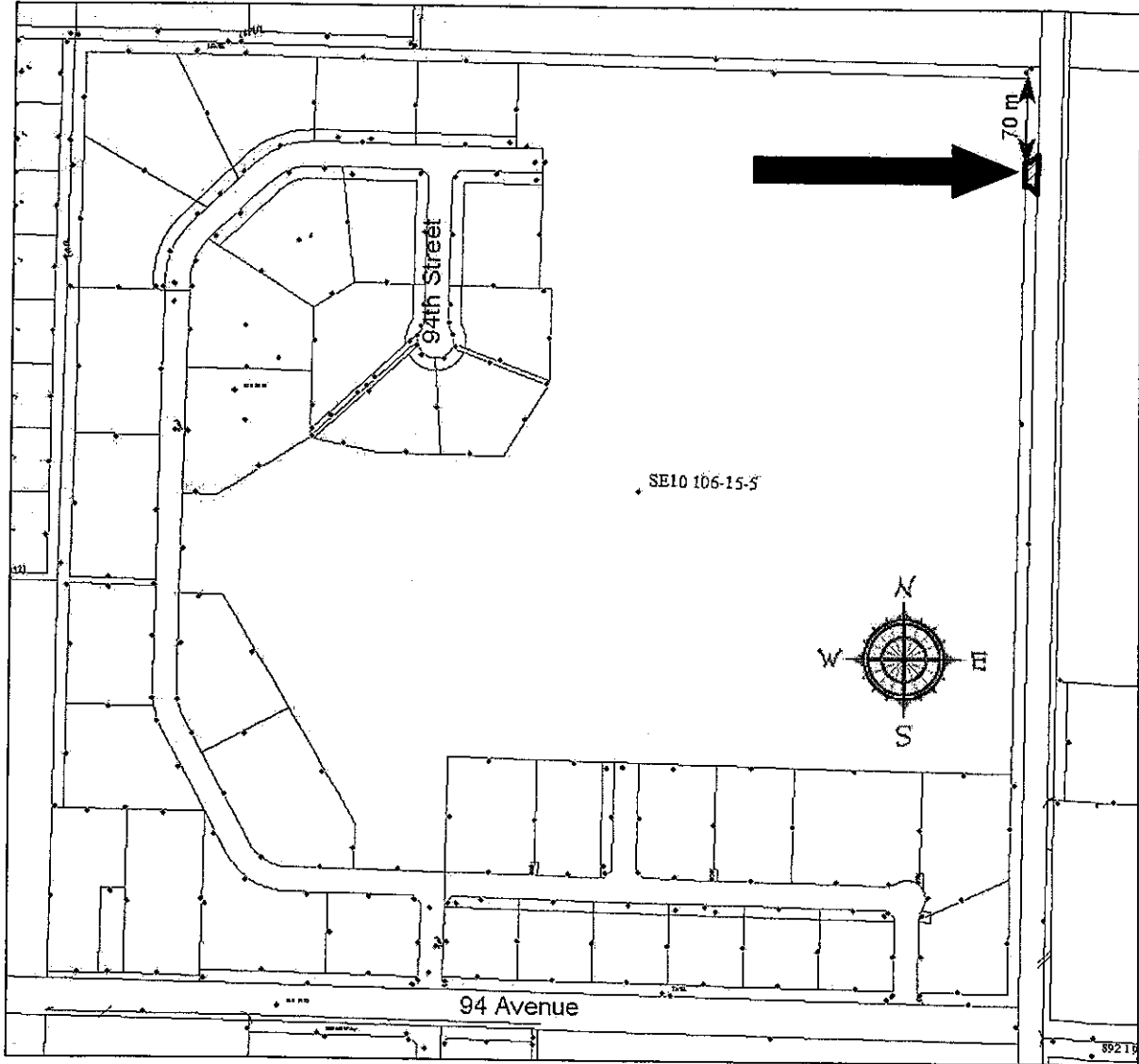
J. Roy Brideau
Chief Administrative Officer

BYLAW NO. 819-11

SCHEDULE "A"

1. That the land use designation of the following property known as:

Part of Plan 032 5931, Lot 6MR be closed and sold.



Summer programs for kids (and adults!)

FVSS, LCSS & Parent Link

Ashley Foley

Summer programs are well underway for children and families in Mackenzie County.

Fort Vermilion Support Services (FVSS), La Crete Support Services (LCSS) and the La Crete Parent Link Centre have a number of activities planned throughout the summer to keep kids active and busy.

FVSS has something planned in Fort Vermilion for children every day of the week, as well as some programs for adults.

The 'Summer Groups' program has run for a number of years now and is designed for children aged six to 12. The program runs Mondays to Thursdays from 1:00 p.m. to 3:00 p.m. at the FVSS building, beside the library.

During this time, children participate in crafts, outdoor activities, berry picking and sports.

Sometimes they have special events planned, such as on Thursday, July 14, when two Alberta Health Services representatives came to teach the children of bike safety before heading out on a bike-along throughout the hamlet.

For those under the age of six, a program called Time for Tots runs every

Tuesday, from 10:00 a.m. to 11:30 a.m. During this time, mothers, fathers and caregivers can drop off their little ones at the FVSS building for playtime.

This year, two new programs for people of all ages have been introduced: the walking group and scrapbooking night.

The walking group meets Mondays, Wednesdays and Fridays at 10:00 a.m. at the FVSS building. This program began on Monday, July 11, and encourages an active, healthy lifestyle for people of all ages. Parents are encouraged to bring babies and/or toddlers in strollers, or kids on bikes.

Carla Paul, FVSS, said they hope to encourage physical activity and bring the community together a few times a week to walk together.

The scrapbooking group began on Thursday, July 7 and runs every Thursday evening, from 7:00 p.m. to 9:00 p.m.

Paul said there were about seven people at the first meeting and received numerous inquiries since. If the program picks up momentum, she hopes to run the program more frequently, on weekends and/or for longer meeting times.

Aside from their weekly

events, FVSS is gearing up for their annual Children's Festival on August 20.

In La Crete, LCSS and Parent Link have set up a lot of similar activities. The two have come together to provide a summer reading program twice a week, Tuesdays and Thursdays, for children aged six to nine.

The reading program runs from 3:30 p.m. to 5:00 p.m. and began its 2011 season on Tuesday, July 5, at the La Crete Community Library. This program has run for numerous years now.

LCSS is also running the parks program, as they have done in the past, which takes place at the Hill Park every Monday and Wednesday from 1:00 p.m. to 3:00 p.m. for children aged up to 12 years old.

This program began for the 2011 season on Mon-

day, July 11, and consists of crafts, stories, games and snack time.

Parent Link has planned activities for children and adults Monday to Thursday throughout the summer.

Coffee and Crayons and One, Two, Buckle My Shoe are incorporated as one playtime activity this year. This runs Tuesdays from 10:00 a.m. to 11:30 a.m. at the LCSS Centre for parents to visit and children to play.

Muckin' in the Park, previously known as Muckin' and Messin', has now moved outside to the Reiland Park. It runs on Wednesdays, from 10:00 a.m. to noon, just before the park program.

Teddy Bear & Me is running every Thursday, from 10:00 a.m. to 11:30 a.m. at the LCSS building: a time for children to play with their favourite stuffed animal and with other children.



MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 824-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 824-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the Mackenzie County Land Use Bylaw be amended as follows:

a. Section 7.17 Hamlet Residential District 1A "HR1A" Subsection C. Minimum Lot Width

Add "16.75 meters (55 feet) subject to the subdivision being directly adjacent to a Recreation District "REC" zoning".

b. Section 7.19 Hamlet Residential District 2 "HR2" Subsection D. Minimum Lot Width

Add "18.29 meters (60 feet) subject to the subdivision being directly adjacent to a Recreation District "REC" zoning".

The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

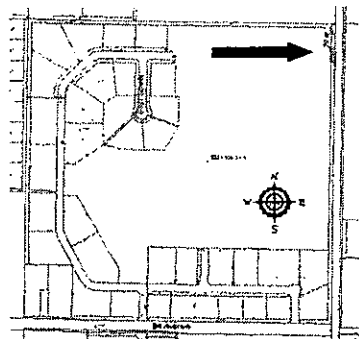


MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 819-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 819-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That Part of Plan 032 5931, Lot 6MR, located in the Hamlet of La Crete, be closed and sold. The sale price of the lands is \$140.25.



The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Assistant Development Officer at 780-928-3983.

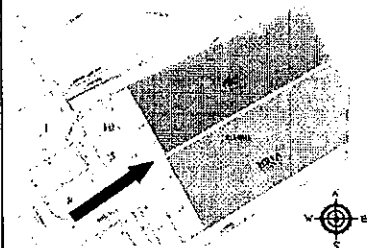


MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 823-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 823-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the land use designation of the property known as Plan 832 0443, Block 8, Lot 1 (4605-48th Ave), within the Hamlet of Fort Vermilion, be rezoned from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2" for the purpose of accommodating Single Detached Dwellings and Duplex's.



The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at Mackenzie County office in Fort Vermilion (4511 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

CLASSIFIED ADS

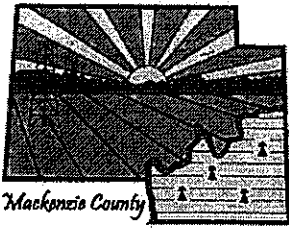


YOUR NEWSPAPER... ONE SIZE FITS ALL

Need to sell to people in Manning, Grinslaw, La Crete, Fort Vermilion and High Level?

Try classifieds in the Mackenzie Report.

780-928-4000



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT Frank Goertzen		
ADDRESS Box 123		
TOWN La Crete AB		
POSTAL CODE 7H 2H0	PHONE (RES.) 8-3053	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER Mackinac County		
ADDRESS Box 640		
TOWN For Vernequin AB		
POSTAL CODE 7H 1N0	PHONE (RES.)	BUS. 927-3718

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
						032 5931		6MR

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

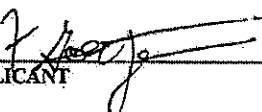
FROM: **Closure & Sale of Portion of Municipal Reserve for**

REASONS SUPPORTING PROPOSED AMENDMENT: **Future Alternate Access.**

Subdivision of lands is underway & roadway extends to 91 Street (future) through an 10.6A lot needs partial closure for road purpose.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00

RECEIPT NO. **131402**

x 

APPLICANT

DATE **May 6, 2011**

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER

DATE

May 13 2011 Revised

SURVEYOR:
WARREN BARLOW, A.S.L.S.

REGISTERED OWNERS:
FRANK GOBITZEN
TINA GOBITZEN

SUBDIVISION AUTHORITY:
MUNICIPAL DISTRICT
OF MACKENZIE No. 23
FILE No. :

LEGEND:
Distances shown in metres and decimals thereof.

subject property

ABBREVIATIONS:

- M: Indicated Markers
- L, C, S, R: Indicated North, East, South & West
- S: Indicated Section
- T: Indicated Township
- A: Indicated Range
- M: Indicated Meridian
- AC: Indicated Acres

NOTES

No.	Date	Revision / Requested	By	App.
1	MAY 11, 2008	ORIGINAL PLAN	WB	WB
2	MAY 04, 2011	LOT AMENDMENT	WB	WB

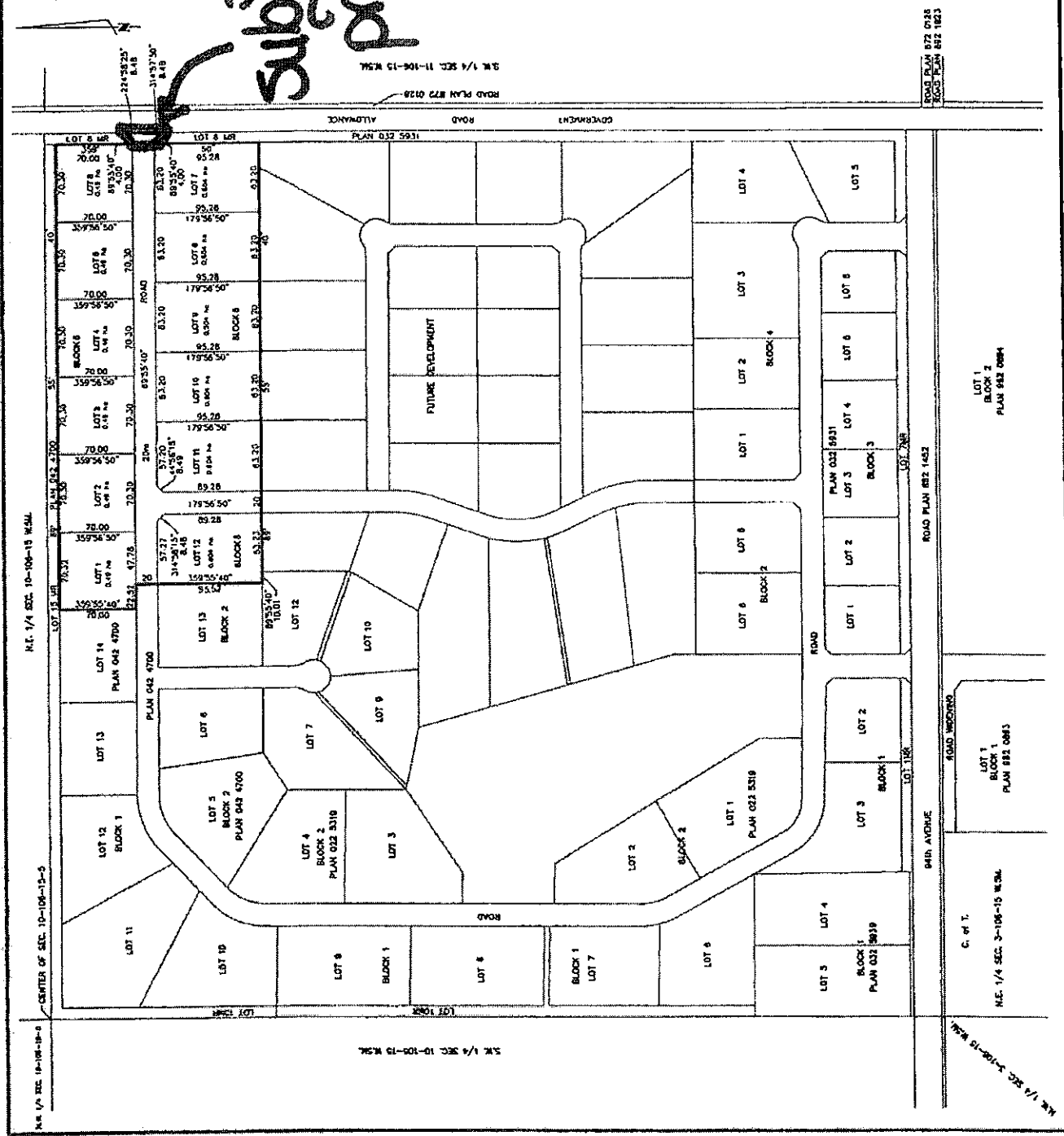
TENTATIVE PLAN
SHOWING PROPOSED
SUBDIVISION OF PART OF
S.E. 1/4 SEC. 10, TWP. 108, RGE. 16, W. 5 TH M.
and PART OF LOT 8MR, PLAN 032 5931
HAMLET OF LA CRETE
MUNICIPAL DISTRICT OF MACKENZIE No. 23
ALBERTA
2008

SCALE 1:2000

WARREN BARLOW SURVEYING

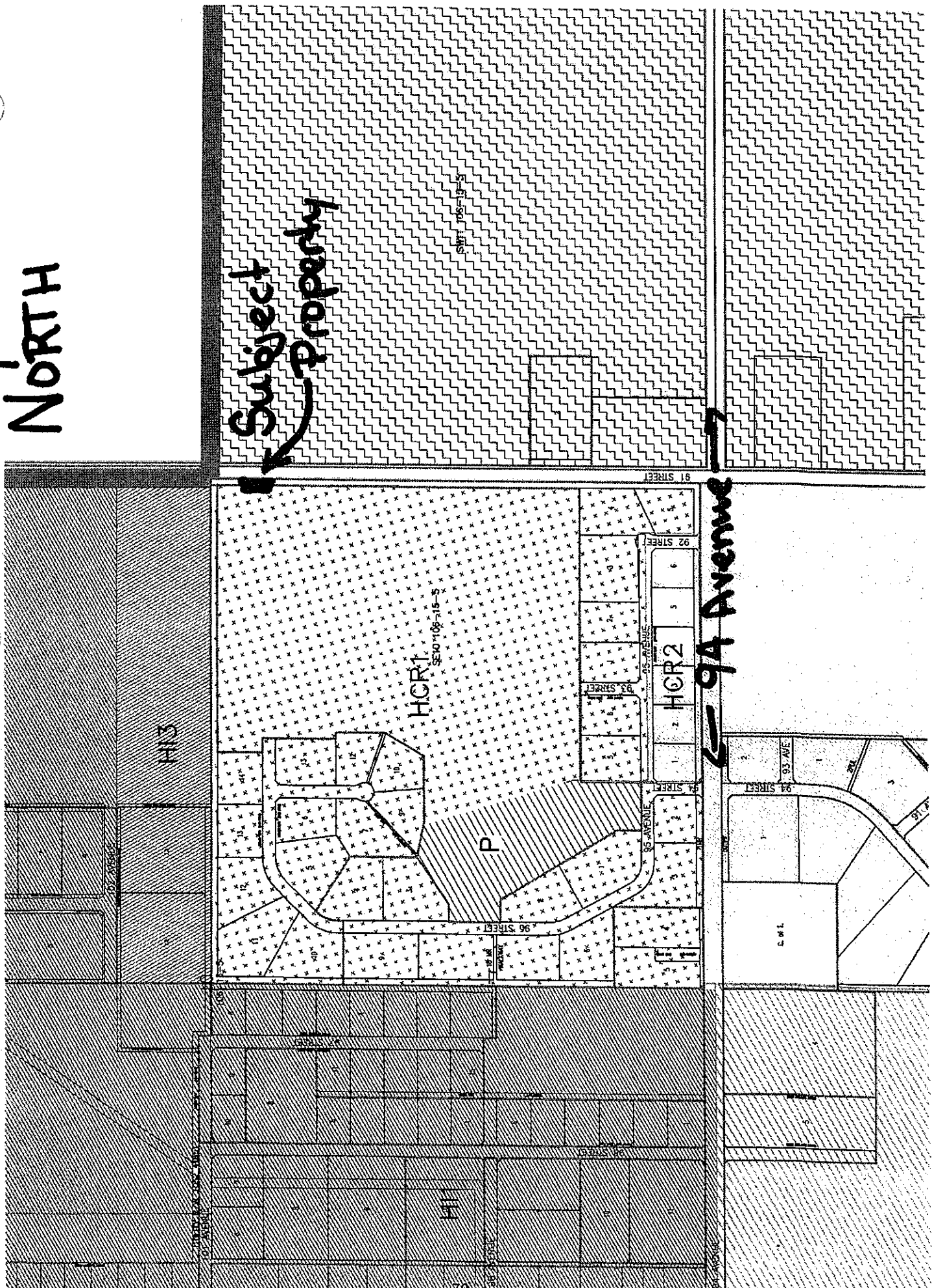
Phone 501-501-1611 Fax 501-501-1610, 501-501-1612, 501-501-1613

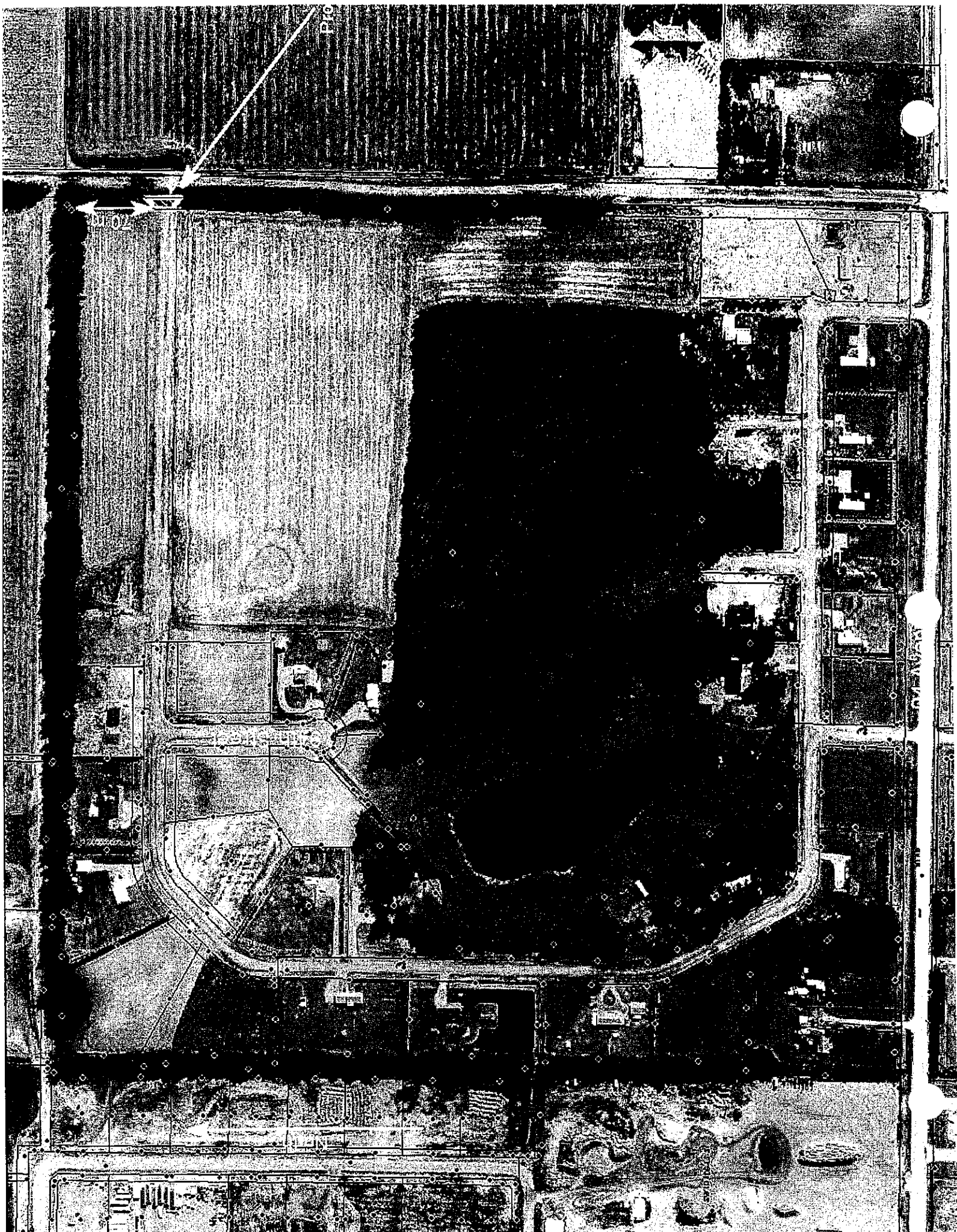
EMAIL: WB@BARLOWSURVEYING.COM
CHECKED: WB
MAY 11, 2008
JOB No. 08-0432
JOB No. 08-0432

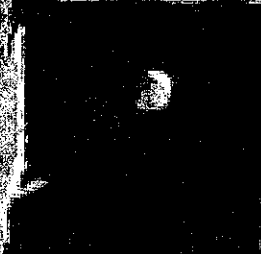
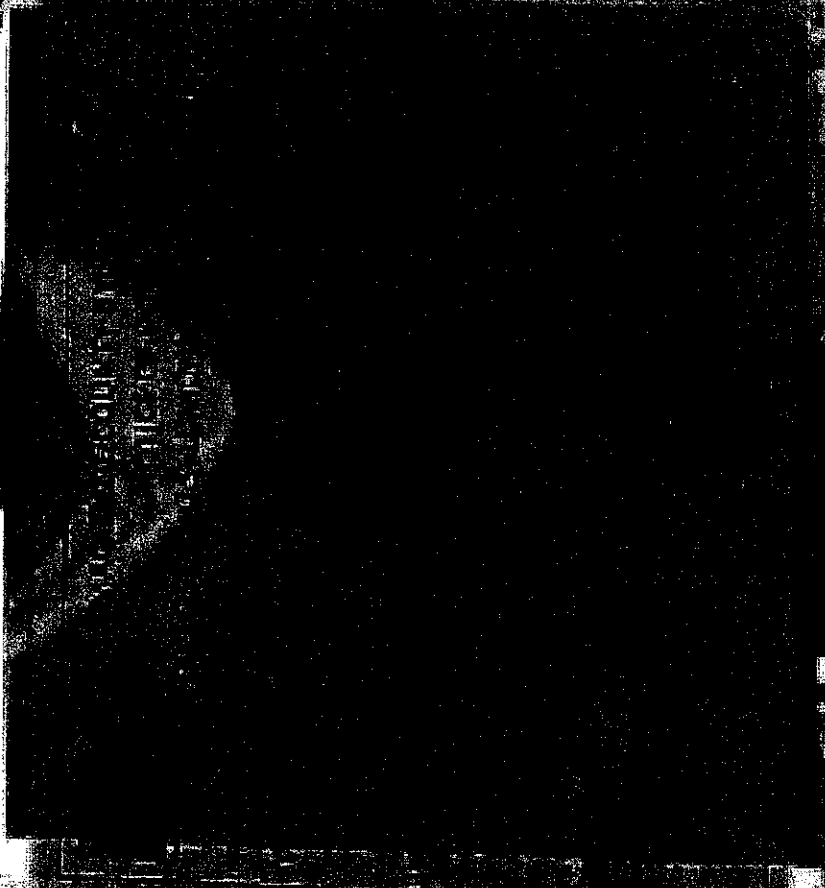


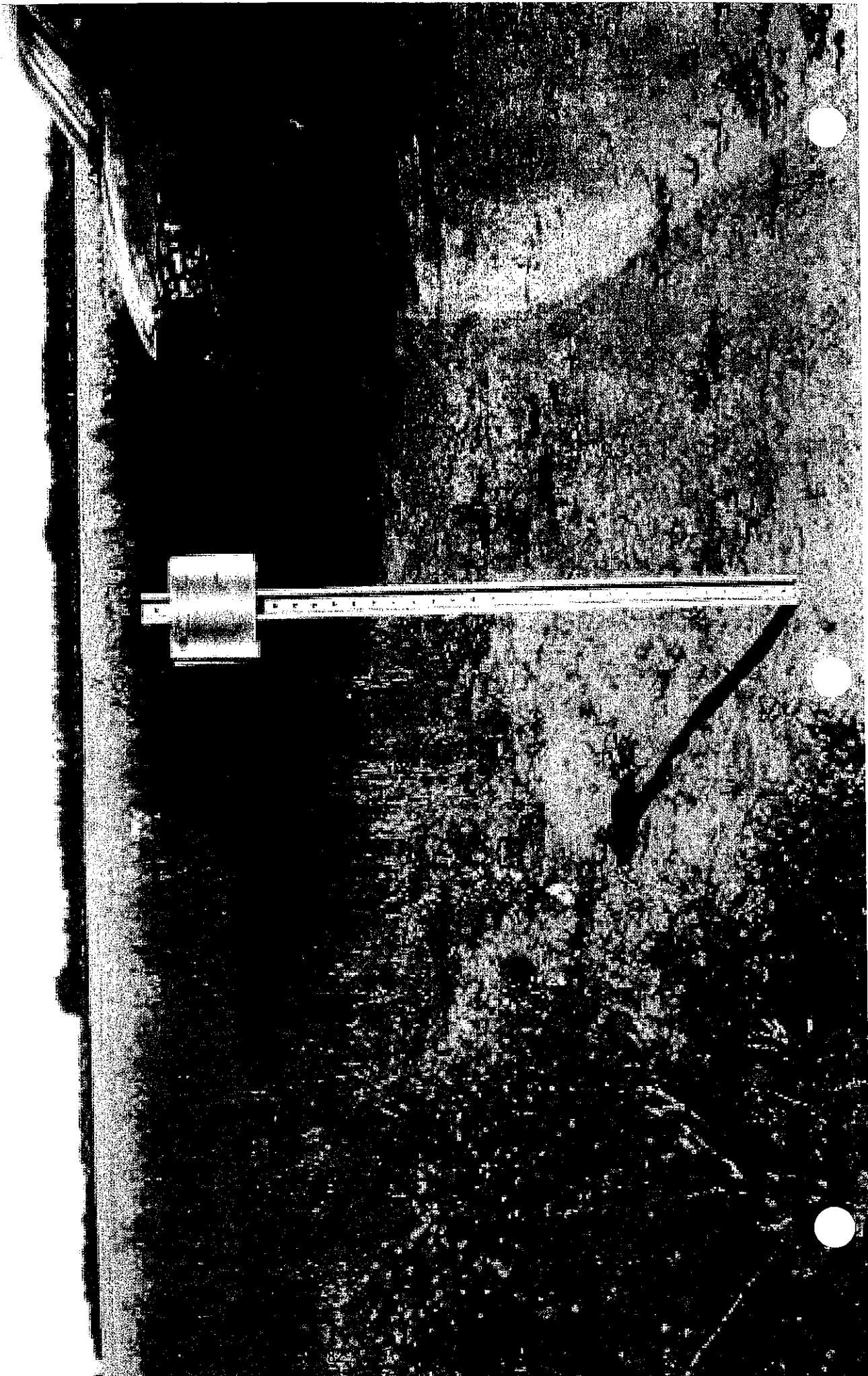
↑ NORTH

Subject Property



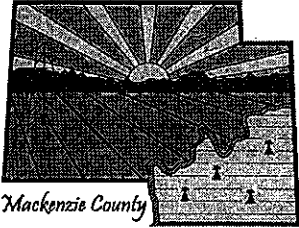












MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	PUBLIC HEARING Bylaw 823-11 Land Use Bylaw Amendment to Rezone Plan 832 0443, Block 8, Lot 1 from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2" (Fort Vermilion)

BACKGROUND / PROPOSAL:

Bylaw 823-11, being a Land Use Bylaw amendment request to rezone Plan 832 0443, Block 8, Lot 1 from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2" in order to accommodate an area of controlled development that is restricted to on-site stick-built Dwellings - Single Detached (on the south side) and Dwelling - Duplex buildings (on the north side), received first reading at the July 11, 2011 Council meeting.

The applicant is in the process of designing and applying for several new subdivisions surrounding the existing golf course within the Hamlet of Fort Vermilion. These new lots are intended for Single Family Dwellings (no Mobile Homes), Duplexes, Townhouses (Dwelling – Row) and a Seniors' complex, all of which are aimed at providing for retired or semi-retired residents who do not require or desire large lots due to extensive upkeep and maintenance.

The applicant plans to start with Plan 832 0443, Block 8, Lot 1 as it is already a subdivided lot and is currently not fully used by the golf course.

This Bylaw was submitted in conjunction with Bylaw 824-11, which is being presented later in this meeting for the reduction of lot widths within the requested two zoning districts. The applicant intends to proceed with the rezoning even if the minimum lot widths are not reduced.

Author: L. Lambert **Reviewed by:** M. Krahn **CAO** J. Roy Brideau

This application was presented to the Municipal Planning Commission (MPC) at their June 16, 2011 meeting where the following motion was made:

MOTION 11-139 *That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw ___-11, being a Land Use Bylaw amendment to rezone Plan 832 0443, Block 8, Lot 1 from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2", subject to public hearing input.*

OPTIONS & BENEFITS:

The proposed rezoning is in compliance with the land use (residential) listed in both the Municipal Development Plan (MDP) and Fort Vermilion Area Structure Plan (ASP) however a portion of the lands are shown as being within the ice jam/flood hazard area. (See attached maps). The developer has the following options regarding the construction of the proposed buildings in relation to the ice jam/flood area:

1. Ensure the buildings are not constructed within this area,
2. Construct the buildings without basements and meet applicable Safety Codes Standards for flood prone lands, or
3. Construct the buildings with basements approved by Safety Codes Standards in flood prone areas.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 823-11, being a Land Use Bylaw amendment to rezone Plan 832 0443, Block 8, Lot 1 from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2".

MOTION 2

That third reading be given to Bylaw 823-11, being a Land Use Bylaw amendment to rezone Plan 832 0443, Block 8, Lot 1 from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2".

CAO COMMENTS:

Author: L. Lambert Reviewed by: M. Krahn CAO J. Roy Brideau

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 823-11

Order of Presentation

_____ This Public Hearing will now come to order at _____.

_____ Was the Public Hearing properly advertised?

_____ Will the Development Authority _____, please outline the proposed Land Use Bylaw Amendment and present his submission.

_____ Does the Council have any questions of the proposed Land Use Bylaw Amendment?

_____ Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.*

_____ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

_____ If YES: Does the Council have any questions of the person(s) making their presentation?

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

BYLAW NO. 823-11
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW

WHEREAS, Mackenzie County has a Municipal Development Plan adopted in 2009, and

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate Dwellings – Single Detached and Duplexes.

NOW THEREFORE, THE COUNCIL OF THE MACKENZIE COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That the land use designation of the subject parcel known as:

Plan 832 0443, Block 8, Lot 1

within the Hamlet of Fort Vermilion, be rezoned from Hamlet Residential District 1 “HR1” to Hamlet Residential District 1A “HR1A” and Hamlet Residential 2 “HR2”, as outlined in Schedule “A” hereto attached.

READ a first time this 11th day of July, 2011.

READ a second time this ___ day of _____, 2011.

READ a third time and finally passed this ___ day of _____, 2011.

Bill Neufeld
Reeve

J. Roy Brideau
Chief Administrative Officer

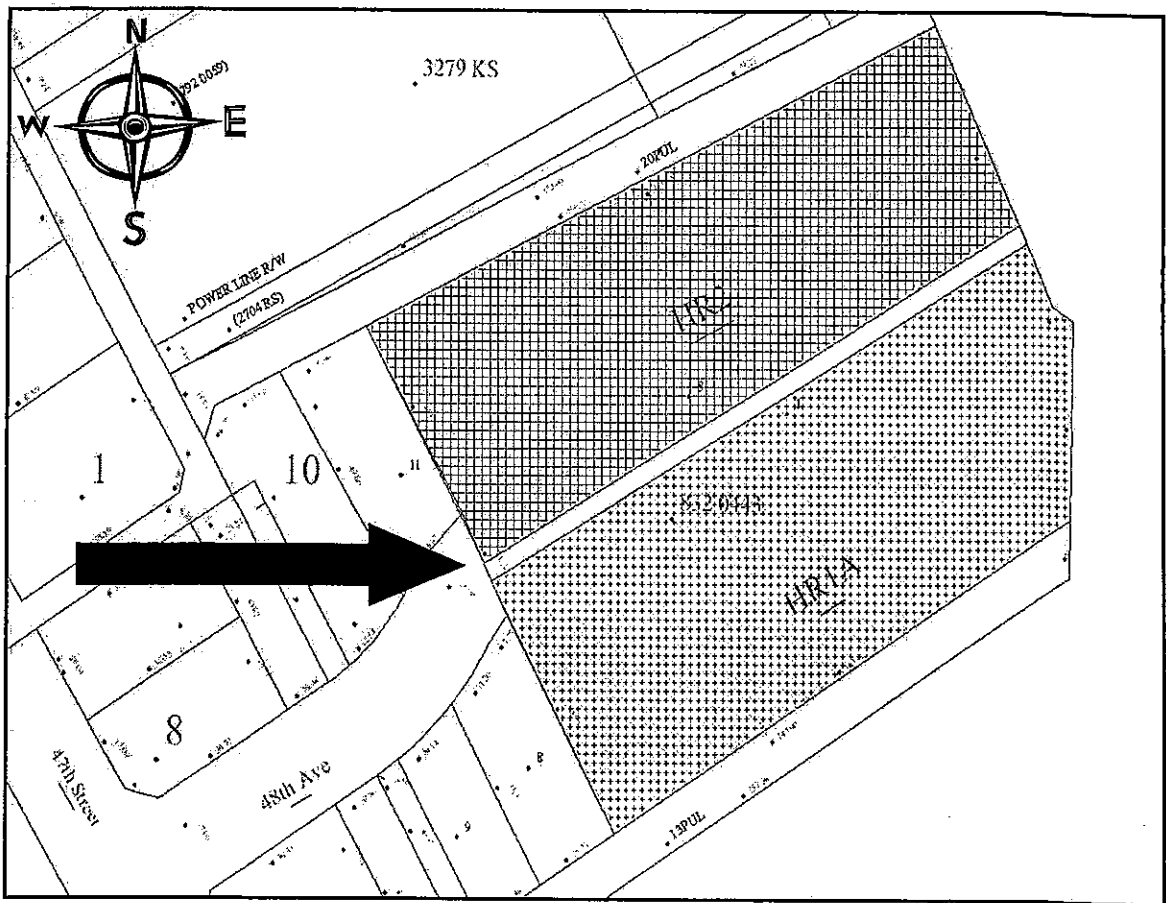
BYLAW No. 823-11

SCHEDULE "A"

1. That the land use designation of the following property known as:

Plan 832 0443, Block 8, Lot 1

within the Hamlet of Fort Vermilion, be rezoned from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2".



FROM: Hamlet Residential District 1 "HR1"

TO: Hamlet Residential District 1A "HR1A" and
Hamlet Residential District 2 "HR2"

Summer programs for kids (and adults!)

fvss, lcss & Parent Link

Ashley Foley

Summer programs are well underway for children and families in Mackenzie County.

Fort Vermilion Support Services (fvss), La Crete Support Services (lcss) and the La Crete Parent Link Centre have a number of activities planned throughout the summer to keep kids active and busy.

fvss has something planned in Fort Vermilion for children every day of the week, as well as some programs for adults.

The 'Summer Groups' program has run for a number of years now and is designed for children aged six to 12. The program runs Mondays to Thursdays from 1:00 p.m. to 3:00 p.m. at the fvss building, beside the library.

During this time, children participate in crafts, outdoor activities, berry picking and sports.

Sometimes they have special events planned, such as on Thursday, July 14, when two Alberta Health Services representatives came to teach the children of bike safety before heading out on a bika-along throughout the hamlet.

For those under the age of six, a program called Time for Tots runs every

Tuesday, from 10:00 a.m. to 11:30 a.m. During this time, mothers, fathers and caregivers can drop off their little ones at the fvss building for playtime.

This year, two new programs for people of all ages have been introduced: the walking group and scrapbooking night.

The walking group meets Mondays, Wednesdays and Fridays at 10:00 a.m. at the fvss building. This program began on Monday, July 11, and encourages an active, healthy lifestyle for people of all ages. Parents are encouraged to bring babies and/or toddlers in strollers, or kids on bikes.

Carla Paul, fvss, said they hope to encourage physical activity and bring the community together a few times a week to walk together.

The scrapbooking group began on Thursday, July 7 and runs every Thursday evening, from 7:00 p.m. to 9:00 p.m.

Paul said there were about seven people at the first meeting and received numerous inquiries since. If the program picks up momentum, she hopes to run the program more frequently; on weekends and/or for longer meeting times.

Aside from their weekly

events, fvss is gearing up for their annual Children's Festival on August 20.

In La Crete, lcscs and Parent Link have set up a lot of similar activities. The two have come together to provide a summer reading program twice a week, Tuesdays and Thursdays, for children aged six to nine.

The reading program runs from 3:30 p.m. to 5:00 p.m. and began its 2011 season on Tuesday, July 5, at the La Crete Community Library. This program has run for numerous years now.

lcscs is also running the parks program, as they have done in the past, which takes place at the Hill Park every Monday and Wednesday from 1:00 p.m. to 3:00 p.m. for children aged up to 12 years old.

This program began for the 2011 season on Mon-

day, July 11, and consists of crafts, stories, games and snack time.

Parent Link has planned activities for children and adults Monday to Thursday throughout the summer.

Coffee and Crayons and One, Two, Buckle My Shoe are incorporated as one playtime activity this year. This runs Tuesdays from 10:00 a.m. to 11:30 a.m. at the lcscs Centre for parents to visit and children to play.

'Muckin' in the Park, previously known as Muckin' and Messin', has now moved outside to the Reinland Park. It runs on Wednesdays, from 10:00 a.m. to noon, just before the park program.

Teddy Bear & Me is running every Thursday, from 10:00 a.m. to 11:30 a.m. at the lcscs building: a time for children to play with their favourite stuffed animal and with other children.



MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 824-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 824-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the Mackenzie County Land Use Bylaw be amended as follows:

a. Section 7.17 Hamlet Residential District 1A "HR1A" Subsection C. Minimum Lot Width

Add "16.75 meters (55 feet) subject to the subdivision being directly adjacent to a Recreation District "REC" zoning".

b. Section 7.19 Hamlet Residential District 2 "HR2" Subsection D. Minimum Lot Width

Add "18.29 meters (60 feet) subject to the subdivision being directly adjacent to a Recreation District "REC" zoning".

The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

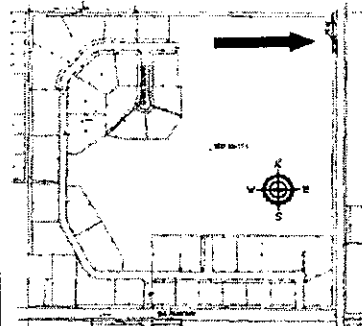


MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 819-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 819-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That Part of Plan 032 5931, Lot 6MR, located in the Hamlet of La Crete, be closed and sold. The sale price of the lands is \$140.25.



The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Assistant Development Officer at 780-928-3983.

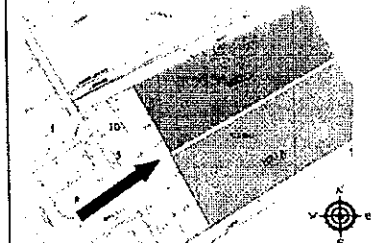


MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 823-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 823-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the land use designation of the property known as Plan 832 0443, Block 8, Lot 1 (4605-48th Ave), within the Hamlet of Fort Vermilion, be rezoned from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2" for the purpose of accommodating Single Detached Dwellings and Duplex's.



The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

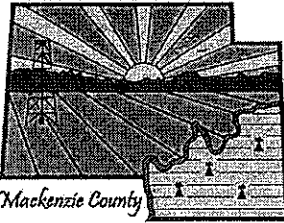
CLASSIFIED ADS

YOUR NEWSPAPER... ONE SIZE FITS ALL

Need to sell to people in Manning, Grimshaw, La Crete, Fort Vermilion and High Level?

Try classifieds in the Mackenzie Report.

780-928-4000



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT <i>Frank Rosenberger</i>		
ADDRESS <i>Box 338</i>		
TOWN <i>Fort Vermilion</i>		
POSTAL CODE <i>T0H 1W0</i>	PHONE (RES.) <i>927-3227</i>	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER <i>Same</i>		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <i>8320443</i>	BLK <i>8</i>	LOT <i>1</i>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *HRI* TO: *HRIA & HR2*

REASONS SUPPORTING PROPOSED AMENDMENT:

To restrict type of development for only Single Family Residence.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ *150.00* RECEIPT NO. _____

Frank Rosenberger APPLICANT DATE *May 20, 2011*

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

Frank P. Rosenberger REGISTERED OWNER DATE _____



PEACE RIVER

50th AVENUE (RIVER ROAD)

48th AVENUE
49th AVENUE

48th AVENUE

45th STREET

52nd AVENUE

POTENTIAL FUTURE
JOINT VENTURE
DEVELOPMENT

SINGLE FAMILY
ATTACHED GARAGE
(MIN. 55' LOTS)
PHASE 7

HOLE #6

HOLE #7

HOLE #8

HOLE #5

HOLE #4

HOLE #3

HOLE #2

HOLE #1

48th STREET

50th AVENUE

SINGLE FAMILY
ATTACHED GARAGE
(MIN. 55' LOTS)
PHASE 6

PHASE 1
MULTI-FAMILY
ATTACHED GARAGE
(MIN. 60' LOTS)

(MIN. 55' LOTS)
SINGLE FAMILY
ATTACHED GARAGE

PHASE 3
MULTI-FAMILY
ATTACHED GARAGE
(MIN. 60' LOTS)

SINGLE FAMILY
ATTACHED GARAGE
(MIN. 55' LOTS)

PHASE 4
FUTURE SENIORS
HOUSING DEVELOPMENT
BY STORAGE
AREA

FUTURE
HOUSES
PARKING
MAINTENANCE
YARD

PUL

SINGLE FAMILY
ATTACHED GARAGE
(MIN. 55' LOTS)
PHASE 5

Project No.	1292173
Client	ALBERTA LTD.
Drawn By	...
Checked By	...
Scale	1 OF 1
Sheet	C

1292173 ALBERTA LTD.
GOLF COURSE SUBDIVISION
HAMLET OF FORT VERMILION
OVERALL PHASING & CONCEPT PLAN

FOCUS
LANDSCAPE ARCHITECTURE
10000 10th Street, Suite 100
Edmonton, Alberta T6E 2E7
Tel: (780) 443-1111
Fax: (780) 443-1112
www.focuslandscapes.com

7.17 HAMLET RESIDENTIAL DISTRICT 1A "HR1A" *REQUESTED ZONING*

The general purpose of this district is to permit residential uses in established hamlets, with the intention of restricting development to on-site stick-built single detached dwellings with attached garages and associated uses.

A. PERMITTED USES

- (1) Ancillary building or use.
- (2) Dwelling - Single detached with attached garage.

B. DISCRETIONARY USES

- (1) Home based business.
- (2) Park.
- (3) Playground.

C. MINIMUM LOT WIDTH

22 metres (72 feet)

D. MINIMUM LOT DEPTH

33.5 metres (110 feet)

E. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Officer.

F. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.5 metres (5 feet). In case of a corner site the exterior side yard shall not be less than 3.0 metres (10 feet).

G. MINIMUM REAR YARD SETBACK

2.4 metres (8 feet). Setbacks may be reduced to 1.52 metres (5 feet) when using sub-surface utilities.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

- (a) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.

- (b) For those residences constructed with a front attached garage, the garage may be required to be located on the same side as the adjacent properties front attached garage at the discretion of the Development Officer.

I. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

J. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

7.19 HAMLET RESIDENTIAL DISTRICT 2 “HR2” *REQUESTED ZONING*

The general purpose of this district is to restrict development to large lot residential and other compatible uses in urban areas.

A. PERMITTED USES

- (1) Ancillary building or use.
- (2) Dwelling - Single detached.

B. DISCRETIONARY USES

- (1) Dwelling - Duplex.
- (2) Dwelling – Row.
- (3) Home based business
- (4) Modular home.
- (5) Park.
- (6) Playground.
- (7) Public use.

C. MINIMUM LOT WIDTH

22 metres (72 feet).

D. MINIMUM LOT DEPTH

33.5 metres (110 feet).

E. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Officer.

F. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.2 metres (5 feet). In case of a corner site the exterior side yard shall not be less than 3.0 metres (10 feet).

G. MINIMUM REAR YARD SETBACK

2.4 metres (8 feet).

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings may be either of new construction only. The architecture, construction materials and appearance of buildings and other structures

shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.

I. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

J. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

The general purpose of this district is to permit residential uses in hamlets.

A. PERMITTED USES

- (1) Ancillary buildings or use.
- (2) Dwelling - Single detached.
- (3) Park
- (4) Public use

B. DISCRETIONARY USES

- (1) Bed and breakfast.
- (2) Dwelling - Duplex.
- (3) Home based business.
- (4) Mobile home.
- (5) Modular home.

D. MINIMUM LOT WIDTH

22 metres (72 feet)

E. MINIMUM LOT DEPTH

33.5 metres (110 feet)

F. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Authority.

G. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.2 metres (5 feet). In the case of a corner site the exterior side yard shall not be less than 3.0 metres (10 feet).

H. MINIMUM REAR YARD SETBACK

2.4 metres (8 feet). Setbacks may be reduced to 1.52 metres (5 feet) when using sub-surface utilities.

I. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

- (1) The architecture, construction materials and appearance of

buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.

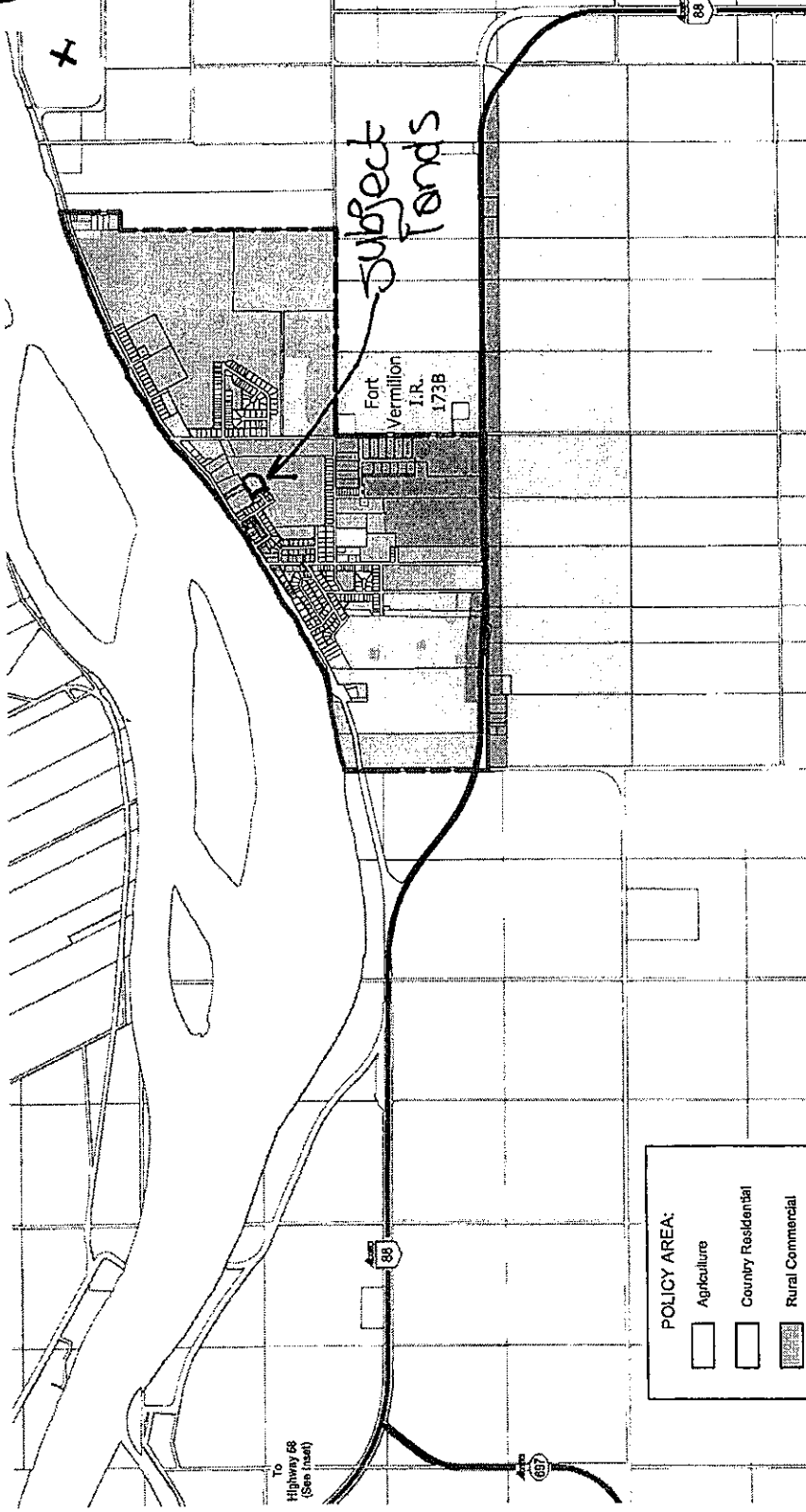
J. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

K. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

MAP 4

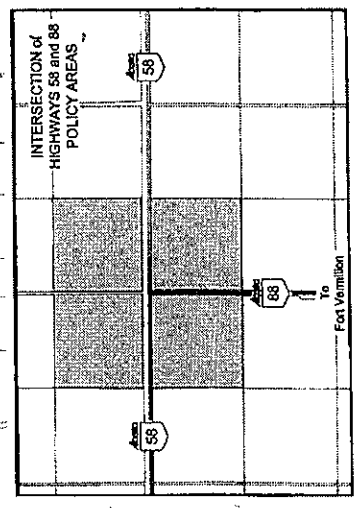


Subject lands

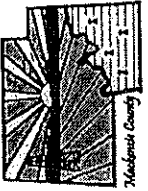
Fort Vermilion I.R. 173B

To Highway 68 (See next)

POLICY AREA:	
	Agriculture
	Country Residential
	Rural Commercial
	Rural Industrial
	Hamlet Residential
	Hamlet Commercial
	Hamlet Industrial
	Parks / Institutional
	Town
	Indian Reserve
	Hamlet Boundary



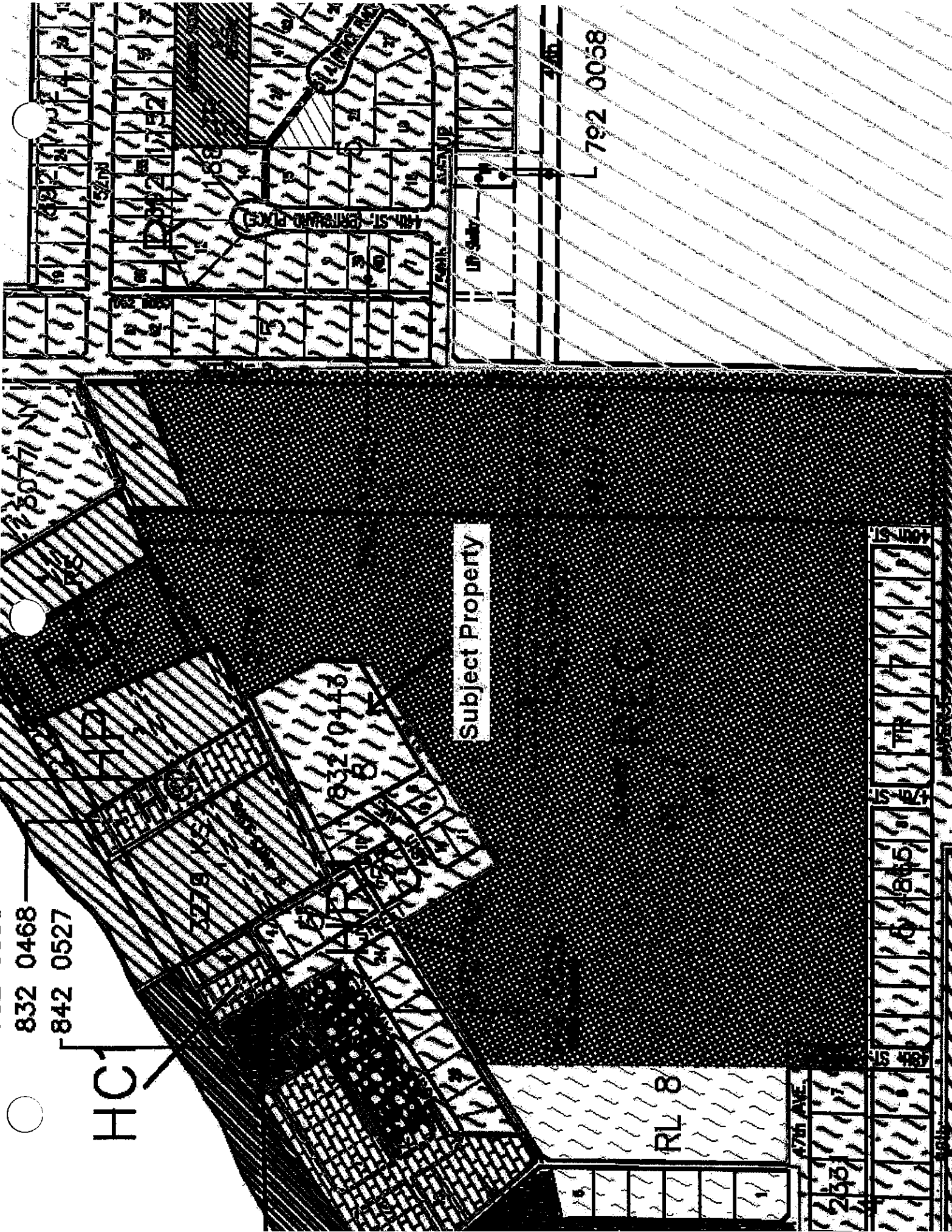
MACKENZIE COUNTY
MUNICIPAL DEVELOPMENT PLAN
MAP 4 - GREATER FORT VERMILION
POLICY AREAS
N.T.S.



Engineering and Land Services

832 0468
842 0527

HC



Subject Property

RL 8

47th Ave.

255

845

845

845

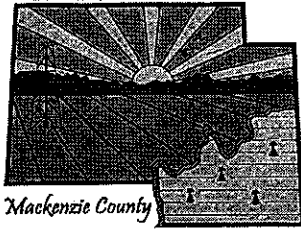
845

845



RTE 101

16300-040



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	PUBLIC HEARING Bylaw 824-11 Land Use Bylaw Amendment to Decrease the Minimum Lot Widths of Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2"

BACKGROUND / PROPOSAL:

Bylaw 824-11, being a Land Use Bylaw amendment for a lot width reduction in Hamlet Residential District 1A "HR1A" to a minimum of 16.75 meters (55 feet) and in Hamlet Residential District 2 "HR2" to a minimum of 18.29 meters (60 feet) subject to the proposed subdivision being directly adjacent to a Recreation District "REC" zoning, received first reading at the July 11, 2011 Council meeting.

The applicant is in the process of designing and applying for several new subdivisions surrounding the existing golf course within the Hamlet of Fort Vermilion. These new lots are intended for Single Family Dwellings (no Mobile Homes), Duplexes, Townhouses (Dwelling – Row) and a Seniors' complex, all of which are aimed at providing for retired or semi-retired residents who do not require or desire large lots due to extensive upkeep and maintenance.

This application was presented to the Municipal Planning Commission (MPC) at their June 16, 2011 meeting where the following motion was made:

MOTION 11-138 *That the Municipal Planning Commission recommendation to Council be to approve a lot width reduction in Hamlet Residential District 1A "HR1A" to a minimum of 16.75 meters (55 feet) and in Hamlet Residential District 2 to a minimum of 18.29 meters (60 feet) subject to the proposed subdivision being directly adjacent to a Recreation District "REC" zoning.*

Author: L. Lambert

Reviewed by: M. Krahn

CAO J. Roy Brideau

OPTIONS & BENEFITS:

All Hamlet Residential zoning districts in the County Land Use Bylaw have a minimum lot width of 22 meters (72 feet). The proposed lot width reduction could result in a more compact and condensed type of development, serve to increase the developers overall revenue and increase the County's taxation revenue. The proposed amendment could also result in increased traffic volumes and an increased burden on the current County infrastructure.

Not all hamlets would benefit from smaller lots. Lots in the Hamlet of Zama are currently the largest within the County and the hamlet has been contemplating even larger lots. The Hamlet of Fort Vermilion enjoys open relaxed spacious mixed lots that fit either a Single Family Dwelling or Mobile Home. Within the Hamlet of La Crete, quite often new owners are purchasing two adjacent lots in order to fit their homes with attached garages. As a result, the proposed lot width reduction may not be desirable in all the Hamlets within the County. The MPC recommendation would allow the reduction of the lot width only if the proposed subdivision abuts a Recreation District (REC) zoning.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 824-11, being a Land Use Bylaw amendment for a lot width reduction in Hamlet Residential District 1A "HR1A" to a minimum of 16.75 meters (55 feet) and in Hamlet Residential District 2 "HR2" to a minimum of 18.29 meters (60 feet) subject to the proposed subdivision being directly adjacent to a Recreation District "REC" zoning.

MOTION 2

That third reading be given to Bylaw 824-11, being a Land Use Bylaw amendment for a lot width reduction in Hamlet Residential District 1A "HR1A" to a minimum of 16.75 meters (55 feet) and in Hamlet Residential District 2 "HR2" to a minimum of 18.29 meters (60 feet) subject to the proposed subdivision being directly adjacent to a Recreation District "REC" zoning.

CAO COMMENTS:

Author: L. Lambert Reviewed by: M. Krahn CAO J. Roy Bideau

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 824-11

Order of Presentation

_____ This Public Hearing will now come to order at _____.

_____ Was the Public Hearing properly advertised?

_____ Will the Development Authority _____, please outline the proposed Land Use Bylaw Amendment and present his submission.

_____ Does the Council have any questions of the proposed Land Use Bylaw Amendment?

_____ Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.*

_____ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

_____ If YES: Does the Council have any questions of the person(s) making their presentation?

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

BYLAW NO. 824-11

**BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA**

**TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW**

WHEREAS, Mackenzie County has a Municipal Development Plan adopted in 2009, and

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate reduced residential lot sizes.

NOW THEREFORE, THE COUNCIL OF THE MACKENZIE COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That the Mackenzie County Land Use Bylaw be amended as follows:
 - a. Section 7.17 Hamlet Residential District 1A "HR1A"
Subsection C. Minimum Lot Width
Add "16.75 meters (55 feet) subject to the subdivision being directly adjacent to a Recreation District "REC" zoning".
 - b. Section 7.19 Hamlet Residential District 2 "HR2"
Subsection D. Minimum Lot Width
Add "18.29 meters (60 feet) subject to the subdivision being directly adjacent to a Recreation District "REC" zoning".

READ a first time this 11th day of July, 2011.

READ a second time this ___ day of _____, 2011.

READ a third time and finally passed this ___ day of _____, 2011.

Bill Neufeld
Reeve

J. Roy Brideau
Chief Administrative Officer

Summer programs for kids (and adults!)

FVSS, LCSS & Parent Link

Ashley Foley

Summer programs are well underway for children and families in Mackenzie County.

Fort Vermilion Support Services (FVSS), La Crete Support Services (LCSS) and the La Crete Parent Link Centre have a number of activities planned throughout the summer to keep kids active and busy.

FVSS has something planned in Fort Vermilion for children every day of the week, as well as some programs for adults.

The 'Summer Groups' program has run for a number of years now and is designed for children aged six to 12. The program runs Mondays to Thursdays from 1:00 p.m. to 3:00 p.m. at the FVSS building, beside the library.

During this time, children participate in crafts, outdoor activities, berry picking and sports.

Sometimes they have special events planned, such as on Thursday, July 14, when two Alberta Health Services representatives came to teach the children of bike safety before heading out on a bike-along throughout the hamlet.

For those under the age of six, a program called Time for Toys runs every

Tuesday, from 10:00 a.m. to 11:30 a.m. During this time, mothers, fathers and caregivers can drop off their little ones at the FVSS building for playtime.

This year, two new programs for people of all ages have been introduced: the walking group and scrapbooking night.

The walking group meets Mondays, Wednesdays and Fridays at 10:00 a.m. at the FVSS building. This program began on Monday, July 11, and encourages an active, healthy lifestyle for people of all ages. Parents are encouraged to bring babies and/or toddlers in strollers, or kids on bikes.

Carla Paul, FVSS, said they hope to encourage physical activity and bring the community together a few times a week to walk together.

The scrapbooking group began on Thursday, July 7 and runs every Thursday evening, from 7:00 p.m. to 9:00 p.m.

Paul said there were about seven people at the first meeting and received numerous inquiries since. If the program picks up momentum, she hopes to run the program more frequently; on weekends and/or for longer meeting times.

Aside from their weekly

events, FVSS is gearing up for their annual Children's Festival on August 20.

In La Crete, LCSS and Parent Link have set up a lot of similar activities. The two have come together to provide a summer reading program twice a week, Tuesdays and Thursdays, for children aged six to nine.

The reading program runs from 3:30 p.m. to 5:00 p.m. and began its 2011 season on Tuesday, July 5, at the La Crete Community Library. This program has run for numerous years now.

LCSS is also running the parks program, as they have done in the past, which takes place at the Hill Park every Monday and Wednesday from 1:00 p.m. to 3:00 p.m. for children aged up to 12 years old.

This program began for the 2011 season on Mon-

day, July 11, and consists of crafts, stories, games and snack time.

Parent Link has planned activities for children and adults Monday to Thursday throughout the summer.

Coffee and Crayons and One, Two, Buckle My Shoe are incorporated as one playtime activity this year. This runs Tuesdays from 10:00 a.m. to 11:30 a.m. at the LCSS Centre for parents to visit and children to play.

Muckin' in the Park, previously known as Muckin' and Messin', has now moved outside to the Reinfeld Park. It runs on Wednesdays, from 10:00 a.m. to noon, just before the park program.

Teddy Bear & Me is running every Thursday, from 10:00 a.m. to 11:30 a.m. at the LCSS building: a time for children to play with their favourite stuffed animal and with other children.



MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 824-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 824-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the Mackenzie County Land Use Bylaw be amended as follows:

- a. Section 7.17 Hamlet Residential District 1A "HR1A" Subsection C. Minimum Lot Width
Add "16.75 meters (55 feet) subject to the subdivision being directly adjacent to a Recreation District "REC" zoning".
- b. Section 7.19 Hamlet Residential District 2 "HR2" Subsection D. Minimum Lot Width
Add "18.29 meters (60 feet) subject to the subdivision being directly adjacent to a Recreation District "REC" zoning".

The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

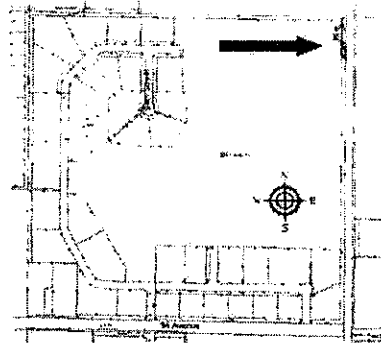


MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 819-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 819-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That Part of Plan 032 5931, Lot 6MR, located in the Hamlet of La Crete, be closed and sold. The sale price of the lands is \$140.25.



The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Assistant Development Officer at 780-928-3983.

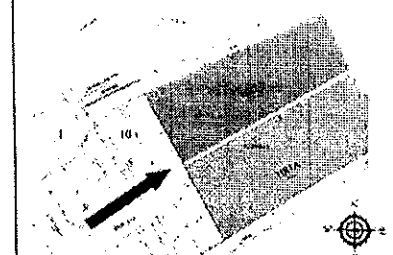


MACKENZIE COUNTY

REVISED NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 823-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 823-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the land use designation of the property known as Plan 832 0443, Block 8, Lot 1 (4605-48th Ave), within the Hamlet of Fort Vermilion, be rezoned from Hamlet Residential District 1 "HR1" to Hamlet Residential District 1A "HR1A" and Hamlet Residential District 2 "HR2" for the purpose of accommodating Single Detached Dwellings and Duplex's.



The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

CLASSIFIED ADS



YOUR NEWSPAPER... ONE SIZE FITS ALL

Need to sell to people in Manning, Grimshaw, La Crete, Fort Vermilion and High Level?

Try classifieds in the Mackenzie Report.

780-928-4000

Mackenzie County, P.O. Box 640 Fort Vermilion AB T0H 1N0

Attn: Liane Lambert, Development Officer



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT FRANK ROSENBERGER		
ADDRESS BOX 338		
TOWN FORT VERMILION AB		
POSTAL CODE T0H 1N0	PHONE (RES.) 927-3227	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN 832 0443	BLK 8	LOT 1
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: **HR1 72' wide lots** TO: **HR2 > 55' wide lots**

REASONS SUPPORTING PROPOSED AMENDMENT:

- Part of overall development of the area surrounding the golf course. The development will include retail space, single family homes, multi-family dwellings, walking trails, park and seniors housing project.
- Proposed house designs range from 1700 to 2800 sq ft. with attached garages and are designed for smaller 50 ft. lots. The living/entertaining area is at the back of the house and is complimented by a view of the golf course.
- Proposed duplex designs are two storey and 30 ft lot. The floor plans range from 1400 to 1800 sq ft. with garages. The two storey design will allow for a view of both the golf course and the river.
- Offsite storage is available to homeowner for RV's, trailers, boats. This will keep the yards clear of vehicles and maintain a clean street appeal.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00

RECEIPT NO. _____

FRANK ROSENBERGER
APPLICANT

MAY 20 2011
DATE

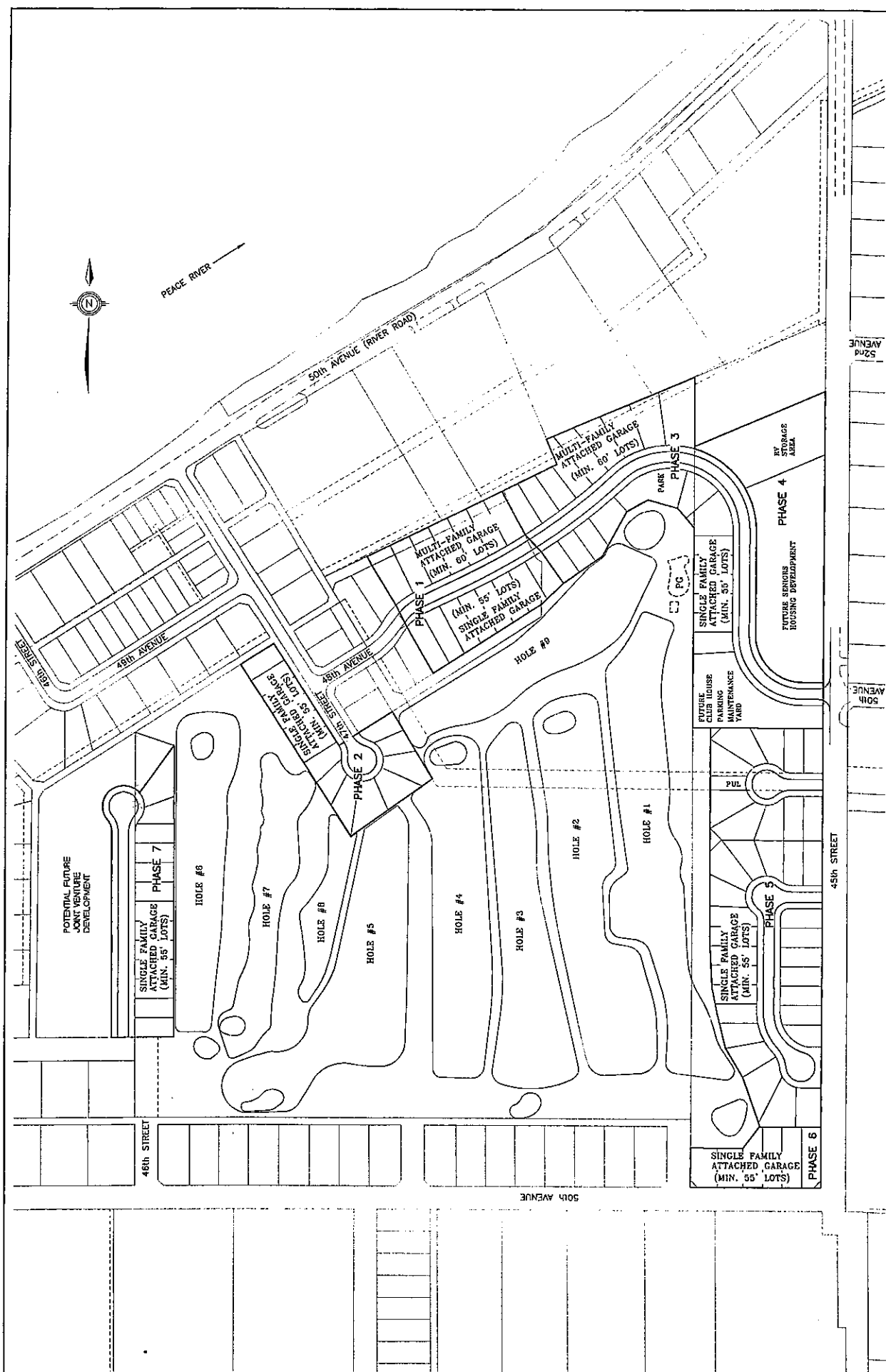
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

[Signature]
REGISTERED OWNER

DATE



PEACE RIVER



<p>1292173 ALBERTA LTD. GOLF COURSE SUBDIVISION HAMLET OF FORT VERMILION OVERALL PHASING & CONCEPT PLAN</p>		<p>Scale: 1:1000 Date: 12/10/2011 Project No.: 062400034</p>
<p>FOCUS FOCUS CONSULTANTS 10000 100th Street, Suite 100 Fort Vermilion, Alberta T8C 1R2 Phone: 780-821-1234 Fax: 780-821-1235 www.focus.ca</p>	<p>Prepared by: J.M.S. Checked by: J.M.S. Approved by: J.M.S.</p>	<p>Sheet: 1 OF 1 Case: C</p>

MULTI-FAMILY
ATTACHED GARAGE
(MIN. 60' LOTS)

PHASE 1

(MIN. 55' LOTS)
SINGLE FAMILY
ATTACHED GARAGE

HOLE #9

ASHR AVENUE

LEEMAN'S WAY

PHASE 2

(MIN. 60')

PARK

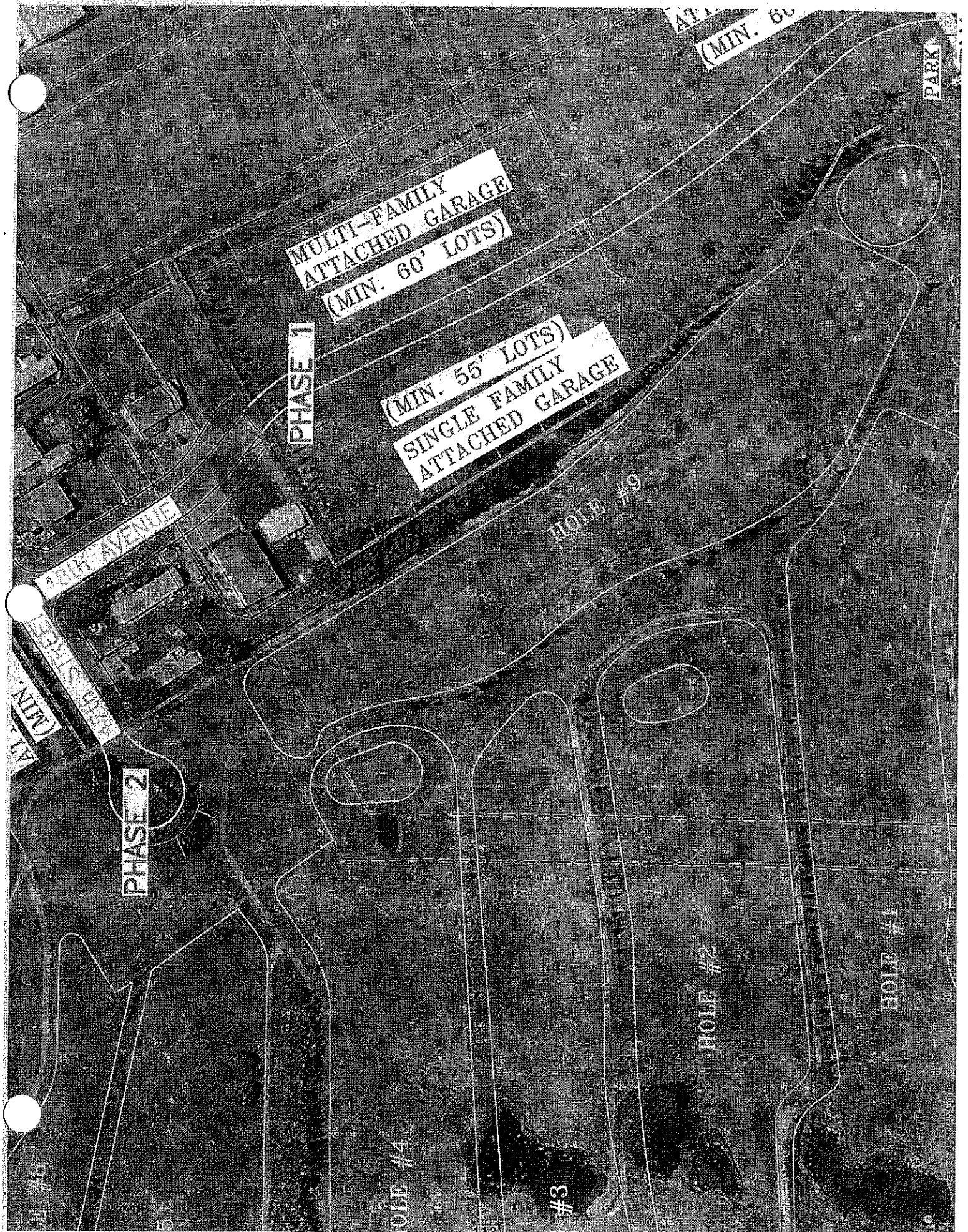
HOLE #8

HOLE #4

#3

HOLE #2

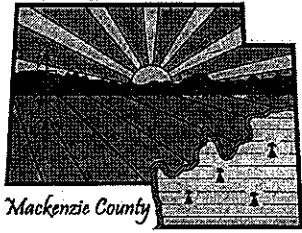
HOLE #1



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MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	PUBLIC HEARING Bylaw 825-11 Internal Subdivision Road Cancellation South of Plan 082 5028, Block 1, Lot 1 (Part of SE 18-110-18-W5M) (High Level Rural)

BACKGROUND / PROPOSAL:

Bylaw 825-11, being a Road Closure Bylaw for the closure and sale of all that portion of Internal Subdivision Road Allowance lying adjacent to and south of Plan 082 5028, Block 1, Lot 1 for the purpose of reverting the lands back into SE 18-110-18-W5M, received first reading at the July 11, 2011 Council meeting.

This request was submitted in conjunction with a Partial Subdivision Plan Cancellation application to cancel Plan 082 5028, Block 1, Lots 2 through 4 (Bylaw 826-11).

The subject road was required as part of the subdivision approval for the purpose of providing access to the future lots within the remainder of the lands. The applicant does not intend to further subdivide the lands and the remaining lot (after the cancellation of Lots 2 through 4) has access via a local road. As a result, this road is no longer seen as being necessary.

This application was presented to the Municipal Planning Commission (MPC) at their June 16, 2011 meeting where the following motion was made:

MOTION 11-151 *That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw ____-11, being a Road Closure Bylaw for the closure and sale of all that portion of Internal Subdivision Road Allowance lying adjacent to and south of Plan 082 5028, Block 1, Lot 1 for the purpose of reverting the lands back into Part of SE 18-110-18-W5M, from which it was taken.*

Author: L. Lambert **Reviewed by:** M. Krahn **CAO** J. Roy Brideau

All road closure Bylaws must receive a Public Hearing prior to being sent to Alberta Transportation for approval. The subject Bylaw will be presented to Council for second and third reading after it has been signed by the Minister of Transportation.

OPTIONS & BENEFITS:

This road allowance will no longer be required once the subdivision lots have been consolidated back into the quarter section and therefore hold no interest to the County. Once this Bylaw is adopted by Council, the lands will be sold to the applicant. The value of the lands as per Alliance Assessments is \$1,388.98.

When subdivision Plan 082 5028 was created in 2004, the County did not purchase the road right-of-way. As a result, the question has been raised as to whether or not the applicant is required to purchase the lands back from the County.

Several options could address this situation, as follows:

Option 1

Sell at Market Assessment value of \$862.72 per acre equals \$1,388.98.

Option 2

Sell at Municipal Assessment Value of \$547.71 per acre equals \$881.81.

Option 3

Sell at price set by Council, or

Option 4

Sell according to County Policy PW028 however this policy does not identify how the value of the lands is determined.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That administration move forward with Bylaw 825-11, being a Road Closure Bylaw for the closure and sale of all that portion of Internal Subdivision Road Allowance lying adjacent to and south of Plan 082 5028, Block 1, Lot 1 for the purpose of reverting the lands back into SE 18-110-18-W5M. Furthermore, that the sale price of the lands be _____.

Author: L. Lambert Reviewed by: M. Krahn CAO J. Roy Brideau

Mackenzie County
PUBLIC HEARING FOR ROAD CLOSURE
BYLAW 825-11
Order of Presentation

_____ This Public Hearing will now come to order at _____.

_____ Was the Public Hearing properly advertised?

_____ Will the Development Authority _____, please outline the proposed Land Use Bylaw Amendment and present his submission.

_____ Does the Council have any questions of the proposed Land Use Bylaw Amendment?

_____ Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.*

_____ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

_____ If YES: Does the Council have any questions of the person(s) making their presentation?

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

BYLAW NO. 825-11

BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

FOR THE PURPOSE OF CLOSING AN
INTERNAL SUBDIVISION ROAD ALLOWANCE IN ACCORDANCE
WITH SECTIONS 22, 24 AND 606 OF THE MUNICIPAL GOVERNMENT ACT,
CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000

WHEREAS, Council of Mackenzie County has determined that the internal subdivision road allowance, as outlined on Schedule "A" attached hereto, be subject to a road closure and sale, and

WHEREAS, notice of intention of the Council to pass a bylaw will be published in a locally circulated newspaper in accordance with the Municipal Government Act, and

NOW THEREFORE, be it resolved that the Council of Mackenzie County does hereby close the internal subdivision road allowance described as follows, subject to the rights of access granted by other legislation or regulations:

All that portion of Internal Subdivision Road Allowance
Lying adjacent to and south of
Plan 082 5028, Block 1, Lot 1,
containing 0.65 hectares (1.606 acres) more or less
Excepting thereout all mines and minerals.

READ a first time this 11th day of July, 2011

Bill Neufeld
Reeve

J. Roy Brideau
Chief Administrative Officer

APPROVED this ____ day of _____, 2011

Minister of Transportation

Approval valid for _____ months.

Bylaw 825-11
Internal Subdivision Road Cancellation
South of Plan 082 5028, Block 1, Lot 1

Page 2 of 3

READ a second time this ___ day of _____, 2011

READ a third time and finally passed this ___ day of _____, 2011.

Bill Neufeld
Reeve

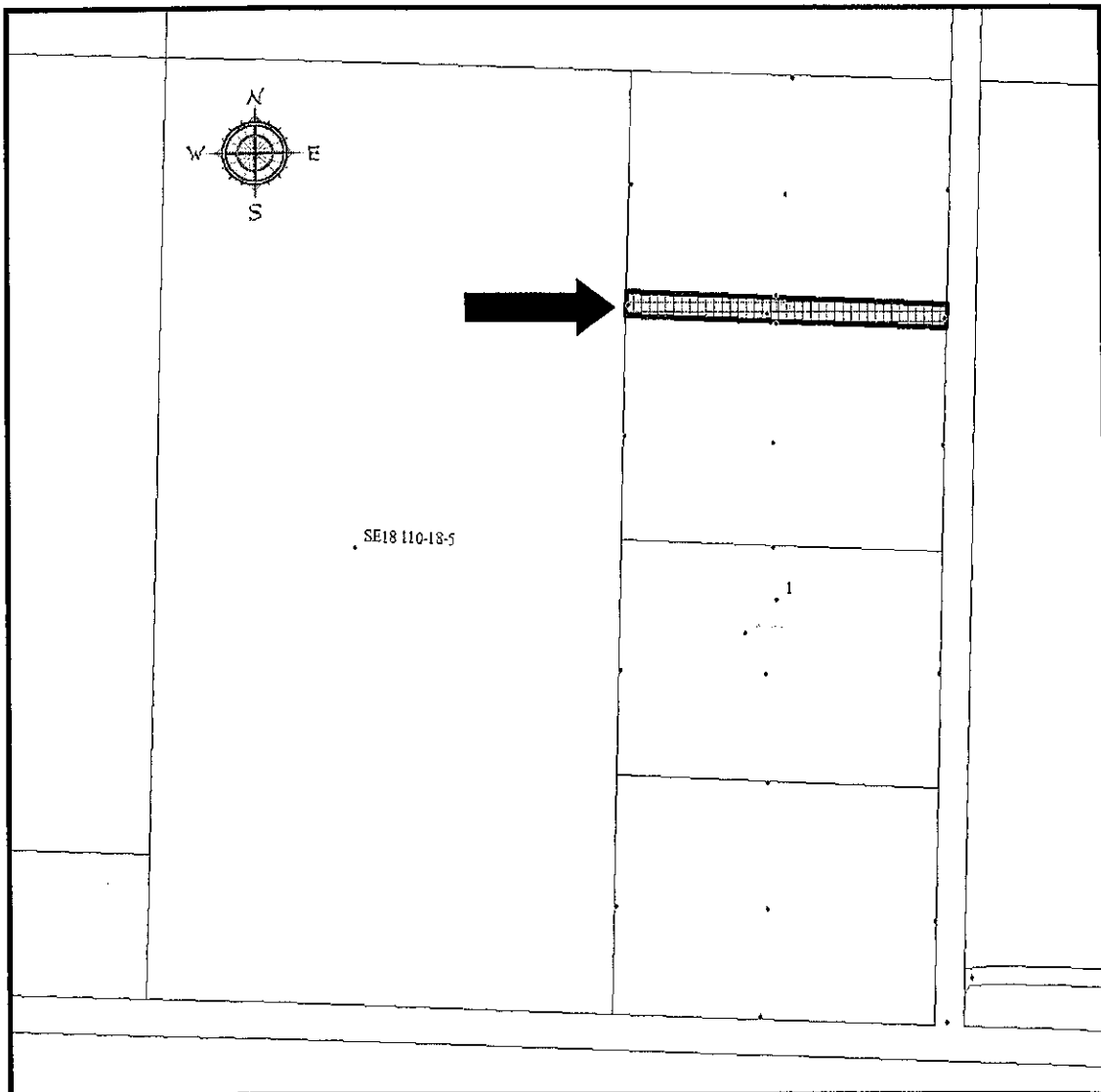
J. Roy Brideau
Chief Administrative Officer

BYLAW NO. 825-11

SCHEDULE "A"

1. That the land use designation of the following property known as:

All that portion of Internal Subdivision Road Allowance lying adjacent to and south of Plan 082 5028, Block 1, Lot 1, containing 0.65 hectares (1.606 acres) more or less, be subject to road closure and sale.



LEGALS, PUBLIC NOTICES, TENDERS, JOB OPPORTUNITIES, REAL ESTATE ...

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3 Bedroom Townhouses

- 1 - Renovated, \$900/month
- 1 - Non-Renovated, \$700/month

Both include water, Fenced back yard.
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Bachelor 1 & 2 Bedroom Suites
 Call Manager to view at 780-841-0208

APARTMENTS FOR RENT
 Linbud Manor
 Free Heat, Free Hot Water, Free Cable.
GREAT VALUE!
 Gilles Larocque, Manager
 Call 926-5587 for more info.

CAREER OPPORTUNITY
 Private Mennonite School requires a
 Teacher for the 2011 - 2012 school year.
 The school uses the CLE curriculum in a one room
 school. Deadline to apply: August 11, 2011.
 Please send resumes to:
 Fax: 306-225-4741
 Or mail to: Valley Country School
 Box 507, Hague, SK S0K 1X0

Alberta Registries
Clerk Required

A full-time permanent clerk position is available
 at the Alberta Registries outlet in High Level.
 We are looking for a dependable, friendly and
 organized person who works well with the public.
 Benefits package including medical & dental.
 Send resume, with references, to:
 Box 507, High Level, AB T0H 1Z0
 Fax 780-926-2377 or pernst@incentre.net


 **MACKENZIE COUNTY**

NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 825-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing for Bylaw No. 825-11 being a road closure. The proposed amendment is:

780.926.3344

Business Opportunity
 Hair and Tanning Salon
 with established clientele
 for sale in High Level.
 Serious inquiries only please.
 Call 780-926-3344

 **Employment Opportunities**

The Super 8 High Level
 Alberta is looking for people
 to join our **TEAM!!!**


Positions Available:
 Guest Service Agent / Night Auditor
 Housekeeping Room Attendants

Experience would be preferred but not necessary,
 we are willing to train the right candidates.

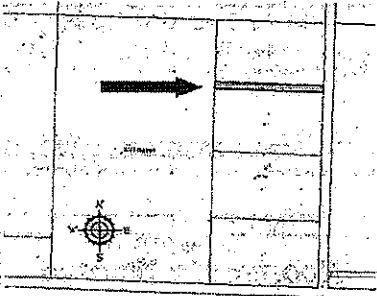
Benefits to choosing Super 8 High Level:

- Group Benefits (after successful completion of probationary period)
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- Competitive Wages Offered


To apply please send resume and cover letter
 stating the position applying for by:
 E-mail: gm@super8highlevel.com
 Or by Fax: (780) 841 - 0488
 (Please No. Phone Calls)
 Attn: Kathy Lee Munro

Proudly Operated by


All that portion of Internal Subdivision Road Allowance lying adjacent to and south of Plan 082 5028, Block 1, Lot 1, containing 0.65 hectares (1.608 acres) more or less, be subject to road closure and sale and shall be reverted back into Part of SE 18-110-18-W5M, from which it was taken.



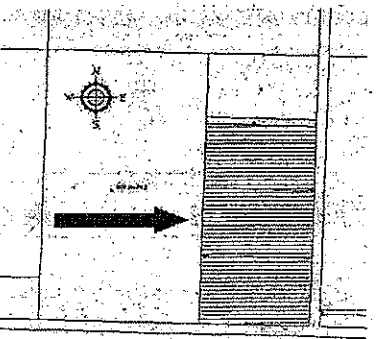
The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

 **MACKENZIE COUNTY**

NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 826-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing for Bylaw No. 826-11 being a Plan Cancellation. The proposed amendment is:

That Subdivision Plan 082, 5028, Block 1, Lots 2 through 4, located in High Level Rural area, be cancelled in full and the lands shall revert back into Part of SE 18-110-18-W5M, from which they were taken.



The Public Hearing is to be held at 1:00 p.m., Tuesday, August 9th, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, August 5th, 2011. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

TEAM Sanjel Pride in Performance.

WE are HIRING in HIGH LEVEL

Bring your Resume and Current Abstract to our District Office located at 10403, 94TH Street, High Level, AB

Talk to us about joining Team Sanjel TODAY!

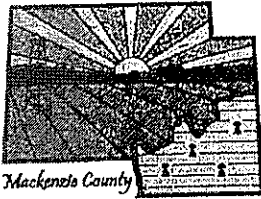
- Pumping Services Supervisors
- Pumping Services Operators
- Bulk Plant Operators
- Class 1, 3 & 5 Drivers

SANJEL IS A 29 YEAR PRIVATELY OWNED COMPANY THAT IS PROUD TO OFFER:

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LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT <i>Neo & Lauren White</i>		
ADDRESS <i>Box 607</i>		
TOWN <i>Nigh Level AB</i>		
POSTAL CODE <i>TDH 120</i>	PHONE (RES.) <i>841-8817</i>	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

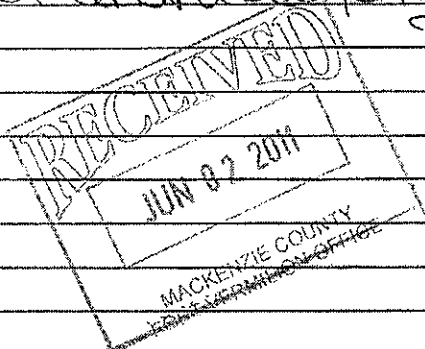
QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *Road Closure Bylaw* TO: _____

REASONS SUPPORTING PROPOSED AMENDMENT:

Closure of subdivision road as it is no longer required, 3 out of 4 lots of the subdivision are being cancelled. Road was not constructed, only designated by plan.



I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ *150.00*

RECEIPT NO. *132981*

APPLICANT *[Signature]*

DATE *June 1, 2011*

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER _____

DATE _____

RGE Rd 185

Proposed Road closure

Proposed Plan Cancellations (3 Lots)



Municipal District of Mackenzie No. 23

Title	Sale of Undeveloped Road Allowance	Policy No.	PW028
-------	------------------------------------	------------	-------

Legislation Reference	Municipal Government Act, Section 18
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Purpose:

To establish criteria for the sale of undeveloped road allowances which are not needed for municipal purposes.

Policy Statement and Guidelines

If an undeveloped road allowance is not needed for municipal purposes it may be closed and sold provided Council has passed a road closure bylaw for the specific road allowance, which is approved by the Minister of Transportation.

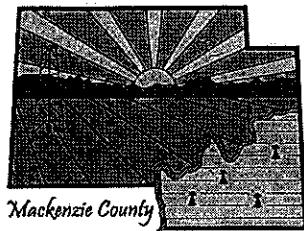
Priority

1. Sale of an undeveloped road allowance shall be established in the following order.
 - a) First priority shall be given to the adjacent land owner who has provided alternate land from the adjoining land for municipal purposes.
 - b) Second priority shall be given to the adjacent landowner who has cleared, with appropriate approval, and is using the undeveloped road allowance for agricultural purposes. The sale of this land shall be at market value as established by the M.D.
 - c) Third priority shall be given to the adjacent landowner who has cleared and developed the road allowance for a minimum of 10 years.
 - d) Fourth priority shall be given to the adjacent landowner who put in the highest bid on the sale of the undeveloped road allowance.
2. If the adjacent landowner has provided alternate land for municipal purposes at no cost, the undeveloped road allowance shall be transferred to the adjacent landowner at no cost.

3. The property transfer must be finalized within 180 days of the acknowledgment or confirmation of the sale. If not, the M.D. retains the right to sell the undeveloped road allowance to the other adjacent landowner.

4. All legal and consolidation costs incurred by the road closure and transfer of the undeveloped road allowance shall be borne by the purchaser.

	Date	Resolution Number
Approved	May 7/02	02-345
Amended		
Amended		



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	PUBLIC HEARING Bylaw 826-11 Subdivision Plan Cancellation Plan 082 5028, Block 1, Lots 2 through 4 (Part of SE 18-110-18-W5M) (High Level Rural)

BACKGROUND / PROPOSAL:

Bylaw 826-11, being a Subdivision Plan Cancellation application to cancel Plan 082 5028, Block 1, Lots 2 through 4 for the purpose of reverting the lands back into Part of SE 18-110-18-W5M, from which they were taken, received first reading at the July 11, 2011 Council meeting. The owners/applicants desire to cancel the three subdivision lots in their entirety.

The lands were rezoned and subdivided in 2008 however to date only one of the lots has sold. The applicant feels that the remaining three lots will not sell as the topography of the lands is not suitable for residential development. The lands consist of small hills and wet land valleys.

This application was presented to the Municipal Planning Commission (MPC) at their June 16, 2011 meeting where the following motion was made:

MOTION 11-150 *That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw ___-11, being a Subdivision Plan Cancellation Bylaw to cancel Plan 082 9052, Block 1, Lots 2 through 4 for the purpose of reverting it back into Part of SE 18-110-18-W5M from which it was taken, subject to the public hearing input.*

OPTIONS & BENEFITS:

Consolidation of lots can be completed by Bylaw or by registration of a consolidation plan. The applicant chose the Bylaw option as it is less costly.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 826-11, being a Plan Cancellation Bylaw to cancel Plan 082 5028, Block 1, Lots 2 through 4 for the purpose of reverting it back into Part of SE 18-110-18-W5M from which it was taken.

MOTION 2

That third reading be given to Bylaw 826-11, being a Plan Cancellation Bylaw to cancel Plan 082 5028, Block 1, Lots 2 through 4 for the purpose of reverting it back into Part of SE 18-110-18-W5M from which it was taken.

CAO COMMENTS:

Author: L. Lambert Reviewed by: M. Krahn CAO J. Roy Brideau

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 826-11

Order of Presentation

_____ This Public Hearing will now come to order at _____.

_____ Was the Public Hearing properly advertised?

_____ Will the Development Authority _____, please outline the proposed Land Use Bylaw Amendment and present his submission.

_____ Does the Council have any questions of the proposed Land Use Bylaw Amendment?

_____ Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.*

_____ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

_____ If YES: Does the Council have any questions of the person(s) making their presentation?

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

BYLAW NO. 826.11
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

FOR THE PURPOSE OF CANCELLING A
PLAN OF SUBDIVISION
IN ACCORDANCE WITH SECTION 658 OF THE
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26,
REVISED STATUTES OF ALBERTA 2000.

WHEREAS, Mackenzie County has a Municipal Development Plan adopted in 2009, and

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

WHEREAS, Council of Mackenzie County has determined that a subdivision, as outlined in Schedule "A" hereto attached, be subject to cancellation, and

WHEREAS, Leo White and Laura White, being the registered owners of Plan 082 5028, Block 1, Lots 2 through 4, have requested that the subdivision lots be cancelled and consolidated back into Part of SE 18-110-18-W5M, from which they were taken, and

NOW THEREFORE, THE COUNCIL OF MACKENZIE COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That Subdivision Plan 082 5028, Block 1, Lots 2 through 4, as outlined in Schedule "A" hereto attached, are hereby cancelled in full and the lands shall revert back into Part of SE 18-110-18-W5M, from which they were taken.

READ a first time this 11th day of July, 2011.

READ a second time this ___ day of _____, 2011.

READ a third time and finally passed this ___ day of _____, 2011.

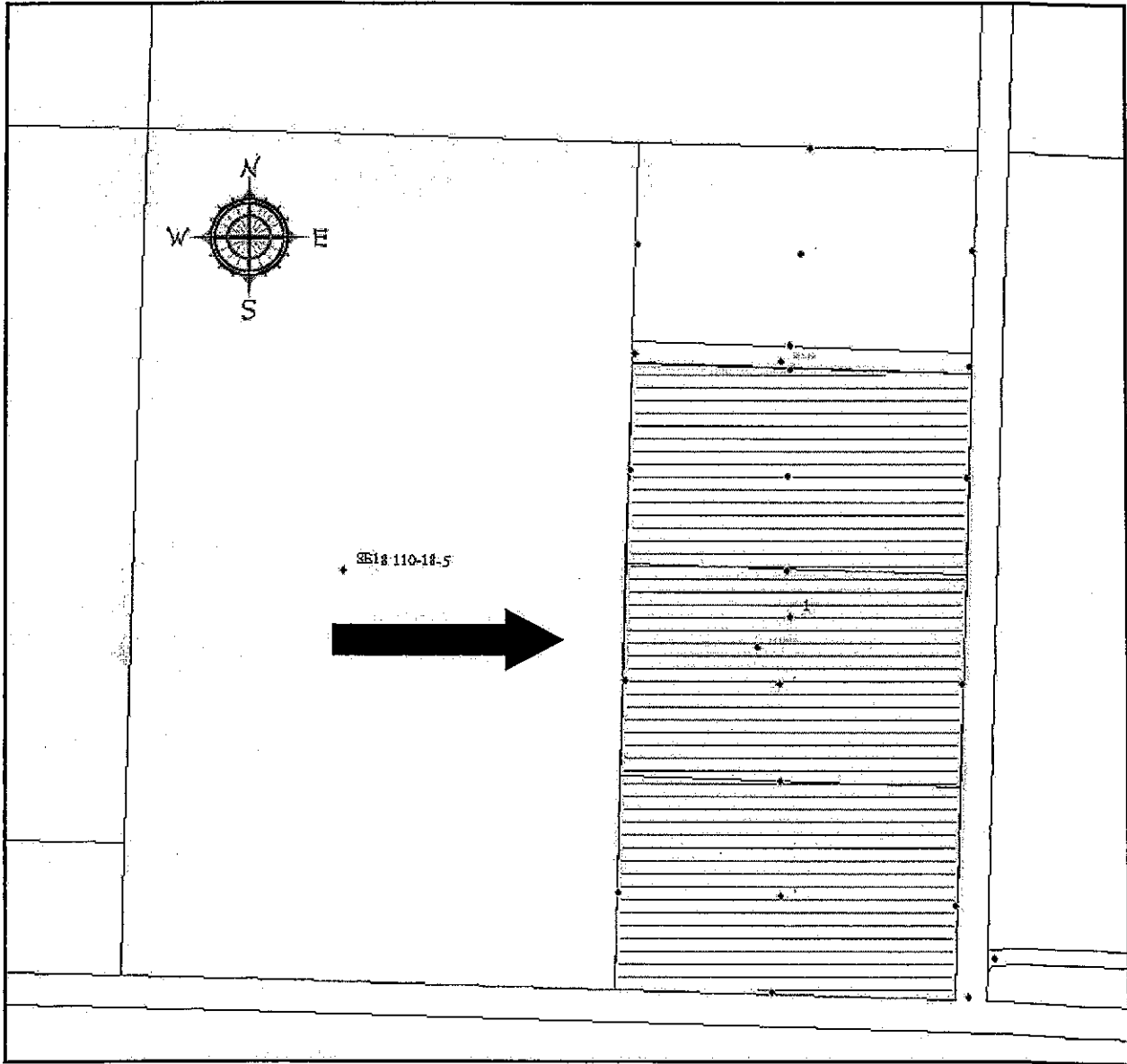
Bill Neufeld
Reeve

J. Roy Brideau
Chief Administrative Officer

BYLAW NO. 826-11

SCHEDULE "A"

1. That Subdivision Plan 082 5028, Block 1, Lots 2 through 4, located in High Level Rural area, be cancelled in full and the lands shall revert back into Part of SE 18-110-18-W5M from which they were taken.



LEGALS, PUBLIC NOTICES, TENDERS, JOB OPPORTUNITIES, REAL ESTATE . . .

FOR RENT
3 Bedroom Townhouses

- 1 - Renovated, \$900/month
- 1 - Non-Renovated, \$700/month

Both include water. Fenced back yard.
 Please call 780-926-9754

ALTA APARTMENTS
NOW AVAILABLE


Bachelor 1 & 2 Bedroom Suites
 Call Manager to view at 780-841-0208

APARTMENTS FOR RENT
 Linbud Manor
 Free Heat, Free Hot Water, Free Cable.
GREAT VALUE!
Gilles Larocque, Manager
 Call 926-5687 for more info.

CAREER OPPORTUNITY
 Privats Mennonite School requires a Teacher for the 2011 - 2012 school year. The school uses the CLE curriculum in a one room school. Deadline to apply: August 11, 2011. Please send resumes to:
 Fax: 306-225-4741
 Or mail to: Valley Country School
 Box 507, Hague, SK S0K 1X0

Alberta Registries
Clerk Required

A full-time permanent clerk position is available at the Alberta Registries outlet in High Level. We are looking for a dependable, friendly and organized person who works well with the public. Benefits package including medical & dental. Send resume, with references, to:
 Box 507, High Level, AB T0H 1Z0
 Fax 780-926-2377 or pernst@incentre.net

 **MACKENZIE COUNTY**

NOTICE OF PUBLIC HEARING
 PROPOSED BYLAW NO. 825-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing for Bylaw No. 825-11 being a road closure. The proposed amendment is:

 **VENICE**
 Salon & Tanning

Business Opportunity
 Hair and Tanning Salon with established clientele for sale in High Level. Serious inquiries only please. Call 780-926-3344

 **Employment Opportunities**

The Super 8 High Level Alberta is looking for people to join our **TEAM!!!**

Positions Available:
 Guest Service Agent / Night Auditor
 Housekeeping Room Attendants

Experience would be preferred but not necessary, we are willing to train the right candidates.

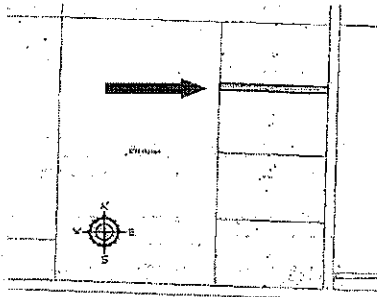
Benefits to choosing Super 8 High Level:

- Group Benefits (after successful completion of probationary period)
- Employee & Family Hotel Discounts
- Competitive Wages Offered


To apply please send resume and cover letter stating the position applying for by:
 E-mail: gm@super8highlevel.com
 Or by Fax: (780) 841 - 0488
 (Please No. Phone Calls)
 Attn: Kathy Lee Munro

Proudly Operated by


All that portion of Internal Subdivision Road Allowance lying adjacent to and south of Plan 082 5028, Block 1, Lot 1, containing 0.65 hectares (1,606 acres) more or less, be subject to road closure and sale and shall be reverted back into Part of SE 18-110-18-W5M, from which it was taken.



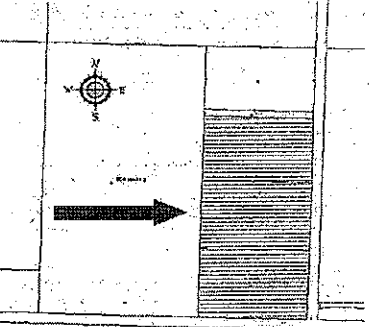
The Public Hearing is to be held at **1:00 p.m. Tuesday, August 9th, 2011** in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to **4:30 p.m., Friday, August 5th, 2011**. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

 **MACKENZIE COUNTY**

NOTICE OF PUBLIC HEARING
 PROPOSED BYLAW NO. 826-11

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing for Bylaw No. 826-11 being a Plan Cancellation. The proposed amendment is:

That Subdivision, Plan 082, 5028, Block 1, Lots 2 through 4, located in High Level Rural area, be cancelled in full and the lands shall revert back into Part of SE 18-110-18-W5M, from which they were taken.



The Public Hearing is to be held at **1:00 p.m. Tuesday, August 9th, 2011** in the Mackenzie County Council Chamber in Fort Vermilion (4511- 46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511- 46 Avenue) during regular office hours. Please submit written submissions to the Development Officer prior to **4:30 p.m., Friday, August 5th, 2011**. If you have any questions regarding the hearing or the bylaw, please call the Development Officer at 780-927-3718.

TEAMS *sanjel* **Pride**
 Performance.

WE are HIRING in HIGH LEVEL

Bring your Resume and Current Abstract to our District Office located at 10403, 94TH Street, High Level, AB

Talk to us about joining Team Sanjel TODAY!

- Pumping Services Supervisors
- Bulk Plant Operators
- Pumping Services Operators
- Class 1, 3 & 5 Drivers

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- Relocation, Rotation & Seasonal Options Available
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Sanjel



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT Leo & Karen White		
ADDRESS Box 607		
TOWN High Level NB		
POSTAL CODE 10H 120	PHONE (RES.) 841-8817	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

same

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN 002 5028	BLK 1	LOT 2, 3 & 4
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: _____ TO: _____

REASONS SUPPORTING PROPOSED AMENDMENT:

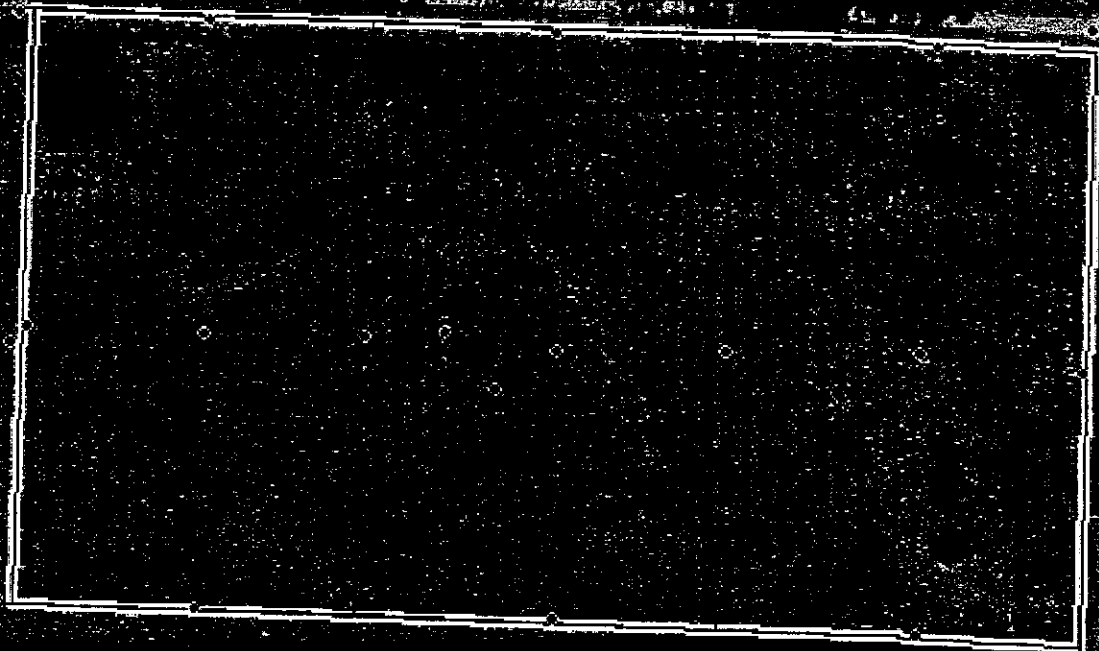
Cancellation of 3 lots for the purpose of reverting the lots back into the quarter section from which they were taken. The lands are used and are not selling for residential purposes as intended.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. 132981

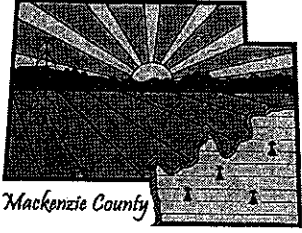
APPLICANT _____ DATE June 1, 2011

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER _____ DATE _____







MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Hamlet of La Crete – Transportation Routes

BACKGROUND / PROPOSAL:

Due to a recent development permit application, a question came up in regards to the future road widening of the main street (100th Street) and the future main transportation routes within the Hamlet of La Crete.

Mackenzie County Council has prepared and approved multiple planning documents in the past. Among these are the Municipal Development Plan (MDP) that was approved in 2009 and the Area Structure Plans (ASP) for each hamlet that are due for a review currently. The current ASPs were updated in 2005.

OPTIONS & BENEFITS:

Generally, a municipality should have a master transportation plan (ideally a rural and an urban) to address future developments and the projected increase in traffic associated with these.

The County's MDP includes a Transportation section. Please see the attached document. This section defines the transportation objectives and policies. The Plan refers to the preparation of a Transportation Master Plan. This plan is not prepared yet.

The 2005 ASP includes a Transportation and Utilities section. This section also references to a Transportation Study for La Crete "to identify levels of roads and current and future transportation patterns". There are transportation identifications within the ASP's Schedule C but these are limited to a truck route, a road widening and a service road (see attachment).

Author: J. Whittleton **Review Date:** _____ **CAO** _____

COSTS & SOURCE OF FUNDING:

As indicated on the map, should a decision ever be made to expand 100th Street or to construct the service roads, some lands would have to be acquired. The cost is not determined at this time.

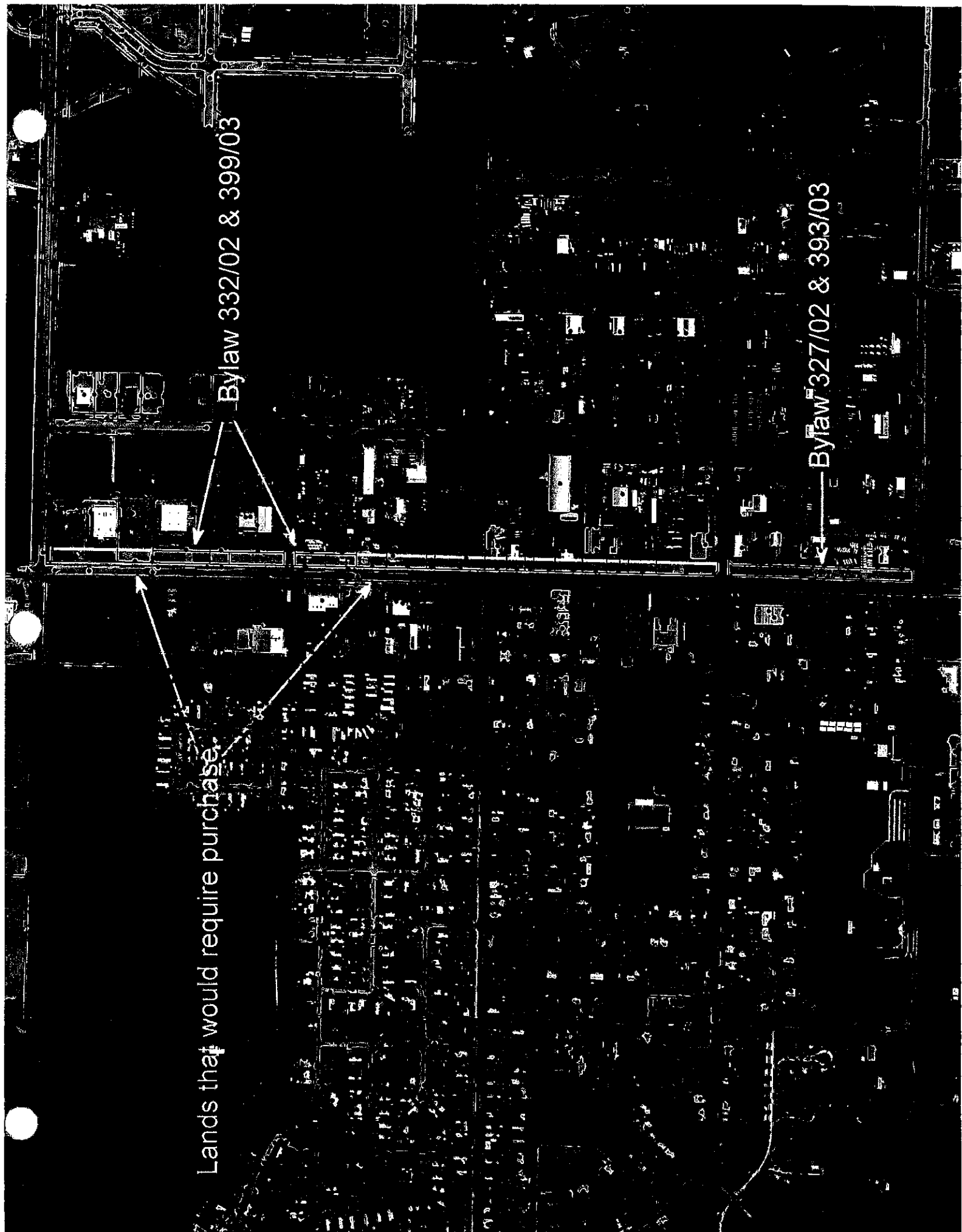
RECOMMENDED ACTION:

For discussion.

Lands that would require purchase.

Bylaw 332/02 & 399/03

Bylaw 327/02 & 393/03



○

○

○

13.0) TRANSPORTATION

Mackenzie County's roads, railways and airports play an important role in shaping the community's urban environment and rural development. Its design must be treated as an integral part of land use planning.

The primary element for road travel in Mackenzie County is the Provincial Highway network which forms the shortest and most travelled route linking central and northwest Alberta. As a result, land uses along the network serve the traveling public. Highways 35, 58, 88 and 697 link Fort Vermilion, La Crete and Zama City to the Towns of Rainbow Lake and High Level and to the Northwest Territories and the rest of Alberta. The Provincial Highway network is managed and operated by Alberta Transportation. A County road connects Zama City to Highway 35.

Mackenzie County operates roads within the County and in the Hamlets of Fort Vermilion, La Crete and Zama City. Generally these roads are two lane right-of-ways, most of which are gravel. The County is also responsible for non-motorised transportation, including bicycles and pedestrians. Most non-motorised transportation occurs within the Hamlets.

- * This Plan recommends the preparation of a Transportation Master Plan to examine short, medium and long term improvements to the transportation network. On going studies, such as Area Structure Plans or other plans, will address land use, infrastructure requirements and future upgrades to the transportation network.

13.1 Transportation Objectives

- Provide an efficient and effective transportation network for the movement of people and goods in Mackenzie County.
- Guarantee sufficient right-of-way provision for roads in order to allow their expansion in the future, if necessary.
- Strive for an attractive roadside environment, in particular along Highway 697.

13.2 Transportation Policies

- * 13.2.1 Mackenzie County shall prepare a Transportation Master Plan, which shall be used as the basis for transportation network planning in Mackenzie County.
 - a) Mackenzie County shall protect transportation corridors required to implement the Transportation Master Plan.
 - b) All roads shall be developed in accordance with the specifications of Mackenzie County's Minimum Design Standards for Local Improvements.



13.2.1 Mackenzie County shall work with Provincial and Federal governments to secure funding for the maintenance and enhancement of the highway network.

13.2.2 Mackenzie County shall refer all Area Structure Plans, Outline Plans, rezoning, subdivision and development applications that include land located within 0.8 kilometres of a highway to Alberta Transportation for comment.

* 13.2.3 Mackenzie County shall, in the evaluation of subdivision and development proposals, determine if there is a need for widening and/or upgrading of any roads adjacent to the proposal which are within the jurisdiction of Mackenzie County.

13.2.4 Mackenzie County shall not approve a subdivision or issue a development permit unless the lot has access to a maintained public road. Legal access to a lot by easement alone is unacceptable.

13.2.5 Mackenzie County shall encourage the incorporation of pedestrian and bicycle paths designed as integral parts of municipal parks and neighbourhoods.

13.2.7 As part of an agreement associated with the approval of a subdivision or the issuance of a development permit, the County may require that the developer pay for all or a portion of any public roadway or pedestrian/bicycle trail system in excess of the requirement for the proposed development. Where such improvements are required, the County will negotiate a cost sharing agreement to cover the costs associated with the additional improvements.

13.2.8 Where a subdivision or development is proposed within 100m of a railway line, the County may:

- a) refer the application to the railway company for advice before making a decision; and/or,
- b) require the developer to build berms and/or fences to separate residences from railway lines;

13.2.9 Mackenzie County shall ensure persons proposing subdivision on land affected by pipelines or affected by easements or rights-of-way, where required as a result of the subdivision design, be responsible for moving pipelines and protected facilities into utility corridors and obtaining relaxations to any easements or rights-of-way prior to the subdivision being registered.

13.2.10 Pipeline easements or rights-of-way in a proposed subdivision shall only be accepted as Municipal Reserve if it can be shown that the easements or rights-of-way shall form part of a trail system which is integral to a residential subdivision.

moving forward!

13.2.11 When locating water and sewer mains, and when consulted by external agencies regarding oil or gas pipeline or major power transmission line routes, the County shall emphasize the location of these in common corridors wherever possible.

13.2.12 Mackenzie County shall support the expansion and increased usage of the airports and aerodromes.

- a) Airports, aerodrome sites and adjacent lands shall be developed in accordance with Mackenzie County's Land Use Bylaw and the regulations of the Airport Vicinity Protection Area.

13.2.13 Mackenzie County shall cooperate with adjacent municipalities and interested government agencies with regard to protecting the railway, airport, road network and other transportation facilities.



4.1 Transportation and Utilities

4.1.1 Background

Roads and infrastructure are an important part of the Hamlet's potential to provide for new growth and development, as well as ensuring a high quality of life for residents. The Municipal District has placed a high priority on the maintenance and proper planning of these systems and the Municipal District will continue to do so as the Hamlet continues to prosper. Schedules C to F present the locations of existing utilities in La Crete.

4.1.2 Objectives

The Municipal District's objectives are to:

- a. Develop and maintain an efficient road system for the Hamlet of La Crete.
- b. Ensure that municipal servicing systems have adequate capacity for community growth.
- c. Protect the integrity of the La Crete Access Road.
- d. Support non-vehicular modes of transportation

4.1.3 Policies

The Municipal District's policies are to:

General

- a. Undertake a Servicing Plan for La Crete to monitor the current use and capacities of all servicing systems, project and model demands on the system in the future, indicate expansion requirements to meet demand, and the potential timing of those expansions.
- b. Require developers to design and construct services in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.



- c. Support the development of land that is easily serviced with existing infrastructure prior to considering new investments in land geographically removed from services.
- d. Require a buffer around water and sewage facilities to protect them from incompatible development.

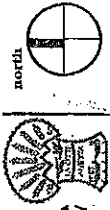
Transportation

- e. Undertake a Transportation Study for La Crete to identify levels of roads and current and future transportation patterns.
- f. Require the provision of a service road for future highway commercial and industrial development fronting onto the La Crete Access Road, as shown on the Community Concept Plan.
- g. Ensure the locations of all accesses onto the La Crete Access Road are safe and built to appropriate standards.
- h. Acquire land for service roads on the La Crete Access Road at the time of subdivision or development approval, whichever occurs first.
- i. Require the provision of roadways in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards, including pavement and curb and gutter, where required.
- j. Promote and enforce the use of the designated truck route.
- k. Support and continue to build on the existing trail system along the La Crete Access Road and other areas of La Crete for non-vehicular modes of transportation and recreation.

hamlet of la crete

area structure plan

URBAN SYSTEMS

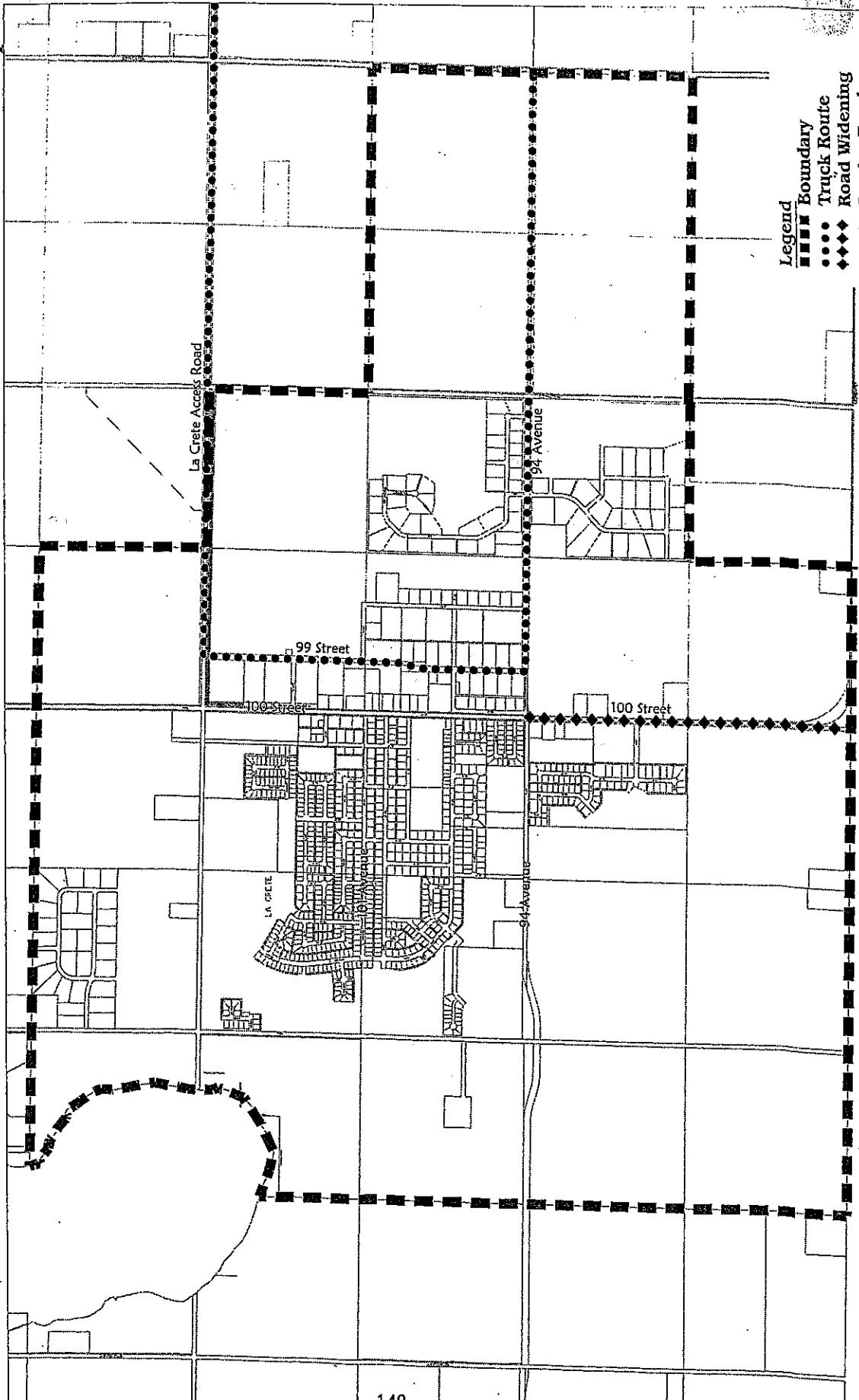


scale N.T.S.

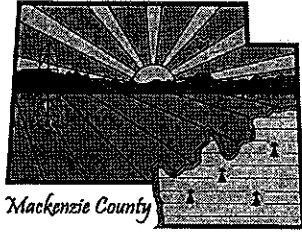


roads/truck route

Schedule



- Legend
- Boundary
 - Truck Route
 - Road Widening
 - Service Road



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Recovery of Taxes by Public Auction – Tax Forfeiture Properties

BACKGROUND / PROPOSAL:

On April 27, 2011 Council set the date for the Recovery of Taxes by Public Auction for September 13, 2011.

The deadline for submitting the ad to the Alberta Gazette for a sale on September 13, 2011 was missed.

OPTIONS & BENEFITS:

The following properties have been considered for public auction due to tax arrears:

Roll	Legal	Civic	Area	Location	Zoning	Assessed Value	Amount owing
081648	9624275.4.29	2008 Oil Crescent	.94 Acres	Ward 10	HG-1	\$11,740	\$14,650.30
148090	188TR.6.5	5003 – 43 Street		Ward 7	HR-1	\$25,840	\$2,014.18
296618	5,14,110,17,SW		160 Acres	Ward 8	A1	\$32,000	\$115.67
303325	9120231.1.1 5,19,110,14,SE		4.99 Acres	Ward HLFIR	A1	\$129,930	\$6,091.83

If an owner makes a payment arrangement (signs a tax arrears agreement) or pays taxes in full prior to the public auction date, a property will not be auctioned.

An ad has now been submitted for publication in the September 1, 2011 issue of the Alberta Gazette with the auction to be held on October 11, 2011 at 1:00 pm.

COSTS & SOURCE OF FUNDING:

Per MGA, Section 427:

Author: J. Whittleton **Review Date:** _____ **CAO** _____

The money paid for a parcel of land at a public auction must be deposited in a separate account for sale proceeds.

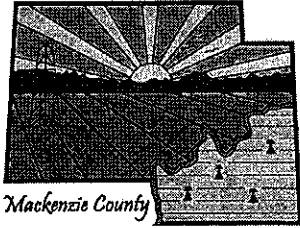
The following must be paid first and in the following order:

- a) Any remedial costs relating to the parcel;
 - a. (a.1) the tax arrears in respect of the parcel
- b) Any lawful expenses of the municipality in respect of the parcel;
- c) Any expenses owing to the Crown that have been charged against the parcel of land under section 553 (adding amounts owing to a tax roll);
- d) An administration fee of 5% of the amount paid for the parcel, payable to the municipality.

RECOMMENDED ACTION:

That the auction date for the tax forfeiture properties be set for October 11, 2011 to be held at 1:00 p.m. in the Council Chambers located at 4511 – 46 Avenue, Fort Vermilion, AB.

Author: _____ Review Date: _____ CAO _____



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Ward Boundary – Public Meeting Dates

BACKGROUND / PROPOSAL:

Council passed a motion to hold three public information meetings in regards to the proposed ward boundary realignments.

OPTIONS & BENEFITS:

Administration will be advertising the Electoral Ward Boundary bylaw in August. It is advisable to include the dates of the public information meetings within these advertisements.

Administration recommends that Council establishes the dates for the public information meetings.

COSTS & SOURCE OF FUNDING:

Councillor honorariums and expenses to attend the meetings – 2011 operating budget

RECOMMENDED ACTION:

That the ward boundary realignment public information meetings be held on the following dates:

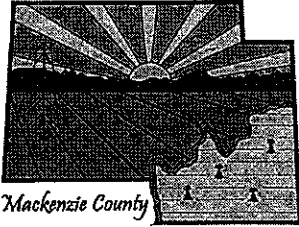
Fort Vermilion _____;

High Level Rural _____;

La Crete _____.

Author: J. Whittleton Review Date: _____ CAO _____

(



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	GeoTourism Canada Funding Application – Letter of Support

BACKGROUND / PROPOSAL:

See attached request from GeoTourism Canada for a letter of support for their GeoTourism Services Project – North.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

For discussion.

Author: _____ Review by: _____ CAO _____

Carol Gabriel

From: Peter F. Braun <peter@mackenziecounty.com>
Sent: Wednesday, July 27, 2011 11:21 PM
To: Carol Gabriel
Subject: FW: GeoTourism Canada funding application - letter of support
Attachments: Project Concept - GeoTourismCanada2011Mar.doc; PREDA Letter GeoTourism services Project North.docx; York Boat Crew Fort Vermilion 20110618+.jpg; Teresa Griffith Helmsman-HighLevel+.jpg; Tim Heemskerk No4-Oar-HighLevel+.jpg; York Boat under moon 20110608+.jpg

Carol do we need to make this an agenda item???

Peter F. Braun
LaCrete, Ab.
Councilor
Mackenzie County
780-926-6238

From: Gary CHRISTOPHERSON [mailto:Gary@WisperNet.ca]
Sent: Wednesday, July 27, 2011 11:15 PM
To: peter@mackenziecounty.com
Cc: Theresa M; teresa Griffith
Subject: GeoTourism Canada funding application - letter of support

Hello Peter,

Last month GeoTourism Canada finished the York Boat voyage from Fort Dunvegan to Fort Vermilion. We got lots of coverage in probably all regional newspapers, some magazines, and everybody I've talked to considers it a real success. I'd like to thank Mackenzie County for its support and the reception in Fort Vermilion. We got some good photos, too.

At this point, we should start to get our products out to the public, and show regional stakeholders (including the municipalities, visitor information centres, economic development officers, etc.) how they can benefit from them. Agriculture Canada has expressed interest in giving us a grant to do this, but they require that municipalities in northwestern Alberta write a letter of support for the grant.

Thus, I am asking if Mackenzie County would please consider writing a letter to GeoTourism Canada supporting our application for a grant. The concept document is attached. I had originally got a letter from PREDA and had submitted that to Agriculture Canada, but they wanted something from the municipalities directly. I also attach the original PREDA letter so you can look at it. Ray Darwent of Ag Canada says the municipalities only need to write a one paragraph letter, but he also says that you should mention participation in the York Boat project as that would be helpful as that really shows support. Also, it would be helpful if you could indicate that we could work together in future on other tourism initiatives.

So, I would like to thank you in advance for any letter you can provide. If you want to discuss this please feel free to call. I'm also creating a PowerPoint presentation of the York Boat voyage for delivery to regional museums, historical societies, etc., so that is available to anyone who wants it.

Thank you,
Gary

Gary Christopherson
Research Coordinator
GeoTourism Canada
Box 735
Grimshaw, Alberta
T0H 1W0, Canada

Mobile 780-228-3700

No virus found in this message.
Checked by AVG - www.avg.com
Version: 10.0.1390 / Virus Database: 1518/3792 - Release Date: 07/27/11



May 1, 2011

Ray Darwent
Regional Advisor
Rural and Co-operatives Secretariat
Agriculture and Agri-Food Canada
220, 9700 Jasper Avenue
Edmonton, Alberta T5J 4C3
ray.darwent@agr.gc.ca

Re: GeoTourism Services Project - North

Dear Mr. Darwent:

Peace Region Economic Development Alliance (PREDA) is a major advocate for rural diversification of Alberta's Peace County through partnering and supporting initiatives on new ideas, concepts and projects that bring about the opportunity for value-added and diversification of our rural economy.

The purpose of this correspondence is to articulate our support for the GeoTourism Services Project – North (Gary Christopherson).

This project is taking a very innovative approach to tourism industry development for the region. It provides a new and additional method to attract and sell people on why they should visit the region. And it presents an array of new tourism products or destinations in the region to visit.

Our traditional marketing vehicle has been through the local tourism groups across the region: GeoTourism Services Project – North strengthens marketing of the region by having a 'tourism operator' aggressively selling an array of tourism assets. GeoTourism identifies tourism assets with common themes or characteristics and bundles them together to strengthen the value of tourism assets to tourists. Distance to the north and within the north, often presents a mental drawback to getting tourists to the region, especially the passive tourist: this initiative offer tourists a sense of adventure and the opportunity to explore or participate in activities, and most importantly by packaging them into a common theme, the tourist is presented with a 'planned' vacation. By 'planned' vacation, the tourist is presented with a preliminary roadmap to build upon. As the tourist fills in the roadmap with information on places to stay, eat and complementary sites to visit, the tourist moves from dreaming about a holiday to

actually planning a visit and making it happen. They get over the hurdle of the northwest is a long way to go with a limit purpose and destination in mind.

The region, much like a majority of rural Alberta has limited 'national monuments to attract tourists to come and see'. A few that have been built to do more than offer a 'view' and do engage the tourist to stay, experience and learn about a tourist asset in a structured or delivered way, for example like a museum. This initiative takes the scope and scale of this structure approach or museum example and places it into numerous sites across a region.

What is novel and rewarding about this initiative is it makes sense for rural Alberta! The tourist becomes a actor and the stage is the rural landscape.

It is for the above stated reasons that the Peace Region Economic Development Alliance with its 26 municipal members supports this request for funding.

Yours truly,



Elaine Garrow
Chair, Peace Region Economic Development Alliance

Peace Country, Canada 
Innovative People

Tel: 780.833-1035 Fax: 780.538.5332 Box 20 10320-99th Street, Grande Prairie, AB T8V 6J4
www.peacecountrycanada.com

Project Concept

Community Development Program (CDP)

PROJECT TITLE	APPLICANT
GeoTourism Services Project - North	GeoTourism of the Peace Society operating as GeoTourism Canada

Issues/needs to be addressed:

STRATEGIC ISSUES:

Rural Alberta, and particularly northern rural Alberta, is under represented in tourism revenues and visits. Indeed, the major tourist guides either ignore rural Alberta (except the Rocky Mountains), or recommend against the visit. A vibrant tourism industry is important because: (1) it provides revenues to businesses providing tourism and hospitality services; (2) it diversifies the economy, and is not connected to resource extraction; (3) it opens up rural areas to international visitors with implications for investment and immigration*; and (4) northern communities need to work together to provide interesting tourism product.

Additionally, (5) rural employers express frustration in hiring workers, often because young urban families are reluctant to locate in rural northern Alberta. Attracting residents to the north could be improved by providing family friendly activities. Then, once new comers settle in the north, (6) there is a need for them to understand Alberta's history and culture.

It should be noted that, while these problems are identified as issues in rural and northern Alberta, in fact they are issues commonly encountered across rural and particularly northern Canada.

PROJECT ISSUES:

GeoTourism Canada is in the process of creating approximately 50 thematic travel guides to encourage tourism, travel and recreation in the North. These guides will become market-ready between the summer of 2011 and the summer of 2012. These guides have the potential to meaningfully increase tourism, especially from distant lands. The guides can also be used by economic development authorities, employers, students and teachers, hospitality and other businesses. However, these stakeholders are largely unaware of this new product, its uses and benefits. The broad purpose of this project is to introduce the geotourism product to the above stakeholders and inform them of best practices in their use. In effect, the project will provide partial solutions to the strategic needs/issues identified above.

*In only two Canadian provinces does the percentage of international tourist visits exceed their percentage of the national population. These are Ontario and British Columbia. Additionally, these are the only provinces whose percentage of the immigrant population exceeds their percentage of the Canadian population.

Project Goal(s) and Objectives

Goal (... moving/working towards in the medium and long terms):

STRATEGIC GOALS BEING ADDRESSED BY GEOTOURISM CANADA:

- Increase tourism and tourism expenditures in northern areas, including international tourism
- Diversify the rural economy by expanding the tourism industry
- Increase international immigration to the North
- Improve the attractiveness of the North to domestic economic migrants and their families
- Increase investment in the North
- Enable northern communities to cooperate in the creation and marketing of tourism product
- Identify heritage sites in the North and support their preservation and interpretation
- Educate Northerners and others in the history, culture and natural history of the North

PROJECT GOALS:

GeoTourism Canada's guides are useful to a variety of stakeholders - public and private. Stakeholders include tourists (distant and regional), students, teachers, employers, employees, businesses (especially those in the hospitality industry), economic development agencies, chambers of commerce, visitor information centres, and their communities. The guides can be configured in many ways to increase their utility to each of these stakeholders. For

example, the guides can be produced thematically, to appeal primarily to distant tourists seeking a holiday to pursue a passion or interest. The guides can be configured to present important sites along a highway or within an area. This will interest tourists on a driving holiday, businesses and economic development. Guides can also be adapted to have an industry focus, et cetera.

GeoTourism Canada will create about 50 guides covering about 800 northern sites within the next year. The primary purpose of this project is to inform the above stakeholders of the product and how to use it. Once the stakeholders can use the product, benefits will include increased tourism from distant and regional sources, increased learning, increased recreational opportunities, economic diversification, et cetera. The project will also create information and a process by which other rural jurisdictions may use the geotourism model.

The CDP project will operate in the communities of northwestern Alberta. GeoTourism Canada is based in the Peace Country and much of its infrastructure is centred in this area. The knowledge built in the Peace Country will have application in other areas of the province, and is transferrable.

Objectives (*specific, measurable, achievable, realistic, timely*):

The objectives of this project are:

- To inform the above stakeholders of the guides and associated products
- To evaluate/undertake cost/benefit analysis of the GeoTourism Canada's products after launch
- To determine the benefits of the product for each stakeholder, and best practices for use
- To adapt the guides for use with new communications technologies such as the internet, global positioning, and smart phones
- To determine a franchise-type model for transferring the geotourism product across rural and northern Alberta and Canada in a financially sustainable manner.

A) **Project categories:** ___ Partnership Knowledge-Building ___ Workshops

B) **Must support one or more of the following rural and northern priorities as defined under the Community Development Program:**

- increased competitiveness of communities or region
- foster the transformation of local ideas and untapped assets into sustainable innovative economic activities
- facilitate the development of new economic opportunities from existing cultural and natural amenities

Describe how your project will support the applicable priorities above:

Briefly explained, the project is based on the premise that a significant number of tourists* are interested in history, culture and natural history (hereinafter called "heritage tourism"). This is supported by research from the Canadian Tourism Commission (*Canada: Destination Culture*, 2004), and the Travel Industry Association of America (as reported by the Smithsonian Magazine, 2003). A market segmentation study commissioned by Travel Alberta suggests that between one-quarter and one-half of Albertans prefer outdoor, rural tourism, often coupled with "experiences". The National Geographic Society has co-created the concept of "geotourism" that is based, in part, on this premise (for more information, visit: <http://www.nationalgeographic.com/field/projects/geotourism-challenge/>). This project is based on those trends.

Despite the popularity of heritage tourism worldwide, rural Alberta (or indeed rural Canada) currently has little to offer the traveller. However, that is not to say that rural Alberta does not have its attractions; it most certainly does, and in surprising abundance. The problem is that these attractions are largely unknown, and even if known are not packaged and marketed as tourism products.

There are several reasons for this situation, but the most important three are:

- There is no established "culture" in rural northern Alberta to develop the tourist industry. Indeed, most hospitality infrastructure caters to business and the resource industries. Some economic development authorities in the north list tourism 4th in their list of priorities, after oil and gas, forestry and agriculture. We believe this is partly the result of decades of largely unsuccessful attempts to market the north to tourists. Typically, these attempts have sought to market the region based on its beauty and possibly the friendliness of its residents. Unfortunately this is not a marketable niche as every jurisdiction claims the same attributes.
- Travel guide writers (e.g. Lonely Planet, Rough Guides, Guide Michelin, Fodors, Frommers, et cetera) have by passed rural Alberta, and our sites rarely get mentioned. Touring the north is rarely, if ever, recommended by these guides. This is probably the result of the bullet, above.
- Tourism assets (or sites) in the north are spread out across many jurisdictions. These jurisdictions will market their own assets, but no organization is creating regional or provincial product. The reality is that no northern

town or region has enough tourism products to attract distant visitors. However, there is enough critical mass across all of rural and northern Alberta to develop world class tourism products.

For example, there currently exists a niche market in meteorite tourism. Approximately 300,000 North Americans subscribe to astronomy magazines, and some of these people like to spend a vacation locating meteorite craters (or meteorite falls). There are about 13 such sites in the province, mostly in the north. Only one crater is currently mentioned in tourist literature and this is not enough to generate interest. However, the creation of a well researched travel guide entitled *Exploring the Meteorite Craters of Alberta* would provide sufficient information to attract meteorite enthusiasts from all over the world to Alberta. Indeed, we are unaware of any other jurisdiction that creates such a guide, thus this guide would be virtually without competition and certainly innovative.

There are many other such opportunities for thematic travel guides. To date, GeoTourism Canada has identified approximately 80 travel guide topics covering approximately 1,200 sites in rural Alberta. Some of these topics include: *Dinosaur Sites of Northern Alberta, Paddling the Peace, Sunken Steamboats of Alberta's Rivers and Lakes, Hudson's Bay Posts of Northern Alberta, Exploring with Sir Alexander Mackenzie, Historic Missions of Alberta, Exploring Alberta's UNESCO Heritage Sites, Exploring the Edson Trail, Alberta at War -- the Prisoner of War Camps, Geology of the Icefields Parkway, Ghost Towns of Northern Alberta, Mystifying Mazes of Alberta, Alberta's Healing Waters, Alberta's Haunted Places, Waterfalls of Alberta, Climbing Sites of Alberta, Alberta's Food Industry and Alberta's Agricultural Heritage.*

The economics work like this: It costs GeoTourism Canada about \$2,000/site to identify and research each tourist site, to create a travel guide incorporating all the sites within a given theme, to visit each site to ensure that it is tourist friendly, write the marketing plan for the guide, undertake field work including liaison with land owners, and other ancillary overhead costs. We calculate that each geotourist spends about \$200/day, assuming overnight accommodation. Assuming also that a geotourist visits one to two sites/day, it is apparent that in 10 to 20 visits, tourist expenditures would equal the cost of that site. We expect each site to generate perhaps 100 to 200 visits per year, suggesting that each site will generate \$20,000 to \$40,000 of economic activity per year.

The development of thematic travel guides is a local idea. The guides require research into heretofore unrecognized tourism assets in the north, and the packaging of these assets for holiday travel. Most of these assets have a cultural, historic or natural history component. The travel generated by the guides will increase revenues for northern tourist businesses, diversify the economy and increase competitiveness of rural areas.

*Depending upon how the question is asked and definitions used, the number ranges from 25% to 80%.

C) Anticipated benefits to the rural or northern communities:

For towns and villages, the benefits will include economic activity based on the number and popularity of nearby sites that GeoTourism Canada can include in its travel guides and the ability of the hospitality industry to cater to tourists that arrive. Additionally, some visitors may seek to become immigrants/residents, or identify investment opportunities. (For example, a geologist/geotourist pursuing the Geology Guide may recognize mineral deposits that could profitably be exploited.) Increased tourist trade will reduce dependence on cyclical resource industries, thereby diversifying the economy. Additionally, northern assets (particularly historical assets) will be identified and possibly interpreted and preserved and protected. (For example, in the course of researching the guide *Fur Trade Sites of the Peace Country*, GeoTourism Canada discovered the only known Revillon Frères fur trade post in western Canada. We reported it to the Alberta Historic Sites - part of the Alberta Government - and they have acquired the post and moved it to Historic Dunvegan Provincial Park where it is currently being restored. This is an extremely important addition to this park.) The guides can also be used in the Alberta Learning curriculum. They can also be an interesting way for new comers and long time residents to explore the province, understand the northern culture and get exercise and recreation. Employers can use the guides as a way of marketing northern Alberta to prospective employees based on the recreation and exploration potential.

Proposed partners (rural/northern communities and others):

- Peace Region Economic Development Alliance (invested \$8,000 and provides mentoring assistance)
- Rural Alberta's Development Fund (invested \$1.575 million)
- Travel Alberta (a source of marketing funds and assistance in working with the tourism industry)
- All northern Destination Marketing Organizations (DMOs)
- Grande Prairie Regional College (invested \$80,000 and provides expertise)
- Northern Lakes College (invested significant in-kind labour; provides training for people fabricating "site boxes" - monuments)

placed at most sites)

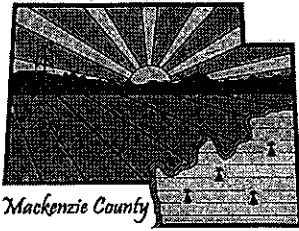
- Peace River Correctional Centre (Ministry of the Attorney General)
- Three Community Futures in northern Alberta (invested \$220,000)
- Community Initiatives Program (Alberta Lotteries; has invested about \$150,000)
- Canadian Tourism Commission (earlier invested \$200,000; assisted with an earlier pilot project to test the concept)
- Alberta Parks, Recreation & Tourism (earlier invested \$100,000 and assisted with an earlier pilot project to test the concept)
- Alberta Historical Resources Foundation (earlier invested \$25,000 and assisted with an earlier pilot project and continues to provide assistance)
- Numerous municipalities, economic development groups and chambers of commerce including Town of Peace River \$5,000 invested; Northern Sunrise Country \$5,000 invested; MD of Fairview (hosted York Boat reception); County of Northern Lights (hosted York Boat reception); Mackenzie County/Hamlet of Fort Vermilion (hosted York Boat reception); Lac Cardinal Economic Development Board (MD of Peace, Village of Berwyn and Town of Grimshaw - economic development officer assists with York Boat project); MD of Spirit River; and other communities through PREDA.

Activities (list of key activities, the implementation period, and projected participation of people if applicable):

- Month 1: Rural Secretariat approves grant of \$200,000. This will release funds already approved by Rural Alberta's Development Fund. Thus, we are fully funded (or committed) and operational.
- Month 1 to 16: Inform stakeholders of the guides and associated products. (Lead - GeoTourism team)
- Month 1 to 16: Determine the benefits of the product for each stakeholder, and best practices for use. Create communications strategy for each stakeholder. (Lead - Gary Christopherson)
- Month 1 to 16: Re-evaluate/improve GeoTourism Canada's products based on feedback. (Lead - GeoTourism team)
- Month 2 to 16: Adapt the guides for use with new communications technologies such as the internet, global positioning, mapping and smart phones. (Lead - Jim Layher). Month 17 to 20: Technology trials. Month 21: Operational
- Month 18: Determine a "franchise-type" model for transferring the geotourism product across rural and northern Alberta and Canada in a financially sustainable manner. (Lead - Gary Christopherson and Jim Smith).
- Month 18+: Market geotourism model to economic development and tourism organizations.

Budget

- **Total amount:** \$300,000 for this project - Note this is a northern knowledge building project.
- **Potential sources of funding:** Rural Secretariat \$200,000; and Rural Alberta's Development Fund \$100,000 (already approved)
- **Note:** This application is a component of a larger GeoTourism Project. Rural Alberta's Development Fund (RADF) has agreed to invest \$1,575,000 in the larger project, but some of this funding is dependent upon GeoTourism Canada obtaining \$200,000 in matching funding from another approved source. Thus, the \$200,000 from the Rural Secretariat will be used to match funding from the RADF, and vice versa. Other partners have committed funds to the larger project, including Community Futures, Grande Prairie Regional College, Peace Region Economic Development Alliance, Travel Alberta, various communities in northwestern Alberta, etc. Other partners have committed in-kind resources including the Alberta Attorney General and Northern Lakes College.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	Bylaw 801-11 Road Closure of FRD 570002 NW 6-104-14-W5M, SW 6-104-14-W5M and SE 6-104-14-W5M (Old Buffalo Head Prairie Tower Road)

BACKGROUND / PROPOSAL:

Bylaw 801-11, being a Road Closure Bylaw for the closure and abandonment of part of Forestry Road Dedication (FRD) 570002 lying within NW 6-104-14-W5M, SW 6-104-14-W5M and SE 6-104-14-W5M, received first reading at the March 8, 2011 Council meeting.

In accordance with Alberta Transportation Road Closure Procedures, all road closure Bylaws must receive a Public Hearing prior to being sent to Alberta Transportation for approval. The Public Hearing for the subject Bylaw was completed on April 28, 2011. Alberta Transportation approval has been received and therefore, the Bylaw is being presented for second and third reading.

OPTIONS & BENEFITS:

Three quarter sections, NW 6-104-14-W5M, SW 6-104-14-W5M and SE 6-104-14-W5M, in the Buffalo Head Prairie area were slated to be sold at the April 5, 2011 Sustainable Resources Development (SRD) land sale. These lands are intersected by a portion of the former Buffalo Head Prairie Tower Road which has been reclaimed. The road lease was to be closed years ago however this was not done. Research indicates that these quarter sections cannot be sold until the intersecting road has been closed and abandoned.

SRD was unable to close this road as it is not a registered road plan. In accordance with the Road Authority Transfer Order – I.D. 23, November 29, 1993, Mackenzie

Author: L. Lambert **Reviewed by:** M. Krahn **CAO:** J. Roy Brideau

County is the road authority and as such, Forestry Road Designation (FRD) 570002 must be closed pursuant to Section 22 and 606 of the Municipal Government Act.

COSTS & SOURCE OF FUNDING:

N/A.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 801-11, being a Road Closure Bylaw for the closure and abandonment of Part of Forestry Road Designation 570002 lying within NW 6-104-14-W5M, SW 6-104-14-W5M and SE 6-104-14-W5M.

MOTION 2

That third reading be given to Bylaw 801-11, being a Road Closure Bylaw for the closure and abandonment of Part of Forestry Road Designation 570002 lying within NW 6-104-14-W5M, SW 6-104-14-W5M and SE 6-104-14-W5M.

CAO COMMENTS:

Author: L. Lambert Reviewed by: M. Krahn CAO J. Roy Brideau

**Government
of Alberta** ■
Transportation

DIVISIONAL SERVICES 2ND FLOOR, TWIN ATRIA BUILDING
4999-98 AVENUE
EDMONTON, ALBERTA, CANADA
T6B 2X3

TELEPHONE NO: 780-415-1538
FAX NO: 780-415-1268
Toll Free Connection Dial 310-0000

July 22, 2011

Mackenzie County
4511-46 Avenue
Fort Vermilion, Alberta T0H 1N0

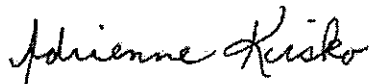
Attention: Liane Lambert, Development Officer

RE: ROAD CLOSURE – BYLAW 801-11 (File No. NW 6-104-14-5)

Enclosed is the above noted bylaw which was approved by Alberta Transportation for closure and sale on July 22, 2011.

Please forward or fax to the dates of second and third readings with the bylaw number, after which you may register the bylaws at Land Titles.

Yours truly,



Adrienne Kisko
Land Technologist

cc: Robert Lindsay
Development & Planning Technologist
Peace River, Alberta

Enclosures

BYLAW NO. 801-11

BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

FOR THE PURPOSE OF CLOSING A
FORESTRY ROAD DESIGNATION IN ACCORDANCE
WITH SECTIONS 22 AND 606 OF THE MUNICIPAL GOVERNMENT ACT,
CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000

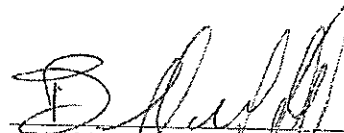
WHEREAS, Council of Mackenzie County has determined that the road designation FRD 570002, as outlined on Schedule "A" attached hereto, be subject to a road closure, and

WHEREAS, notice of intention of the Council to pass a bylaw will be published in a locally circulated newspaper in accordance with the Municipal Government Act, and

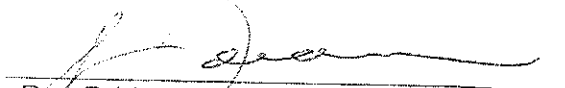
NOW THEREFORE, be it resolved that the Council of Mackenzie County does hereby close and abandon the road designation described as follows, subject to the rights of access granted by other legislation or regulations:

Part of Forestry Road Designation 570002
Located on NW, SW & SE Quarter of Section 6, Township 104, Range 14, West
of the 5th Meridian

READ a first time this 8th day of March, 2011.



Bill Neufeld
Reeve



Roy Brideau
Chief-Administrative Officer

APPROVED this 22 day of July, 2011.



Minister of Transportation

Approval valid for 21 months.

READ a second time this ___ day of _____, 2011.

READ a third time and finally passed this ___ day of _____, 2011.

Bill Neufeld
Reeve

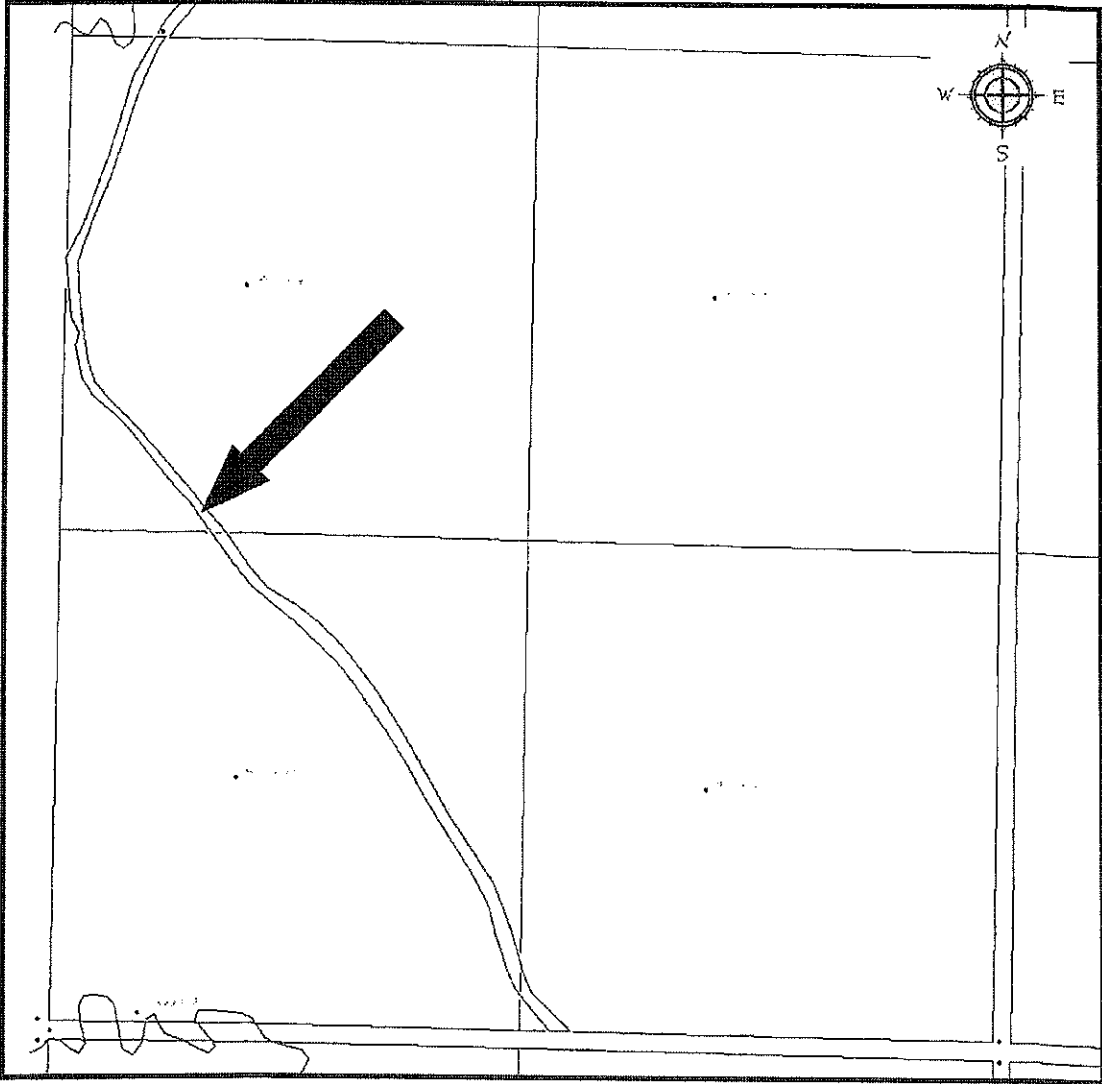
Roy Brideau
Chief Administrative Officer

BYLAW NO. 801-11

SCHEDULE "A"

1. That the land use designation of the following property known as:

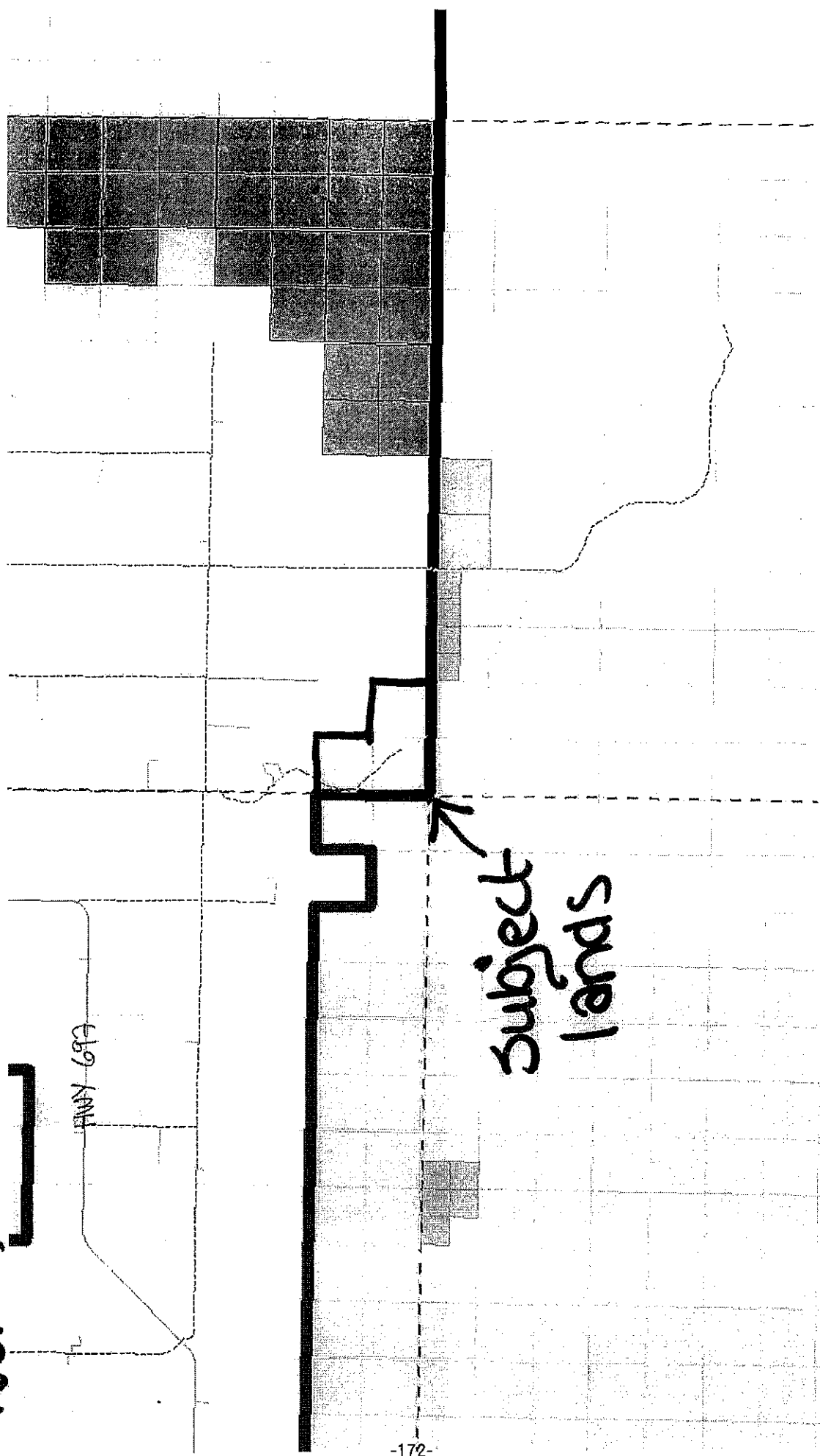
All that portion of Forestry Road Designation 570002 running through the NW, SW & SE Quarter of Section 6, Township 104, Range 14, West of the 5th Meridian be subject to road closure.



North ↑

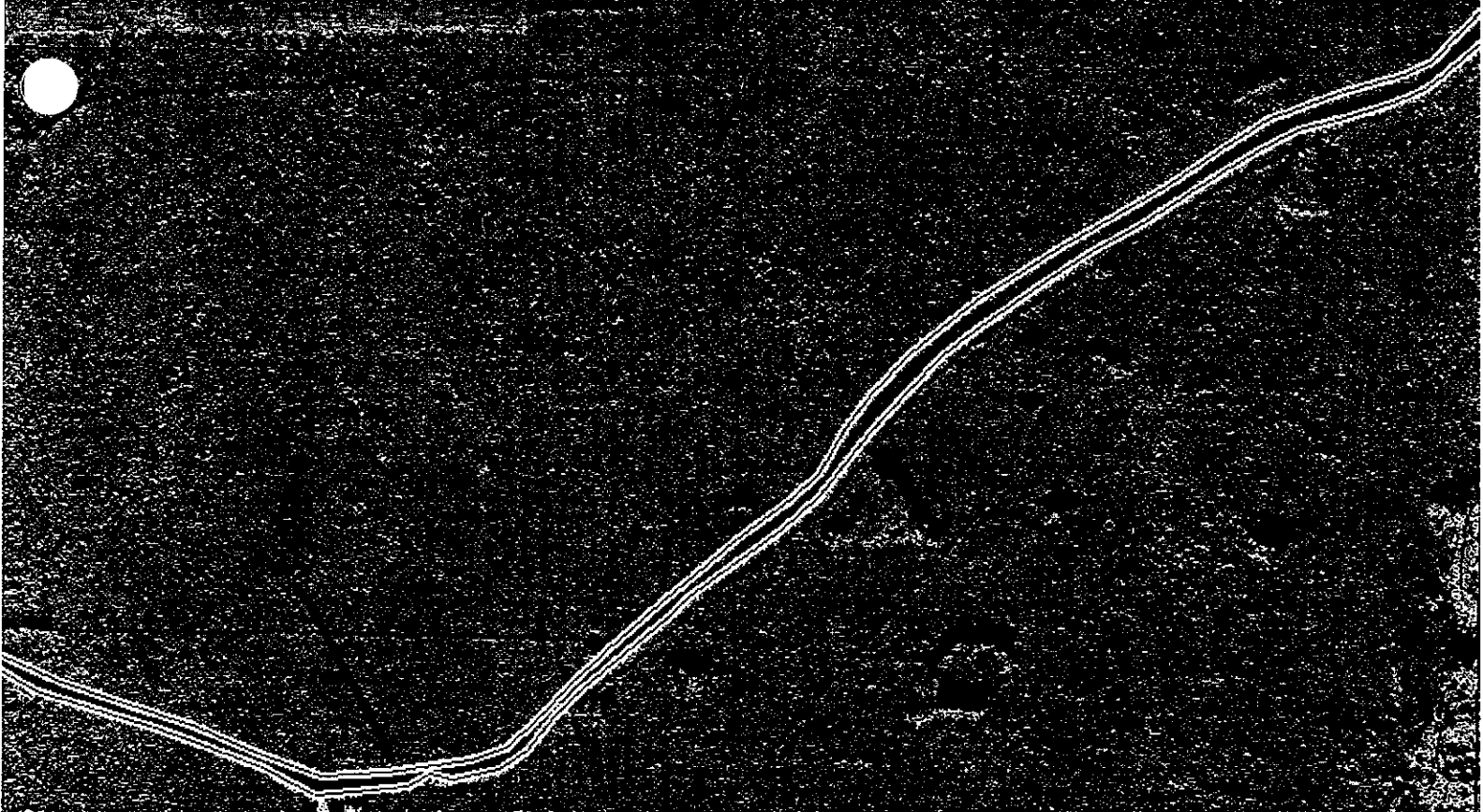


669 km

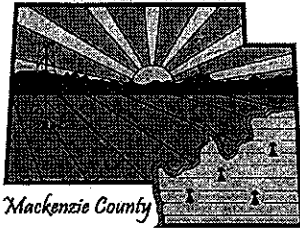


subject lands

← Z →







MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	Bylaw 829-11 Land Use Bylaw Amendment to Rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3" (La Crete)

BACKGROUND / PROPOSAL:

The Planning Department received a Land Use Bylaw amendment application to rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 (HC1) to Hamlet Residential District 3 (HR3). The subject property is a vacant lot and the applicant wishes to construct a Dwelling – Multiple on the property.

The application was presented to the Municipal Planning Commission (MPC) at their July 20, 2011 meeting where the following motion was made:

MOTION 11-183 That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw ___-11, being a Land Use Bylaw amendment to rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3", subject to the public hearing input.

Bylaw number 829-11 has since been assigned to this application.

OPTIONS & BENEFITS:

The requested HR3 zoning district includes a Dwelling – Multiple as a discretionary use. A Dwelling - Multiple is defined in the County Land Use Bylaw as follows:

"DWELLING - MULTIPLE" means a residential building containing at least three or more dwelling units, separated by common walls and located either on a

Author: M. Krahn

Reviewed by: _____

CAO J. Roy Brideau

single site or each unit on a separate individual lot, each dwelling unit having at least one separate entrance. This definition applies to forms of housing that include, but is not limited to, a triplex, a fourplex, a sixplex, condominiums and townhouses.

The Municipal Development Plan (MDP) policy maps show the subject lands as being intended for commercial uses however Section 3.2.3 further states:

Future development in Mackenzie County shall conform to the Policy Areas illustrated on Map 2. Maps 4 – 7 provide more detailed information about Policy Areas, however each map is designed to provide the County with a broad framework for development and are not intended to be interpreted on a site-by-site bases.

This statement suggests that while the MDP shows the subject lands as being for commercial purposes, it is a broad plan for the area and some flexibility may be warranted.

The proposed development complies with the La Crete Area Structure Plan (ASP) which shows the subject lands as being for residential purposes. The MDP is a higher ranking planning document.

The subject lands are adjacent to the Parkside Village Mobile Home Park, east of a Mobile Home subdivision and near downtown retail areas and therefore, would be ideally suited for a multi-family dwelling.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

That first reading be given to Bylaw 829-11, being a Land Use Bylaw amendment to Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3".

CAO COMMENTS:

Author: M. Krahn Reviewed by: _____ CAO J. Roy Brideau

BYLAW NO. 829-11

**BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA**

**TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW**

WHEREAS, Mackenzie County has a Municipal Development Plan adopted in 2009, and

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate a multi-family dwelling.

NOW THEREFORE, THE COUNCIL OF THE MACKENZIE COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That the land use designation of the subject parcel known as:

Plan 982 1128, Block 17, Lot 39

be rezoned from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3", as outlined in Schedule "A" hereto attached.

READ a first time this ___ day of _____, 2011.

READ a second time this ___ day of _____, 2011.

READ a third time and finally passed this ___ day of _____, 2011.

Bill Neufeld
Reeve

J. Roy Brideau
Chief Administrative Officer

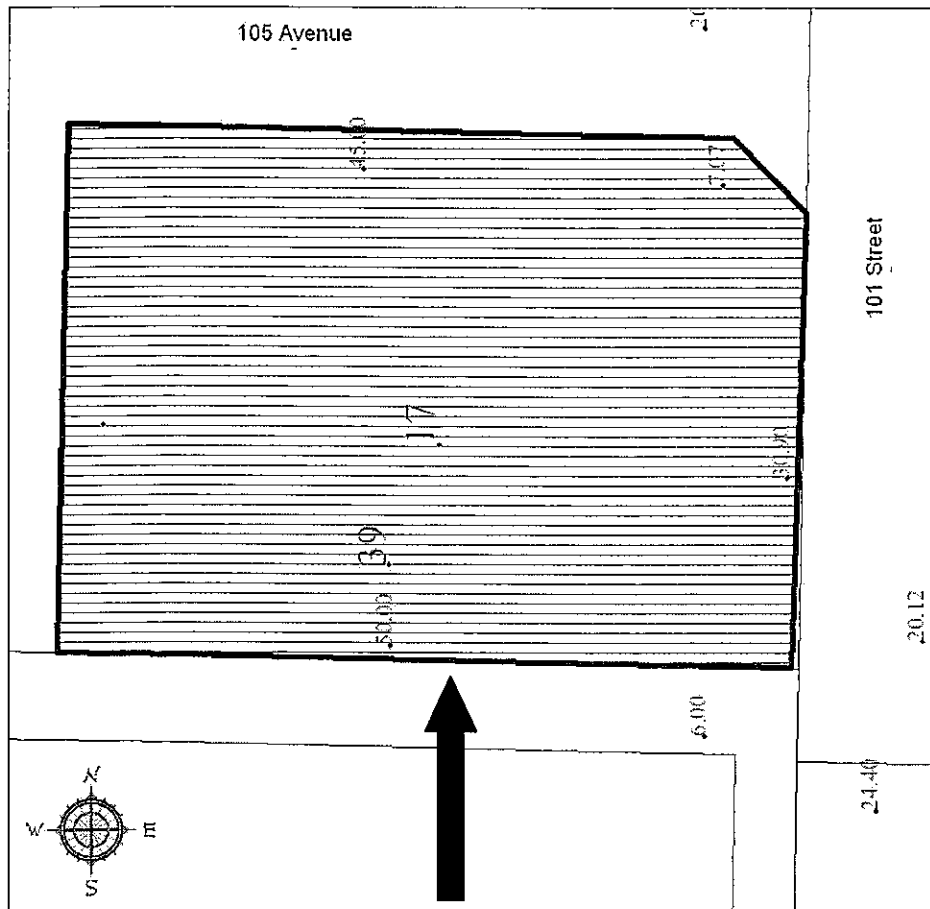
BYLAW No. 829-11

SCHEDULE "A"

1. That the land use designation of the following property known as:

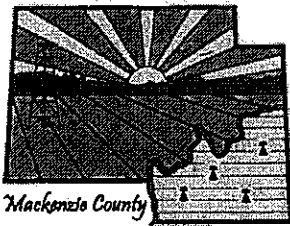
Plan 982 1128, Block 17, Lot 39

within the Hamlet of La Crete, be rezoned from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3".



FROM: Hamlet Commercial District 1 "HC1"

TO: Hamlet Residential District 3 "HR3"



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT 1357388 Alberta Ltd.		
ADDRESS Box 1298		
TOWN La Crele		
POSTAL CODE T0H 2H0	PHONE (RES.)	BUS. 861-1958

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER		
ADDRESS same		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
						982 1128	17	39

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: NC1 TO: NR3 10101-105 Ave.

REASONS SUPPORTING PROPOSED AMENDMENT:

Reason for purpose of constructing a multi-family dwelling. Lot located near downtown retail and adjacent to Mobile Home Park and Mobile Home subdivision and therefore seen as a good location for the proposed building.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00

RECEIPT NO. Invoice

[Signature]
APPLICANT

June 24, 2011
DATE

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER

DATE

7.20 HAMLET RESIDENTIAL DISTRICT 3 “HR3” *REQUESTED ZONING*

The general purpose of this district is to permit medium and high-density residential development in established hamlets.

A. PERMITTED USES

- (1) Ancillary building or use
- (2) Park

B. DISCRETIONARY USES

- (1) Boarding or rooming house
- (2) Dwelling - Apartment
- (3) Dwelling - Group home
- (4) Dwelling - Multiple
- (5) Dwelling - Row
- (6) Home based business
- (7) Public use

C. MINIMUM LOT WIDTH

22 metres (72 feet).

D. MINIMUM LOT DEPTH

33.5 metres (110 feet).

E. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Officer.

F. MINIMUM REAR YARD SETBACK

7.6 metres (25 feet) or minimum required for on-site parking.

G. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet), or as required by Development Officer.

H. MINIMUM INTERIOR SIDE YARD SETBACK

4.6 metres (15 feet), or as required by Development Officer.

I. OTHER

Notwithstanding the above, any apartment projects shall provide for:

- (1) The provision and access to garbage storage.

- (2) Lighting between dwelling units
- (3) Privacy for dwelling units in and adjacent to the development.
- (4) Orientation of buildings and general site appearance.
- (5) Safe pedestrian access to and from the public sidewalk fronting the building.
- (6) Parking areas adjacent to streets must be paved.

J. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings must be of new construction. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.

K. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

L. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

7.10 HAMLET COMMERCIAL DISTRICT 1 "HC1"

CURRENT ZONING

The general purpose of this district is to permit commercial development in downtown or core areas of established hamlets.

A. PERMITTED USES

- (1) Ancillary building or use
- (2) Car Wash
- (3) General services establishment
- (4) Laundromat
- (5) Professional office
- (6) Restaurant
- (7) Retail store
- (8) Service Station

B. DISCRETIONARY USES

- (1) Bus depot.
- (2) Car wash.
- (3) Dwelling unit in conjunction with the primary use provided it is incorporated in the same building and the total floor area of the dwelling unit shall be less than the floor area for the other use
- (4) Intensive recreation.
- (5) Motel or hotel.
- (6) Public use.
- (7) Recycling facility

B. MINIMUM LOT AREA

As required by the Development Officer.

C. MINIMUM TOTAL FLOOR AREA

As required by the Development Officer.

D. MINIMUM FRONT YARD SETBACK

9.1 metres (30 feet) or as required by the Development Officer.
30.48 metres (100 feet) along the east side of 100th Street in La Crete.

E. MINIMUM SIDE YARD SETBACK

If the lot is bounded on both sides by land classified as "Hamlet Commercial 1" or "Hamlet Commercial 2", no side yard requirement is necessary, except where a side yard is provided, it shall be no less than 1.5 metres (5 feet).

F. MINIMUM REAR YARD SETBACK

3.0 metres (10 feet).

G. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

New construction only. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.

H. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

I. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

↑ NORTH
HC1

C. of T.

HR3

HR2

HR2

HR1

HR2

HC1

HC2

HR1

C2

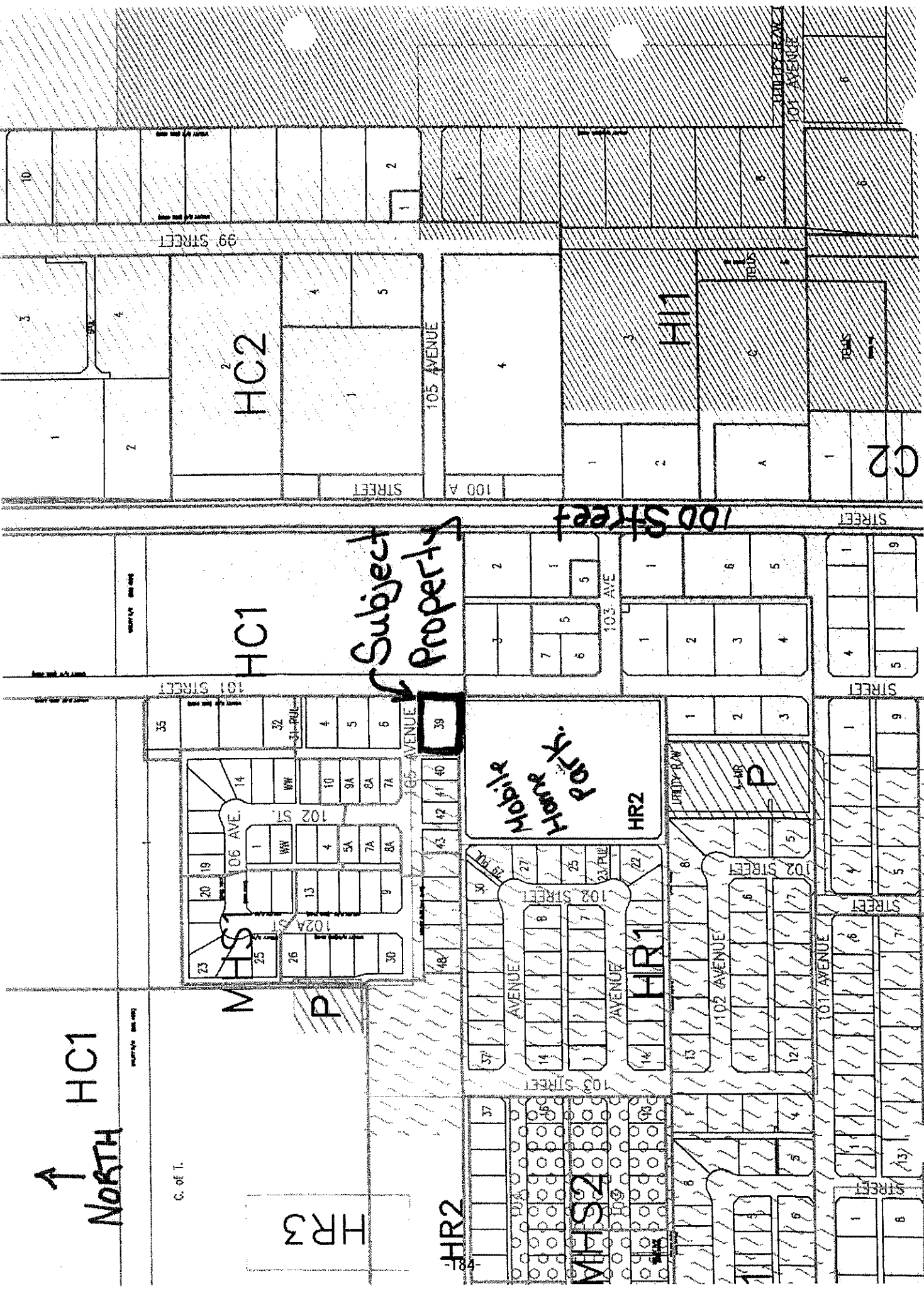
Subject Property

100 Street

Home Park

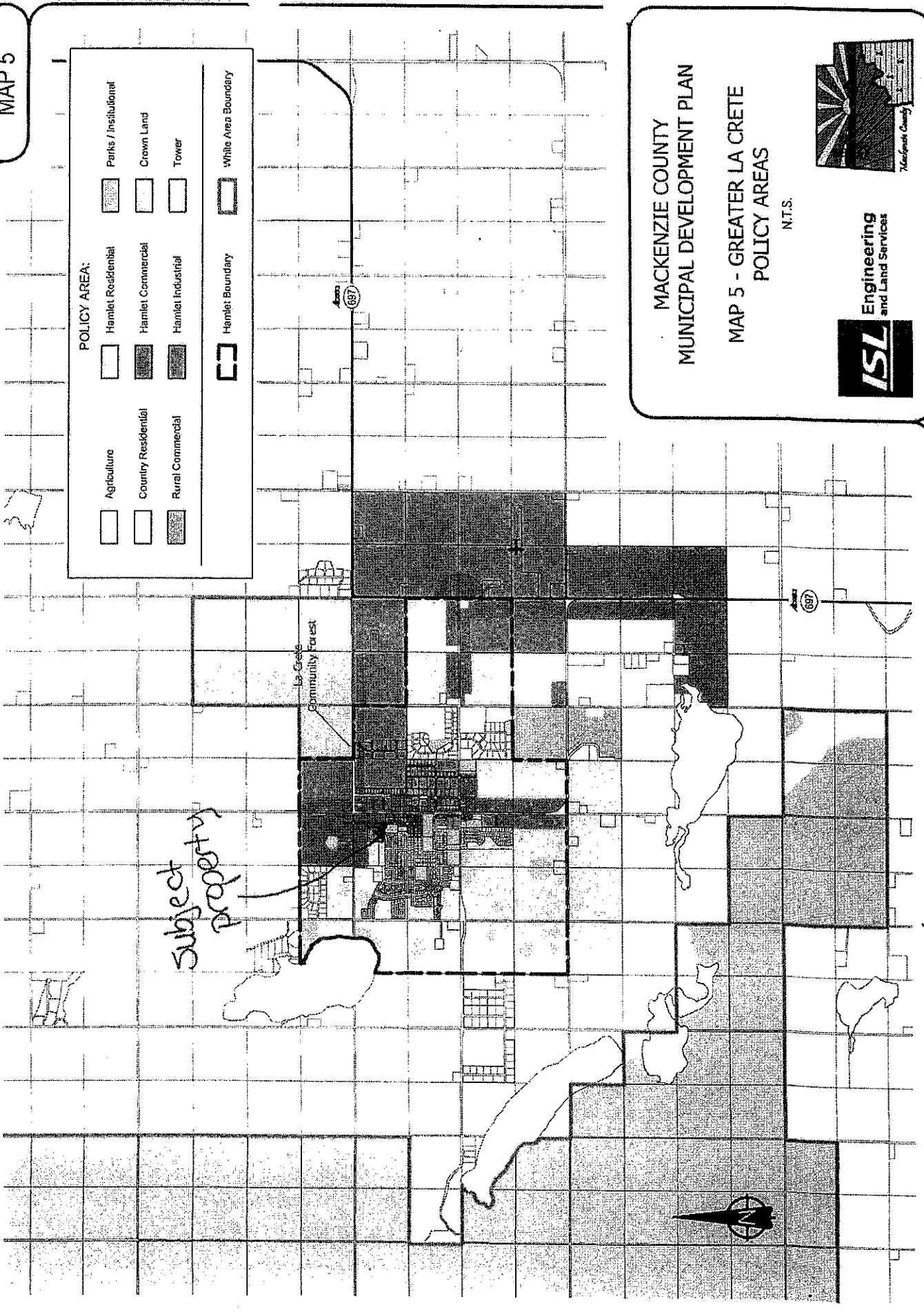
P

P



MAP 5

POLICY AREA:			



MACKENZIE COUNTY
MUNICIPAL DEVELOPMENT PLAN

MAP 5 - GREATER LA CRETE
POLICY AREAS

N.T.S.



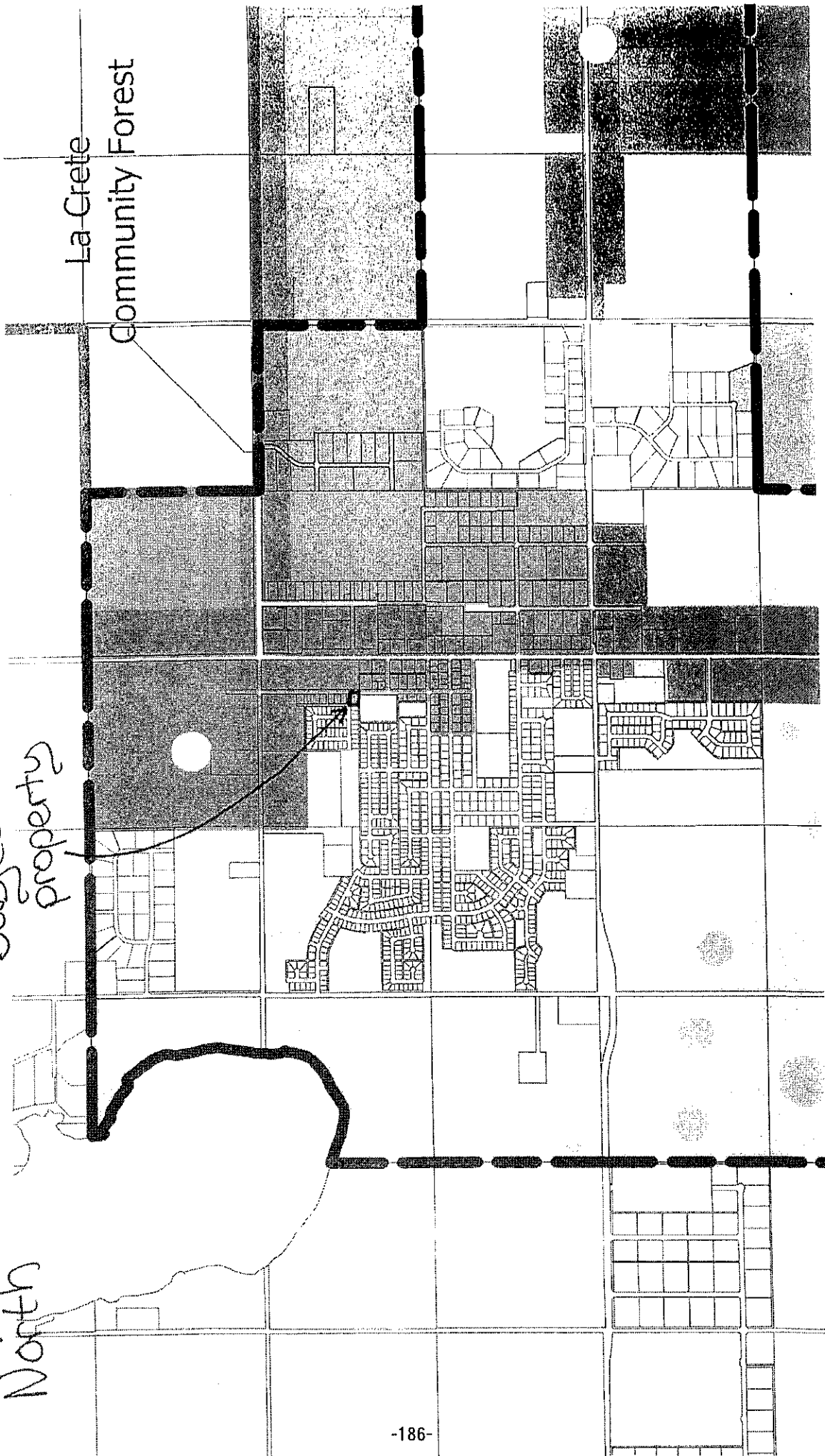
Engineering
and Land Services

↑
North

Subject
property

La Crete

Community Forest

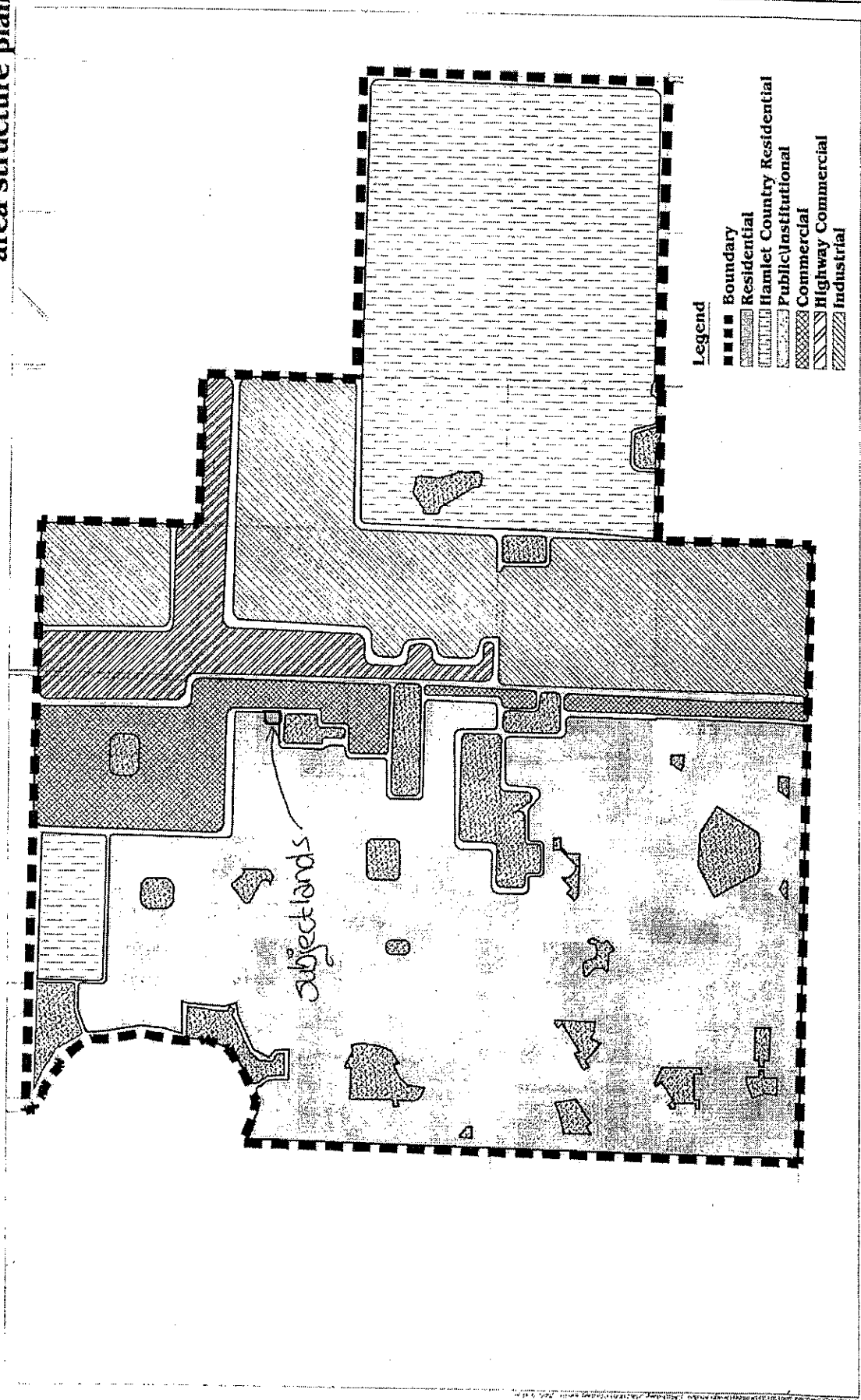




hamlet of la crete

area structure plan

URBAN SYSTEMS



- Legend**
- Boundary
 - Residential
 - Hamlet Country Residential
 - Public/Institutional
 - Commercial
 - Highway Commercial
 - Industrial

future land use plan





Subject Property

101 Street

103 ST

104 Avenue

Village Model Home Park



moratorium on Rural Country Residential subdivisions (for this area only) and rezoned the lands. Subsequently, two landowners contributed funds for the road and construction of the same is underway. (The contribution agreements do not include any provisions regarding the zoning of the lands.)

The rezoning did not include an Area Structure Plan (ASP) as required in the County Land Use Bylaw (LUB) and therefore no future lot layout for the subject lands has been prepared and adopted. In addition, the zoning does not take into account what development may occur on the lands if subdivision is not undertaken.

The applicant is in the process of acquiring the lands and indicated that he has no intentions of subdividing the lands into country residential lots. The applicant wishes to construct or place a Dwelling Unit (either Dwelling – Single Detached or Mobile Home) on the lands and continue to farm it. The farming operation could include the keeping of livestock (farm animals).

In accordance with the Municipal Development Plan (MDP), the proposed lands are primarily for agricultural purposes with exception to the northwest corner which is intended for country residential purposes. The proposed rezoning conforms to the MDP with exception of the northwest corner. The applicant advised that the northwest corner of the lands is low and wet and therefore not desirable for country residential development.

The subject quarter section was originally 159 acres and has been subdivided a total of four (4) times. The lands were zoned A1 when the fourth parcel was removed. Given the maximum subdivisions allowed in the A1 zoning district, the fourth subdivision should not have been processed. If the lands are rezoned back to A1, the existing subdivisions will be 'grandfathered' as is.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

That first reading be given to Bylaw 830-11, being a Land Use Bylaw amendment to rezone NW 35-105-15-WM from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1".

CAO COMMENTS:

Author: M. Krahn Reviewed by: _____ CAO J. Roy Brideau

BYLAW NO. 830-11
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW

WHEREAS, Mackenzie County has a Municipal Development Plan adopted in 2009, and

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate an agricultural land uses.

NOW THEREFORE, THE COUNCIL OF THE MACKENZIE COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That the land use designation of the subject parcel known as:

NW 35-105-15-W5M

be rezoned from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1", as outlined in Schedule "A" hereto attached.

READ a first time this ___ day of _____, 2011.

READ a second time this ___ day of _____, 2011.

READ a third time and finally passed this ___ day of _____, 2011.

Bill Neufeld
Reeve

J. Roy Brideau
Chief Administrative Officer

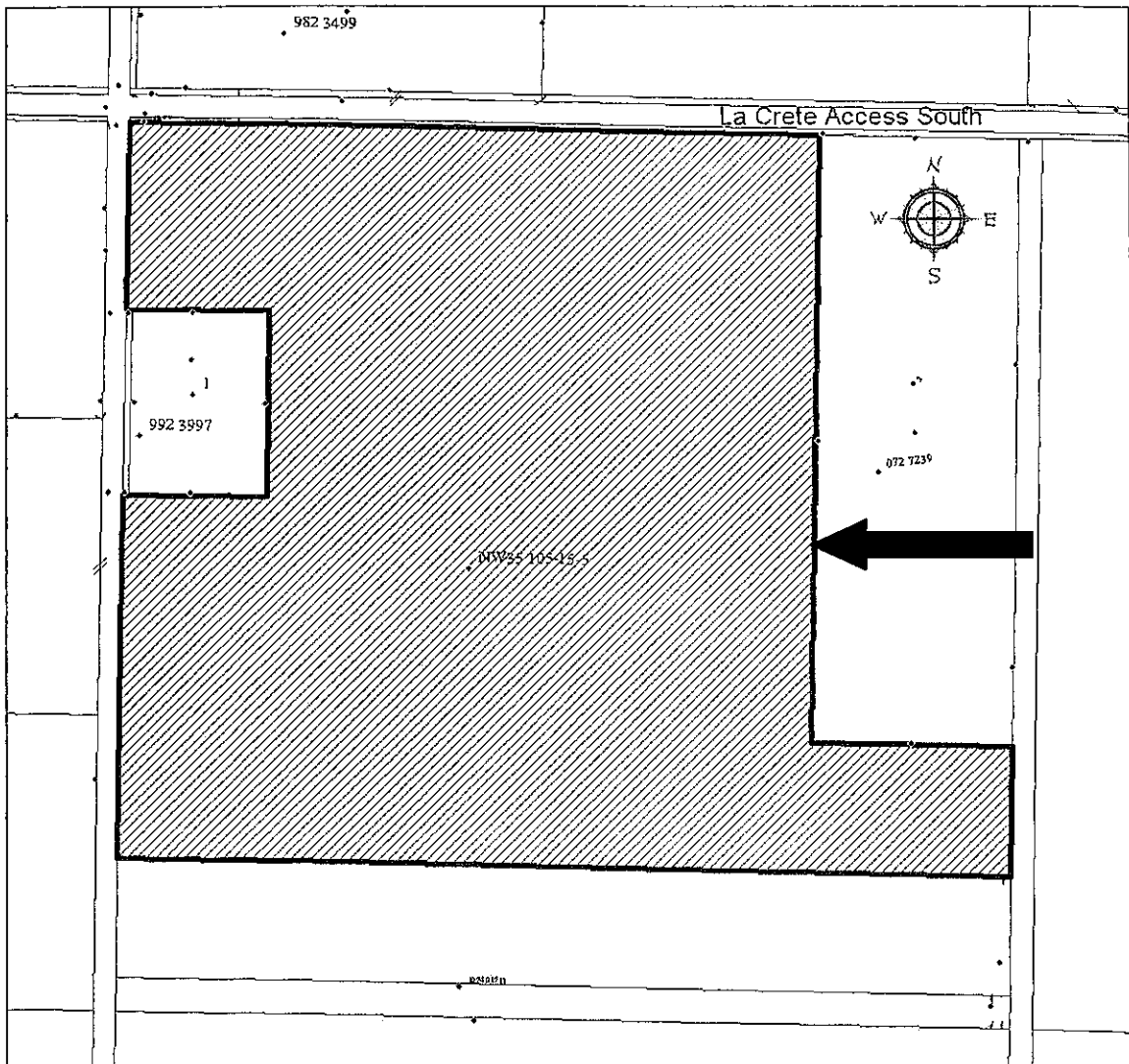
BYLAW No. 830-11

SCHEDULE "A"

1. That the land use designation of the following property known as:

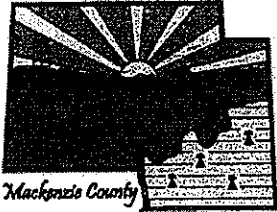
NW 35-105-15-W5M

south of the Hamlet of La Crete, be rezoned from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1".



FROM: Rural Country Residential District 1 "RC1"

TO: Agricultural District 1 "A1"



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT <i>Greg Wiebe</i>		
ADDRESS <i>Box 1637</i>		
TOWN <i>La Crete AB</i>		
POSTAL CODE <i>70H 2H0</i>	PHONE (RES.)	BUS. <i>8-3864</i> <i>841-9414</i>

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER <i>Jacob K. Wiebe</i>		
ADDRESS <i>Box 115</i>		
TOWN <i>La Crete AB</i>		
POSTAL CODE <i>70H 2H0</i>	PHONE (RES.)	BUS. <i>780-928-3164</i>

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./L.S. <i>NW</i>	SEC. <i>35</i>	TWP. <i>105</i>	RANGE <i>15</i>	M. <i>5</i>	OR	PLAN	BLK	LOT
------------------------	-------------------	--------------------	--------------------	----------------	----	------	-----	-----

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *RC1* TO: *A1*

REASONS SUPPORTING PROPOSED AMENDMENT:

- Rezone back to A1 as lands intended to be used for farm purposes.
- Purchasing lands from owner & do not intend to develop into country residential lots.
- Current zoning does not or likely not allow proposed farm operation.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. _____

Greg Wiebe
APPLICANT

July 26 / 11
DATE

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

J. Wiebe
REGISTERED OWNER

July 26 / 11
DATE

7.3 AGRICULTURAL DISTRICT 1 (A1)

REQUESTED ZONING

The purposes of this Land Use District are: to conserve land for a wide range of agricultural uses, to minimize the fragmentation of agricultural land, and to limit non-agricultural land uses to those which would not interfere with agricultural practices.

A. PERMITTED USES

- a) Ancillary Building/Use
- b) Bunkhouse
- c) Extensive Agriculture
- d) Garden Suite
- e) Handicraft Business
- f) Home Based Business
- g) Intensive Agriculture (1) and (2)
- h) Farm Building
- i) Mobile Home
- j) Modular Home
- k) Single Detached Dwelling

B. DISCRETIONARY USES

- (a) Abattoir
- (b) Auction Mart
- (c) Autobody
- (d) Bed and Breakfast
- (e) Cemetery
- (f) Church
- (g) Communication Tower
- (h) Confined Feeding Operation
- (i) Contractor's Business
- (j) Farm Subsidiary Business
- (k) Forestry Lookout Tower
- (l) Industrial Camps
- (m) Intensive Recreational Use
- (n) Kennel
- (o) Public use
- (p) Retail Store
- (q) Sewage Lagoon
- (r) Sewage Treatment Plant
- (s) Stripping Top Soil
- (t) Tradesmen's business
- (u) Veterinary Clinic
- (v) Waste Transfer Station
- (w) Water Reservoir or Dugout

C. PARCEL DENSITY

Residential Uses: Three (3) parcels per quarter section, river lot or original titled property with the balance of the quarter section, river lot or original titled property being one of the parcels; with the subdivided parcels being any two of the following:

- a. Existing farmstead or homestead,
- b. Vacant parcel
- c. Fragmented parcel

D. LOT AREA

Country Residential Uses:

Minimum Lot Area: 1.2 hectares (3.0 acres)

Maximum Lot Area: up to 4.05 hectares (10.0 acres) unless:

- a. an existing residence requires the approval of a larger parcel size to meet setback requirements or to include the entire yardsite;
- b. the parcel is fragmented to such a degree that a 4.05 hectares (10.0 acres) subdivision would render the remaining portion of the fragmented parcel difficult or useless for farming; or
- c. the bank of a natural water course or road plan is used as a boundary.

E. NUMBER OF DWELLING UNITS

A maximum of one dwelling unit shall be permitted on each of the following:

- a. a rural subdivision, and
- b. a rural subdivision that is a farmstead or homestead separation, and
- c. the balance of the quarter section

to a maximum of three dwellings on a quarter section, river lot or original titled property.

An additional dwelling unit may be allowed in this land use district if it is a Garden Suite or in accordance with Section 4.9 (Dwelling Units Per Parcel).

F. MINIMUM FRONT YARD SETBACK

- a) Lot fronting on a provincial highway, rural road, or undeveloped road allowance:
 - i. 41.1 metres (135 feet) from right-of-way, or
 - ii. 64 metres (210 feet) from centre line

G. MINIMUM SIDE YARD SETBACK

- a) 15.2 metres (50 feet);
- b) Unless a corner parcel where the minimum side yard shall be the same as the front yard unless otherwise required by the Development Officer.

H. MINIMUM REAR YARD SETBACK

15.2 metres (50 feet) unless otherwise required by the development Officer

I. LANDSCAPING

In addition to Section 4.23 of this Bylaw, the Development Officer may require any discretionary use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Officer.

J. OTHER REQUIREMENTS

The Development Officer may decide on such other requirements as are necessary having due regards to the nature of a proposed development and the purpose of this District.

For Agricultural subdivisions, those boundaries not adjacent to quarter section boundaries shall allow at least 100 meters between the subdivision boundary and the boundary of the quarter section.

7.31 RURAL COUNTRY RESIDENTIAL DISTRICT 1 "RC1" *CURRENT ZONING*

The general purpose of this district is to provide for the development of multi-lot country residences.

A. PERMITTED USES

- (1) Ancillary building or use.
- (2) Dwelling - Single detached.

B. DISCRETIONARY USES

- (1) Bed and breakfast.
- (2) Garden suite.
- (3) Home based business.
- (4) Intensive recreation use.
- (5) Modular home
- (6) Public use.

C. LOT AREA

Country Residential Uses:

- (a) Minimum Lot Area: 1.2 hectares (3.0 acres).
- (b) Maximum Lot Area: up to 2.02 hectares (5 acres).

D. MINIMUM FRONT YARD SETBACK

Lot fronting onto a provincial highway or local road:

41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:

15.24 metres (50 feet) from right of way.

E. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet) from property line, or

in the case of a corner site the width of the side yard adjoining the side street shall not be less than 15.24 metres (50 feet), or

15.2 metres (50 feet) from property line adjacent to "Agricultural" or "Forestry" districts.

F. MINIMUM REAR YARD SETBACK

7.6 metres (25 feet), or

15.2 metres (50 feet) from property line adjacent to “Agricultural” or “Forestry” districts.

G. APPEARANCE

Buildings shall be either of new construction or moved in unless otherwise require by the Development Officer. Exterior finish to be wood, metal, or similar siding, brick or stucco to the satisfaction of the Development Officer. The finish and appearance of buildings should complement other structures and natural site features.

H. THE KEEPING OF ANIMALS

A maximum of one non-domestic animal per 3-acres or 2 non-domestic animals per 5 acres.

I. REZONING REQUIREMENTS

(1) In order to ensure a firm commitment for development has been received the following are requirements for the rezoning application:

- a) An Area Structure Plan for the parcel.
- b) A minimum of 10 parcels per rezoning application, or where the total area to be rezoned is less than 20.2 hectares (50 acres), the total developable area must be subdivided.
- c) The subdivision must have legal access that meets Municipal District of Mackenzie standards.
- d) Where the existing municipal road is not up to the standard required for the parcel, a road request or upgrade must be part of the subdivision application.

(2) Once approval has been granted, the developer shall have a period of one (1) year, or as required by the Development Authority, to develop the subdivision including, but not limited to, the installation of utilities, roads and plan registration.

J. SUBDIVISION REQUIREMENTS

- 1. The Developer shall enter into a Developer’s Agreement with the Municipality for payment of off-site levies, if required, for rural multi-lot subdivisions.

2. No subdivision shall be approved unless utility services, including water supply and sewage disposal, can be provided with sufficient capacity to accommodate development of the proposed parcel(s).
3. The Developer shall submit, along with his subdivision application, a Water Management Plan as required by the Water Act RSA 2000 Chapter W-3.
4. The Subdivision Authority may require a sewage collection report from a qualified plumbing inspector to ensure sewage disposal will not have a negative impact on the parcel and/or adjacent land or water resources.
5. Municipal Reserve money in the amount of 10% of market value of the proposed subdivision land or 10% land if required for parks or schools.
6. A Traffic Impact Assessment may be required to identify the traffic impact onto the existing infrastructure.

K. ON-SITE PARKING

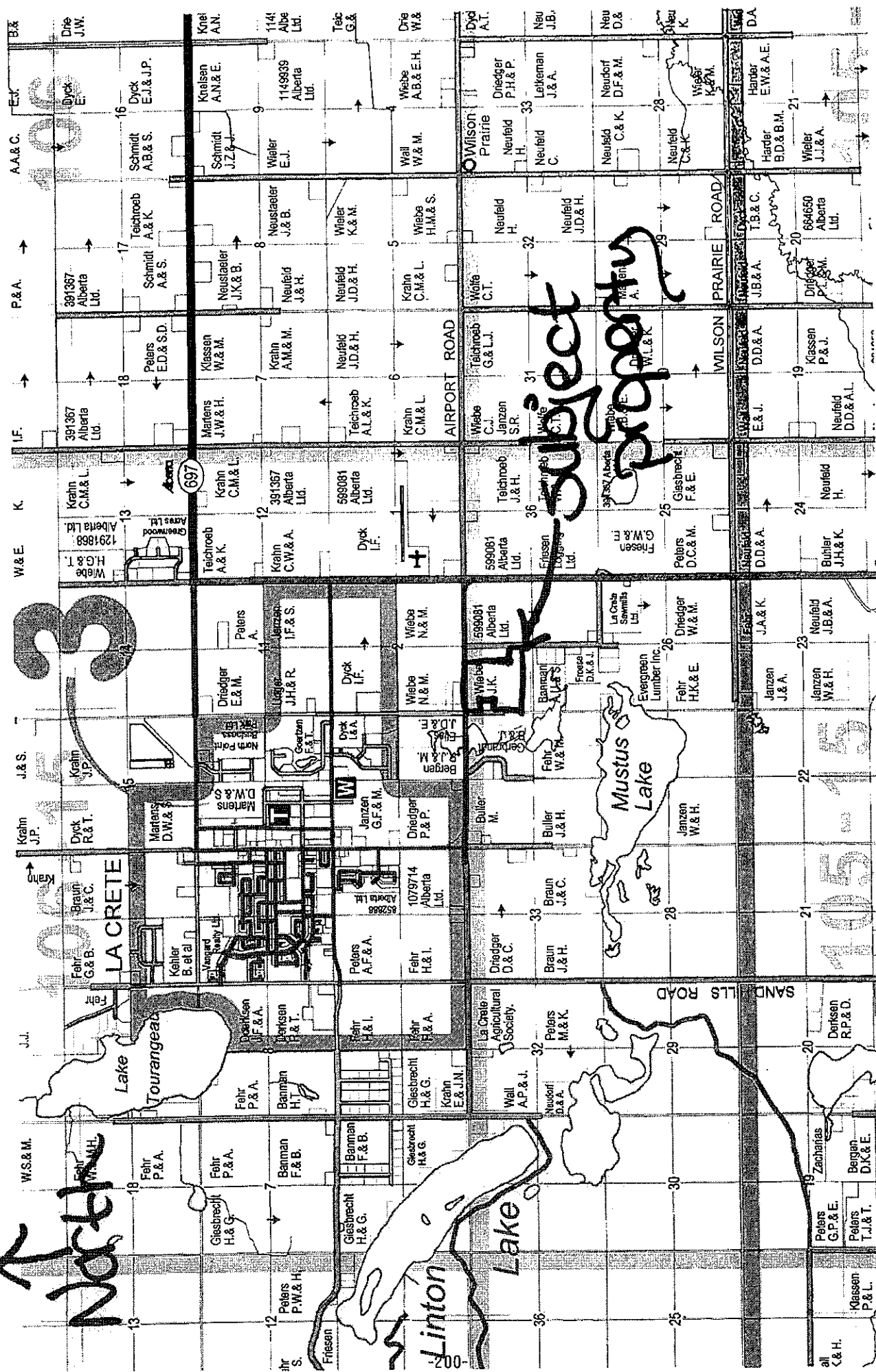
In accordance to Section 4.28 of this Bylaw.

L. LANDSCAPING

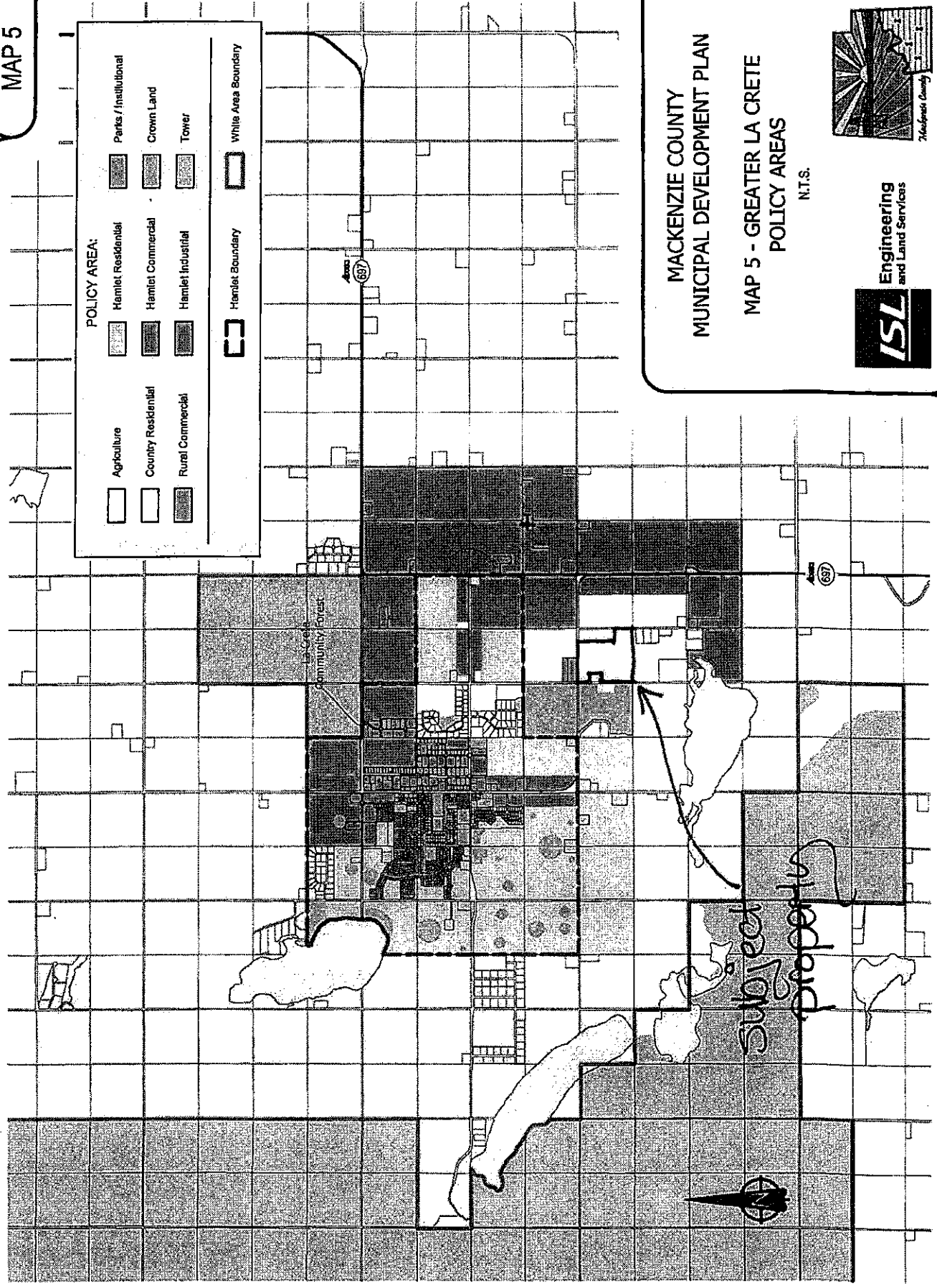
In accordance to Section 4.23 of this Bylaw.

North

subject property



MAP 5

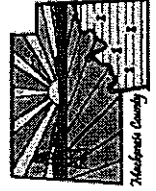


POLICY AREA:

MACKENZIE COUNTY
MUNICIPAL DEVELOPMENT PLAN

MAP 5 - GREATER LA CRETE
POLICY AREAS

N.T.S.

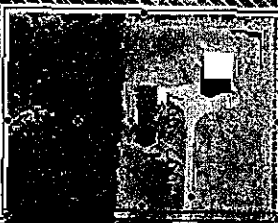


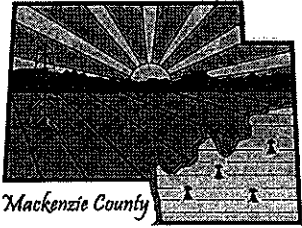
*subject
properties*

La Crete Access North



100.8 acres





MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 9, 2011
Presented By:	Marion Krahn, Supervisor of Planning Services
Title:	Town of Rainbow Lake Northeast Residential Area Structure Plan (Rainbow Lake)

BACKGROUND / PROPOSAL:

The Planning Department received a draft copy of the Northeast Residential Area Structure Plan (ASP) from the Town of Rainbow Lake. This document was provided in accordance with the Municipal Government Act (MGA) and is intended to address future residential development within the Town.

This document was presented to the Municipal Planning Commission (MPC) at the July 29, 2011 meeting where the following motion was made:

That the Municipal Planning Commission has no concerns regarding the proposed Town of Rainbow Lake – North East Area Structure Plan and recommends that Council send a letter to the Town of Rainbow Lake advising of the same.

Mackenzie Municipal Services Agency (MMSA) is working on the ASP for the Town and have requested that comments be provided by August 8, 2011. Administration contacted MMSA to request a few additional days for comments so that the matter could be reviewed by both the MPC and Council. This extension was granted.

OPTIONS & BENEFITS:

The lands addressed by the proposed ASP are located within the Town of Rainbow Lake boundaries and therefore are not seen as having any negative impact on County lands and/or operations.

Author: M. Krahn **Review by:** _____ **CAO** J. Roy Brideau

COSTS & SOURCE OF FUNDING:

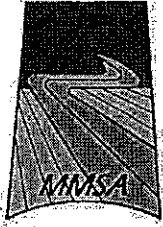
N/A.

RECOMMENDED ACTION:

That a letter be sent to Mackenzie Municipal Services Agency (MMSA) advising that Mackenzie County has no concerns with regard to the Town of Rainbow Lake – North East Area Structure Plan.

CAO COMMENTS:

Author: M. Krahn Review by: _____ CAO J. Roy Brideau

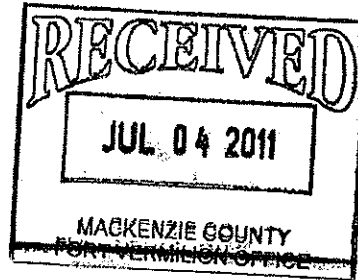


Mackenzie Municipal Services Agency

P.O. Box 450, 5109 – 51 Street, Berwyn AB T0H 0E0

June 27, 2011

Mackenzie County
Box 640
Fort Vermilion Alberta T0H 1N0



Attention: Roy Brideau
Chief Administrative Officer

**RE: TOWN OF RAINBOW LAKE – NORTH EAST RESIDENTIAL AREA STRUCTURE PLAN
FOR REVIEW AND COMMENTS**

Pursuant to the provisions of the Municipal Government Act regarding the preparation and adoption of an area structure plan, we have attached a copy of the "Northeast Residential Area Structure Plan" for your review and consideration. The plan has been developed to date in working with the Town of Rainbow Lake Council and Administrative staff.

Having addressed the issues identified during the comprehensive plan development process, the area structure plan was given first reading on the 6th day of June 2011 by the Town of Rainbow Lake Council. Please see the attached plan for final consideration insofar as your organization is concerned.

Please provide comments by August 8, 2011. If you have any questions or require any further information regarding the attached or additional time for your review, please contact our office at 780-338-3862.

Regards,

Elise Willison

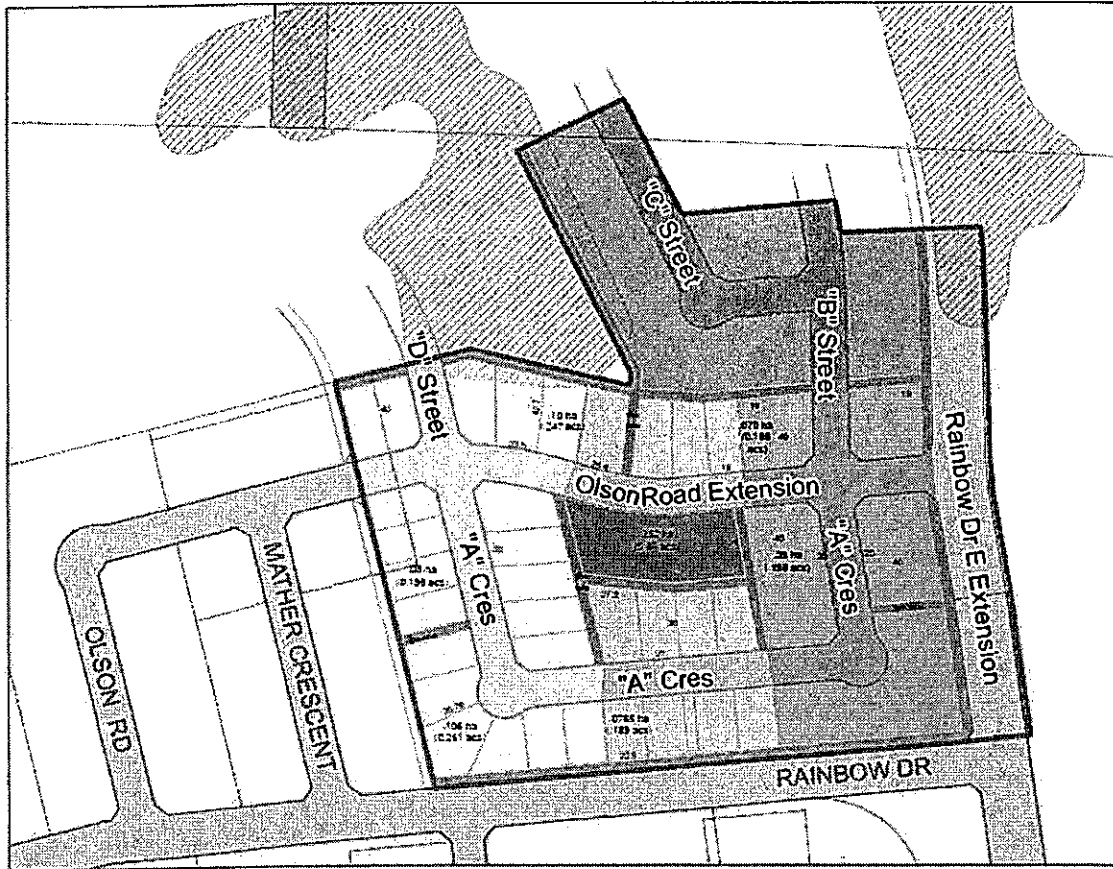
Elise Willison, RPP MCIP
Municipal Planner
Mackenzie Municipal Services Agency

CC: Rosemary Offrey, Town of Rainbow Lake

Enclosure

THE TOWN OF

 **RAINBOW LAKE**



June 6, 2011, 1st Reading
**DRAFT NORTHEAST RESIDENTIAL
AREA STRUCTURE PLAN**

Prepared
by:





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Part 1: Introduction

1.1 Residential Area Structure Plan Location and Project Summary

1.1.1 The Town of Rainbow Lake is located approximately 920 kilometres northwest of the City of Edmonton and 140 kilometres west of High Level. The Town of Rainbow Lake serves as a regional oil and gas field service centre (Please refer to Schedule "A" – Context Map). Established in 1966, the Town has steadily grown throughout the years, both in population and in the range of services offered. With the continuing growth in the oil and gas sector, the community has experienced numerous development pressures resulting from increased demand for residential development within the Town boundaries. Accordingly, the availability of vacant land suitable for development has declined leading to unplanned development to meet demand, as opposed to the efficient development of land and delivery of municipal services.

1.1.2 To meet current and future housing demands, to ensure the long-term economic sustainability of land and resources, to protect the local water supply and to protect environmentally sensitive areas; an Area Structure Plan is being prepared as requested by Council. (Please refer to Schedule "D"). The General Municipal Plan (Bylaw No. 295) defines areas for future residential growth. This Area Structure Plan focuses on the northeast portion of the municipality as deemed the most desirable area to accommodate short and longer term residential expansion at this time. (Please refer to Schedule "A" – Context Map). This area was chosen based on existing residential infrastructure and proximity to the existing water treatment plant.

As Area Structure Plans are conceptual plans, slight variations may be permitted to reflect realities on the ground, varying development interests and the philosophies of Council, however, the design concept, specifically the street and lotting patterns are considered firm to accommodate the efficient movement of traffic, especially the provision of snow ploughing machinery throughout the area.

The plan area is adjacent to an existing residential neighbourhood, including Rainbow Drive, Olson Road and Meander Crescent. The development area is currently adjacent to swampy areas, areas containing peat and forested areas comprised of various deciduous and coniferous trees.

1.2 Enabling Legislation

- 1.2.1 The Municipal Government Act (the Act) enables the Council of a municipality to adopt by bylaw an Area Structure Plan for the purpose of providing a framework for the subsequent subdivision and development of an area of land. The Act prescribes that an Area Structure Plan must address either generally or specifically the proposed uses of land, the proposed sequence of development and the density of population as well as the general location of major transportation routes and public utilities. The Act also indicates that any other matter deemed necessary by Council may be included in an Area Structure Plan.
- 1.2.2 Every municipality in Alberta is also expected to incorporate land use policies (Order in Council 522/96 pursuant to Section 622 of the Municipal Government Act) into its planning documents. The land use policies contain a series of general directives related to planning cooperation, land use patterns, the natural environment, resource conservation, transportation and residential development.
- 1.2.3 Through the adoption of this plan, Council has fulfilled its duties under the Act respecting the process of adoption as addressed in Sections 187-189, including an advertisement of the bylaw (Section 606) and opportunities for making comments (Section 636).



Part 2: Planning Framework

2.1 Municipal Development Plan

2.1.1 The Municipal Government Act contains policies requiring the need for a Municipal Development Plan depending on the size of the municipality. Considering the size of the Town of Rainbow Lake, it is not legislatively required to prepare a Municipal Development Plan (MDP), however, MDP's are considered beneficial in planning for the Town's future growth and development and recommended for all municipalities. The Town has a plan in place titled the "Town of Rainbow Lake: General Municipal Plan" (GMP, being Bylaw No. 295) adopted January, 1995. Municipal Development Plans were previously known as General Municipal Plans. General Municipal Plans contain many policies, but the key policies in developing communities include policies to "minimize land use conflicts, to identify development options and to enhance the ability of the Town to provide effective land use planning policies for its community and residents." The GMP also contains provisions to create more detailed Land Use Plans such as an Area Structure Plan. In keeping with this objective and direction, Council has adopted this Area Structure Plan to ensure the coordinated and planned growth in the Northeast area of the Town of Rainbow Lake for residential purposes.

In addition to providing residential opportunities in the northeast section of the Town, this Area Structure Plan includes the design of an efficient transportation network to facilitate the effective provision of services, while balancing the need to protect sensitive areas in the plan area. These include, but are not limited to the protection of peat areas, the protection of the existing waterways and drainage network, expanding on the existing water and sewer systems, road networks and the continued practice of designing residential developments with rear lot utility easements for ease of access and maintenance. Within the plan area, provisions are made to mitigate environmental impacts while addressing future growth in an aggressive manner.

2.2 Consistency among Plans

2.2.1 The Municipal Government Act requires that all statutory plans adopted by a municipality remain consistent with one another. Subject to minor amendments to the Land Use Bylaw to potentially accommodate new residential uses, the provisions in the Town of Rainbow Lake Northeast Area Structure Plan remain consistent with policies and directives within the General Municipal Plan, and meet the Municipal Government Act requirements.



2.3 Land Use Bylaw

2.3.1 Every municipality must have a Land Use Bylaw to regulate and control the use of land and buildings within the municipality. The Town of Rainbow Lake's land use bylaw (Bylaw No. 99-05) is used to implement the goals, objectives and policies contained within the General Municipal Plan and any other statutory plans adopted by Council. Upon the adoption of the Northeast Area Structure Plan, Council will be required to implement a land use bylaw amendment to the existing UR (Urban Reserve District) to permit the residential development of lots within this District.

Part 3: Planning Components

3.1 Location

- 3.1.1 The Town is divided by Highway 58, with all residential areas currently located on the north side of Highway 58, while industrial developments are located on the south side of Highway 58. Highway 58 terminates just west of the Town, but may be extended in the future to connect Rainbow Lake with Fort Nelson in British Columbia. Highway 58 is the main highway connection to the Town of High Level and Highway 35, located approximately 135 kilometres east of the Town of Rainbow Lake.
- 3.1.2 The Town's existing transportation system includes cul-de-sacs, modified grids, loop roads, and dead-end streets. The most prominent connector road in the residential area of the Town is Rainbow Drive, which provides a partial loop around the community. Proposed extensions will expand on this main residential arterial road.
- 3.1.3 The northeast residential Area Structure Plan area is located in the northeast section of the Town. The proposed expansion area is bounded by Rainbow Drive to the east and south, Mather Crescent and Olson Road to the west and undeveloped areas to the north. The area to the north is predominantly wooded with peat areas.

3.2 Existing Land Use Bylaw Districts

- 3.2.1 Schedule "B" - Existing Land Use Bylaw Districts identifies the existing land use by-law districts within the plan area, being the "Residential District (R1) and the Urban Reserve District (UR)" The area structure plan remains consistent with both the General Municipal Plan and the objectives and policies of these land uses within the existing Land Use Bylaw.

3.3 Natural Features

- 3.3.1 The entire plan area is currently undeveloped, with the majority of the lands wooded, and some portions of the lands considered environmentally sensitive. The most significant natural features included within the plan area are peat areas. The concept plan for this northeast residential area structure plan was developed to preserve as much peat area as possible.

3.4 Built Environment and Infrastructure

3.4.1 The lands adjacent to the plan area include essential infrastructure servicing, including roads, sewer and water servicing. The Town's water treatment plant is adjacent to the northeast of the Plan area, a drainage ditch runs through a portion of the plan area to the north. The concept plan was designed to incorporate as much of the drainage ditch into a new road as possible.

3.4.2 Currently, the intensity of development is greatest along the western and southern boundaries of the plan area with an array of low density residential development. The existing residential units include predominantly single detached unit lots and mobile home unit lots. It is important that the proposed residential units in the Northeast Area Structure Plan fit within the context of the existing residential units in the vicinity of the plan area and either meet or exceed the design of existing units to create an aesthetically pleasing neighbourhood. Lot sizes within the plan area will have a minimum area of 18.3m (60 ft.) x 30m (100 ft.), to meet the minimum lot size requirements of the Land-use bylaw within the Residential District (R1).

3.5 Land Ownership

3.5.1 All of the lands within the Northeast Area Structure Plan are lands currently owned by the Town of Rainbow Lake. It is the intent of the Town to facilitate the development of the Northeast Area Structure Plan area through the subdivision and servicing process and to dispose of their holdings at fair market value.

Part 4: Goal and Key Principles

4.1 Goal

4.1.1 The primary goal of the Northeast Area Structure Plan is to help manage growth within the Town of Rainbow Lake and to ensure the most effective and efficient delivery of municipal services and/or resources. The implementation of the Northeast Area Structure Plan will guide the development of the planned area in a manner that accommodates growth and expansion. It is important to note that the goal set out in the Northeast Area Structure Plan is structured to maximize beneficial returns to the citizens of Rainbow Lake, while at the same time protect municipal assets and environmentally sensitive areas.

4.2 Design Principles

4.2.1 Based on the goal, the following design principles were adopted during the development of the Northeast Area Structure Plan:

- 1) to provide lots that will fit within the context of the existing residential neighbourhood by encouraging low density residential development
- 2) to ensure new development does not encroach on environmentally sensitive areas
- 3) to develop land in a feasible manner (phasing residential development)
- 4) to promote interconnectivity through an efficient transportation system that will service current and future development, facilitating the efficient movement of traffic.
- 5) to provide continued opportunities for nature walks adjacent to the proposed development area
- 6) to ensure the design of each residential unit is aesthetically pleasing and fits within or exceeds the design of homes within the vicinity of the plan area



4.3 Reserves, Parks and Open Space

4.3.1 Green space is a vital component of creating a healthy community. It serves many purposes including recreational opportunities, habitats for wildlife, a natural storm water management system and the promotion of health and well-being. Green space is land that remains in its natural state or is used for light recreational uses. It is vital that green spaces become an integral part of any community design. The Northeast Area Structure Plan incorporates green space primarily in areas not suitable for development and as buffers between residential areas and road networks.

Part 5: Land Use Concept

5.1 Summary

5.1.1 The land use concept plan design for the Northeast Area Structure Plan provides low density residential opportunities while protecting sensitive environmental features. The plan also provides connections to the existing transportation infrastructure and includes green space buffers through the provision of municipal reserves to buffer development from road networks (Please refer to Schedule "D" – Land Use Concept Plan & Phasing). The Area Structure Plan is in alignment with the residential policies within the General Municipal Plan.

5.2 Lot Sizes and Densities

5.2.1 Lot sizes conform to the minimum lot size requirements within the Residential District (R1) as required within the existing Land Use Bylaw. The minimum lot size within the R1 District is 18.3 m (60 ft.) x 30 m (100 ft.). The minimum lot width within the plan area is 19 m wide by a depth of 40 m, which is also the average sized lot. The largest lot width within the plan area is 25.4 m.

5.2.2 As indicated on Schedule "D" Land Use Concept Plan & Phasing, there are 64 lots within the northeast residential Area Structure Plan, comprised of an area of approximately 9.8 hectares or 24.2 acres. The density of development is approximately 6.5 units per gross hectare or 2.6 units per gross acre. This density is very low, but the density is similar to the density of the surrounding neighbourhood.

5.3 Road Network

5.3.1 The Northeast Area Structure Plan road network will connect with the existing road network and has been designed to provide for the efficient movement of traffic including the provision of easy accessibility for snow ploughing.

5.3.2 Olson Road will be extended to the east and connect to the proposed extension of Rainbow Drive E. Once completed, Olson Road will be parallel to Rainbow Drive and will be a major east/west connecting road within the Northeast Area Structure Plan area. The width of the road will be approximately 20 metres and is currently considered a local road within the Town's road hierarchy.

5.3.3 The expansion of Rainbow Drive E will be developed in phase three within the Northeast Area Structure Plan area. As an arterial road, Rainbow Drive will be approximately 30 metres in width.

5.3.4 All other roads within the plan area are considered new roads. These roads will be developed in phases as identified in Schedule "D" Land Use Concept Plan & Phasing and will be approximately 20 metres in width, which is consistent with all other local roads within the plan area.

5.4 Population

5.4.1 Based on the concept plan for the Northeast Area Structure Plan, with the completion of all phases, 64 new residential dwelling units will be added to the Town's residential land base, with one dwelling per single-family lot. Assuming an average household size of 3 persons per dwelling unit, the plan area will accommodate an additional population of 192 persons.

5.5 Phasing

5.5.1 Four phases are recommended for the plan area, however, this may be subject to change, depending on market demand, development interest and the development of key services to facilitate the residential development, as well as who will be developing the lands. The lands could be developed by the Town and/or a combination of the Town and private developers or companies in the oil and gas sector who require additional company housing. (Please refer to Schedule "D" – Land Use Concept Plan & Phasing).

5.5.2 The first phase of development will include the extension of Olson Road to the east, as well as the development of a road north, south and east off Olson Road. This first phase would require the development of additional infrastructure including roads, water and sewer servicing and would provide for 20 lots. Future phases could also be marketed at the time of Phase one in anticipation of future demand and to help fund future phases.

5.5.3 Phase two includes the extension of Olson Road east as well as an extension to the new easterly road off Olson Road. This phase would require the development of additional infrastructure similar to phase one and would provide for 12 lots and a park/municipal reserve. The amount of infrastructure for phase two is considerably less than phase one. Please refer to Schedule "D" Land Use Concept Plan & Phasing.



-
- 5.5.4 Phase three would include the extension of Olson Road east to meet Rainbow Drive and the extension east and north to complete the loop road off Olson Road. This phase would require the development of additional infrastructure including roads, water, sewer and would provide for 16 lots. Please refer to Schedule "D" Land Use Concept Plan & Phasing.
- 5.5.5 Phase four completes the development of the Plan area, including the extension of Rainbow Drive East, the extension of a new road north of the Olson Road extension, as well as another road off the extended road. This phase would require the development of additional infrastructure similar to phase one and would provide for 17 lots. This phase of development includes the preservation of natural peat areas as identified in Schedule "D" Land Use Concept Plan & Phasing. The preservation of natural areas such as wetlands and peat areas will help to enhance the aesthetics of the area, will protect existing natural areas for residents to continue to explore and enjoy as well as providing natural filters of pollutants and will help reduce flooding from residential uses.

Part 6: Land Use Policy

6.1 Land Use Policies

6.1.1 Future land use development within the Northeast Area Structure Plan area will be in accordance with the following land use policies. These policies outline the manner in which development will occur and are reflected on the Land Use Concept Plan & Phasing Plan as shown in Schedule "D". The primary land use in the Northeast Area Structure Plan area is to accommodate residential uses. Secondary land uses include municipal reserves to accommodate buffers around sensitive environmental features, public works and non-compatible land uses.

6.2 Community and Social Facilities

6.2.1 The Northeast Area Structure Plan area contains many community amenities including the existing water treatment plant, utility easements, a drainage ditch and natural areas including forests and peat areas. It is the intent of this plan to ensure the continued protection and feasibility of these uses for the Town of Rainbow Lake through the provision of buffers and reserves.

6.3 Open Space and Linkages

6.3.1 To ensure the protection of community assets and environmentally sensitive features within the plan area, the Northeast Area Structure Plan allocates municipal reserves throughout the Plan area. It is the intent of Council to utilize these municipal reserves to separate incompatible land uses and to facilitate the development of recreational linkages and the open space network in the Plan area.

- 1) Municipal reserves will be dedicated along Rainbow Drive East and Rainbow Drive to prevent direct access to these roads, as buffers to residential uses and as catchment areas for snow.
- 2) Municipal reserves will also be allocated along existing utility easements and future utility easements to mitigate the potential conflict between incompatible land uses and for easy access and maintenance of utilities.
- 3) Where required, stormwater detention areas should be situated adjacent to existing open space or reserve areas to compliment and/or expand on the existing open space and green space areas and existing natural areas.

Part 7: Development Standards

7.1 Overview

- 7.1.1 Considering the significant investment of developing lands, it is recommended high quality standards be established to create aesthetically pleasing and functional areas throughout the Northeast Area Structure Plan area.
- 7.1.2 The intent of development standards is to establish a synergy between developments and to create aesthetically pleasing development within the Town. The following section establishes minimum standards for development within the plan area. The guidelines may apply to all development permit applications submitted for development within the plan area. The following is a general set of guidelines. These guidelines may serve as the basis for evaluating permit applications in addition to requirements outlined within the Town's land use bylaw. As a condition of development approval, the Town may require the developer to enter into a developer's agreement outlining terms and conditions of development within a development area.
- 7.1.3 As outlined in the land use bylaw, prior to any development, plans and specifications shall be submitted to the development authority for consideration. **A development permit application shall not be deemed complete until such time as the appropriate plan, specifications and supportive materials (if required) have been submitted.** Development approval may be withheld if in the opinion of the development authority the plans and specifications do not embody or reflect the direction and intent of these guidelines.

7.2 Site Design

- 7.2.1 The design of new development shall be sensitive to the characteristics of surrounding development and shall take into consideration natural characteristics, and features of the site. Where appropriate, key natural features shall be identified and integrated into site development plans.
- 7.2.2 New development may enhance the image and character of the Northeast Area Structure Plan Area through attention to site design.
- 7.2.3 Natural features on site such as mature trees, creeks, and any other environmentally sensitive areas are to be preserved and incorporated into the design of the project. Where appropriate, the Town may seek the registration of an environmental reserve easement to limit development impact on environmentally sensitive areas as a condition of development approval.

7.3 Site Coverage and Open Space

7.3.1 Where a development is proposed on a parcel that abuts a reserve allocation, the development may be thoughtfully designed to integrate with and connect to the reserve system. In instances where such development is proposed, the developer may be required to participate in contributing to the development of the adjacent reserve in accordance with Town standards.

7.4 Building Design

7.4.1 It is recommended that the scale, character and design of new development be aesthetically pleasing.

Scale and Character

7.4.2 Front façades of buildings visible from a street may include architectural features such as reveals, windows, expansion joints, changes in colour/texture and varying articulation to add interest to the building.

7.4.3 It is recommended the garage of a residential building be in alignment with or set back from the front façade of the dwelling to add to the aesthetic of the site and human scale of the street.

7.4.4 Setbacks of buildings shall compliment the pattern of setbacks in the area.

Architecture and Design

7.4.5 Buildings may maintain diversity and individual style while improving and contributing to the advancement of the aesthetic character of the area.

Accessory Buildings

7.4.6 The design and incorporation of accessory buildings should be compatible in design with the residential building on site.

7.4.7 Accessory/Temporary buildings may only be granted on an interim temporary basis as determined by the development authority.

Part 8: Servicing

8.1 Water and Sanitary Sewer

8.1.1 The pattern of water and sanitary sewers in the plan area shall follow an Engineering and Design Standard approved by Alberta Environment. The general Services and Utilities plan for the planning area is shown in Schedule "E" – Servicing Plan.

8.2 Stormwater

8.2.1 Stormwater flowing from the developed areas shall not exceed predevelopment rates and shall meet the Province's standard and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems.

8.3 Other Utilities

8.3.1 Natural gas, electrical and communication utilities shall be provided to proposed developments in keeping with municipal development standards. Outline Plans and subdivision plans must include new utilities corridors to plan for future rights of way and or/easements as well as identifying existing rights of way.

8.4 Roads and Intersections

8.4.1 The main arterial road accesses to the Northeast Area Structure Plan area include both Rainbow Drive and Rainbow Drive East. In addition, the plan area shall be serviced by collector roads in a pattern similar to that shown on Schedule "D" Land Use Concept Plan & Phasing. To increase the attractiveness of the Northeast Area Structure Plan area, all roads shall be constructed to a high standard.

The minimum rights of way for the road network in the Northeast Residential Area Structure Plan area shall be as follows:

- | | |
|------------------------------|-------------------------------|
| a. Arterial roads | 30.4 – 60.9 m (100 – 200 ft.) |
| b. Collector and local roads | 20.1 – 30.4 m (66 – 100 ft.) |

8.5 Additional Requirements

8.5.1 Notwithstanding the general guidelines above, all access to and from all developments shall be to municipal standards. Utilities shall be provided for



development at the developer's expense. The precise location of future utilities shall be determined by the Town Engineer in cooperation with affected stakeholders, using this Area Structure Plan as a guide in this process.

Part 9: Implementation, Interpretation and Amendment

9.1 Implementation

9.1.1 The goals, design principles and policies of the Northeast Area Structure Plan shall be implemented through:

- 1) Outline Plans as required by this plan;
- 2) The Town of Rainbow Lake Land Use bylaw, including a zoning/district re-designation and the application of development regulations and site provisions;
- 3) Subdivision approvals.

9.1.2 The land use districts of the Northeast Area Structure Plan should be appropriately re-designated prior to final consideration of subdivision approval or the issuance of a development permit. Council will consider re-designation upon or on behalf of a landowner. Upon such submission being made, the Town of Rainbow Lake will require the submission of an Outline Plan in accordance with this plan, including an indication of proposed phasing. In addition, the Town of Rainbow Lake may request the submission of a detailed tentative plan of subdivision or development plan for a land holding.

9.1.3 The Town of Rainbow Lake will require each phase of the development to:

- 1) Form a logical and efficient extension of municipal services for the proposed development area within the Town of Rainbow Lake;
- 2) Not be prejudicial to the future subdivision and development of any forthcoming phases and adjoining lands slated to accommodate growth;
- 3) Make sufficient provision for road access;
- 4) Dedicate municipal and environmental reserves as the Town considers necessary that may not necessarily be limited to the provisions contained within this plan.

9.1.4 All costs of development of private land and all applicable off-site development costs associated with the development identified in a development agreement with the Town of Rainbow Lake will be the responsibility of the developer. Council shall determine off-site and other development levies, as deemed necessary.



9.1.5 *Referral:* The Town of Rainbow Lake may refer any development proposal to the appropriate government agency departments and/or the Mackenzie Municipal Services Agency for information, comments and advice.

9.1.6 Development Agreements must:

- 1) Be signed prior to the commencement of development;
- 2) Outline the developer's responsibility for the provision of utilities and services;
- 3) Contain other matters deemed necessary by Council.

9.1.7 Fire protection: The Town of Rainbow Lake will undertake a periodic review of its fire protection measures, such as water supply and firefighting equipment during the implementation of this plan, in order to ensure adequate fire protection capacity for the Northeast Area Structure Plan area is at an appropriate standard and suitable to support the aforementioned expansion.

9.2 Interpretation

9.2.1 This plan is a supplement to the Town of Rainbow Lake General Municipal Plan. It shall be interpreted with flexibility and have regard to its purpose and concepts, as well as the objectives and policies of the General Municipal Plan. Council's interpretation shall be final.

9.2.2 The Outline Plan shall generally follow the Land Use Concept Plan & Phasing of Schedule "D", but the final boundaries between land uses, location of stormwater detention facilities, reserve and road alignments will be subject to Outline Plans approved by Council.

9.3 Amendments

9.3.1 This Plan may be amended in accordance with the procedures established in the Municipal Government Act.

9.3.2 When legal entities, other than the Town of Rainbow Lake, initiate an amendment prior to the commencement of the bylaw amendment process, the Town of Rainbow Lake, may require the initiators of the amendment to provide a report and other background information, as determined by Council to support the proposed amendments.



Schedules

Schedule "A" – Context Map

Schedule "B" – Existing Land Use Bylaw Districts

Schedule "C" – Existing Land Use Condition

Schedule "D" – Land Use Concept and Phasing

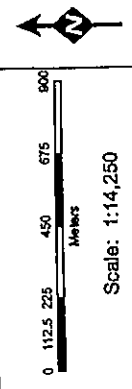
Schedule "E" – Servicing Plan



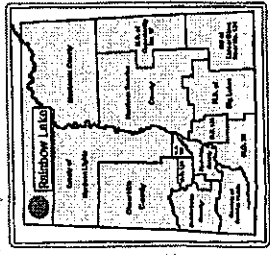
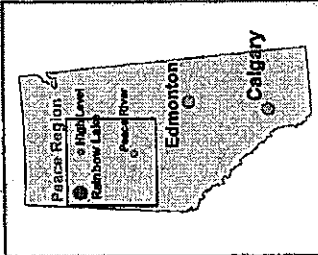
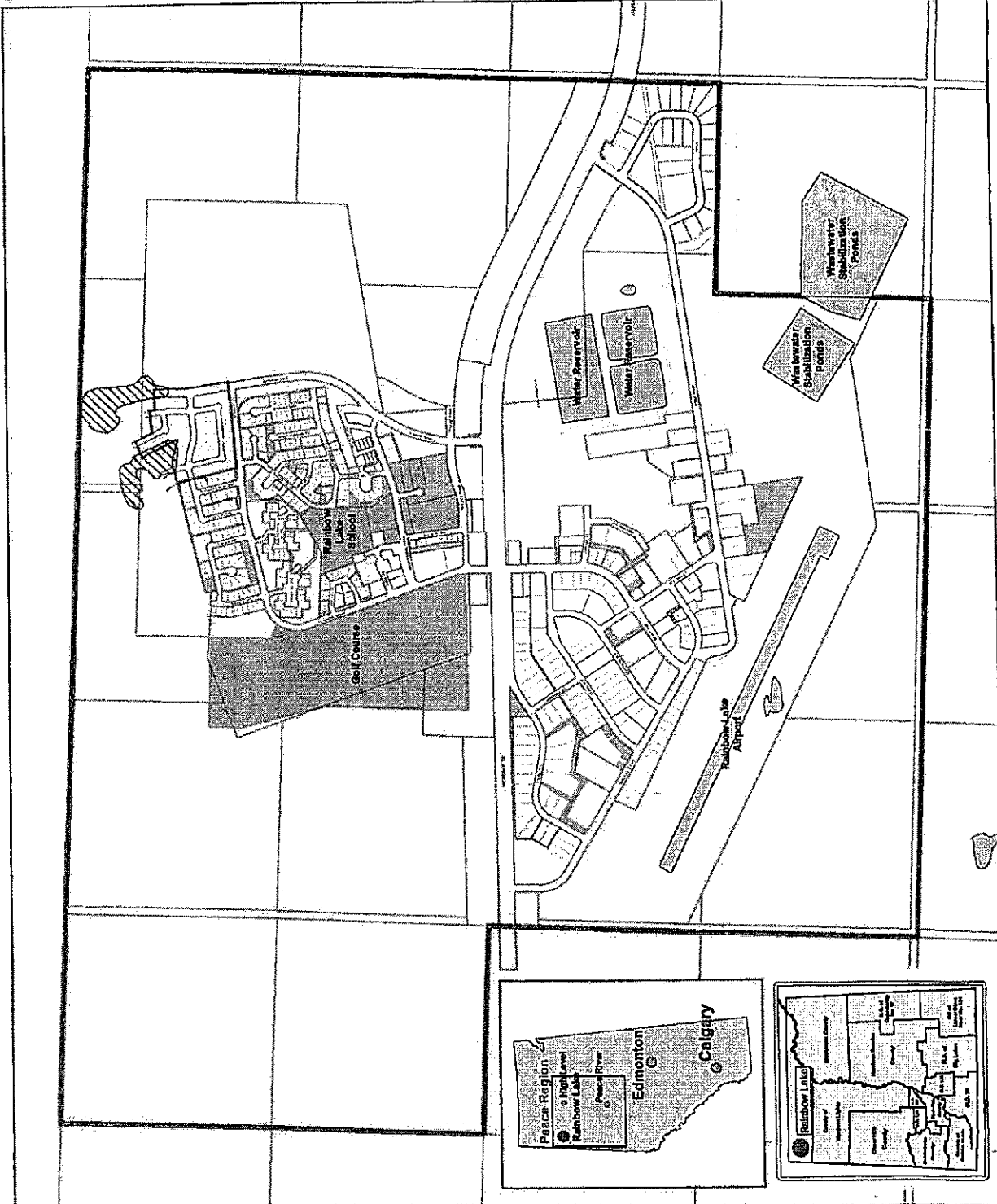
Town of Rainbow Lake

NE Residential Area Structure Plan Schedule A Context Map

- NE Residential ASP Boundary
- Town Boundary
- Park, Reserve and Community Facilities
- Hydrographic Features
- Peat Area



Mackenzie Municipal Services Agency
June 3, 2011





Town of Rainbow Lake

NE Residential Area Structure Plan Schedule B Existing Land Use Districts (Bylaw No. 99-05)

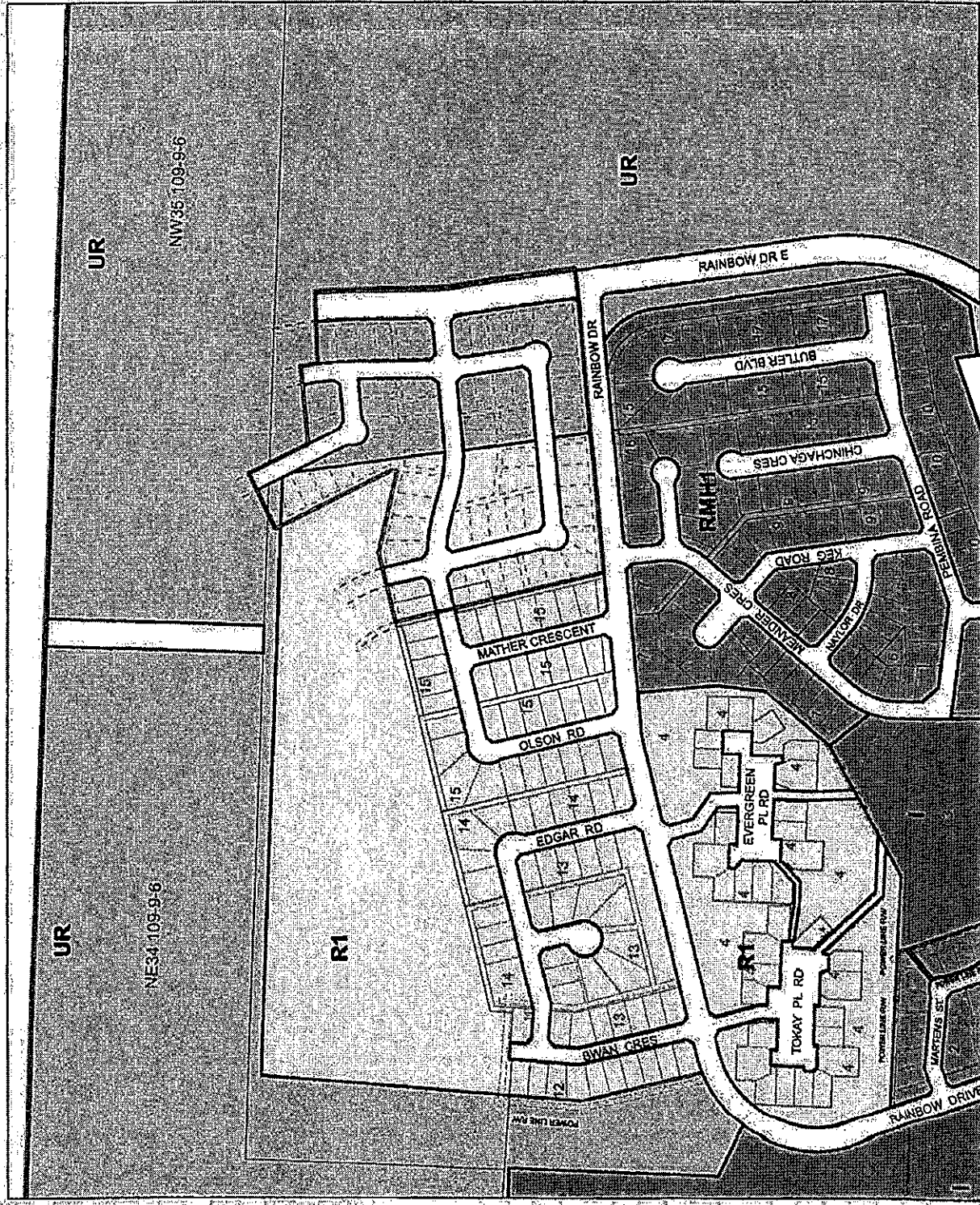
- NE Residential ASP Boundary
- Block
- Lot
- Town Boundary
- Residential (R1)
- Residential- Mobile Home (RMH1)
- Institutional (I)
- Urban Reserve (UR)



Scale: 1:4,000



Mackenzie Municipal Services Agency
June 3, 2011





Town of Rainbow Lake

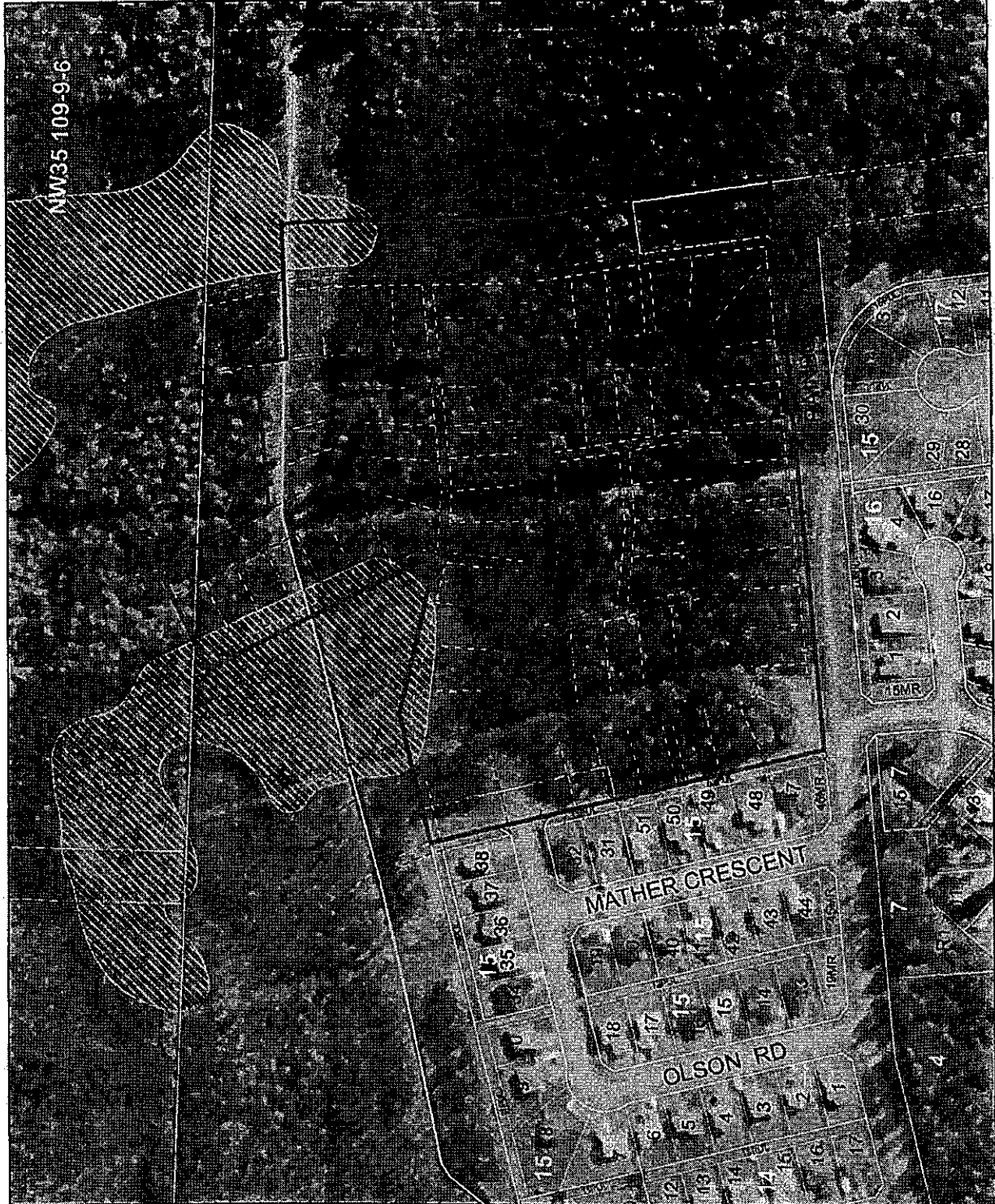
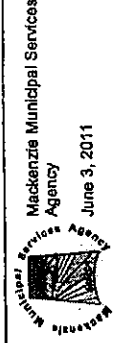
NE Residential Area Structure Plan

Schedule C Existing Land Use Conditions

- NE Residential ASP Boundary
- Block
- Lot
- Past Area
- Existing Drainage Ditch



Scale: 1:2,150



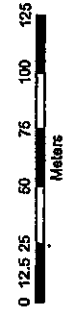


Town of Rainbow Lake

NE Residential Area Structure Plan

Schedule D Land Use Concept Plan and Phasing

- Block
- Lot
- PUL / Walkway
- Park/ Municipal Reserve
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- ASP Boundary

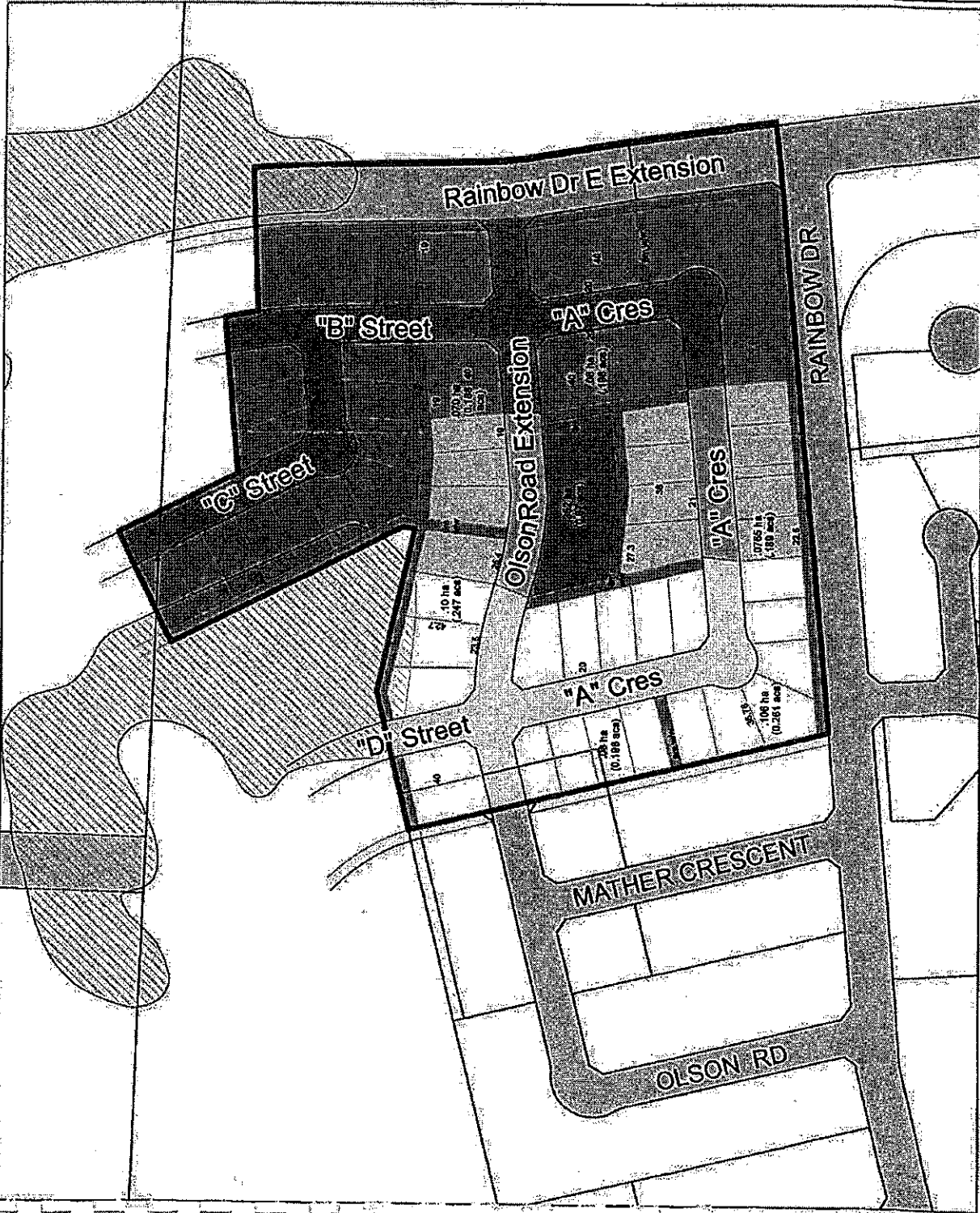


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Mackenzie Municipal Services Agency

June 3, 2011



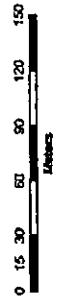


Town of Rainbow Lake

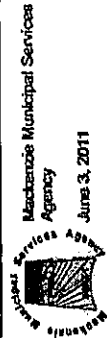
NE Residential Area Structure Plan

Schedule E Servicing Plan

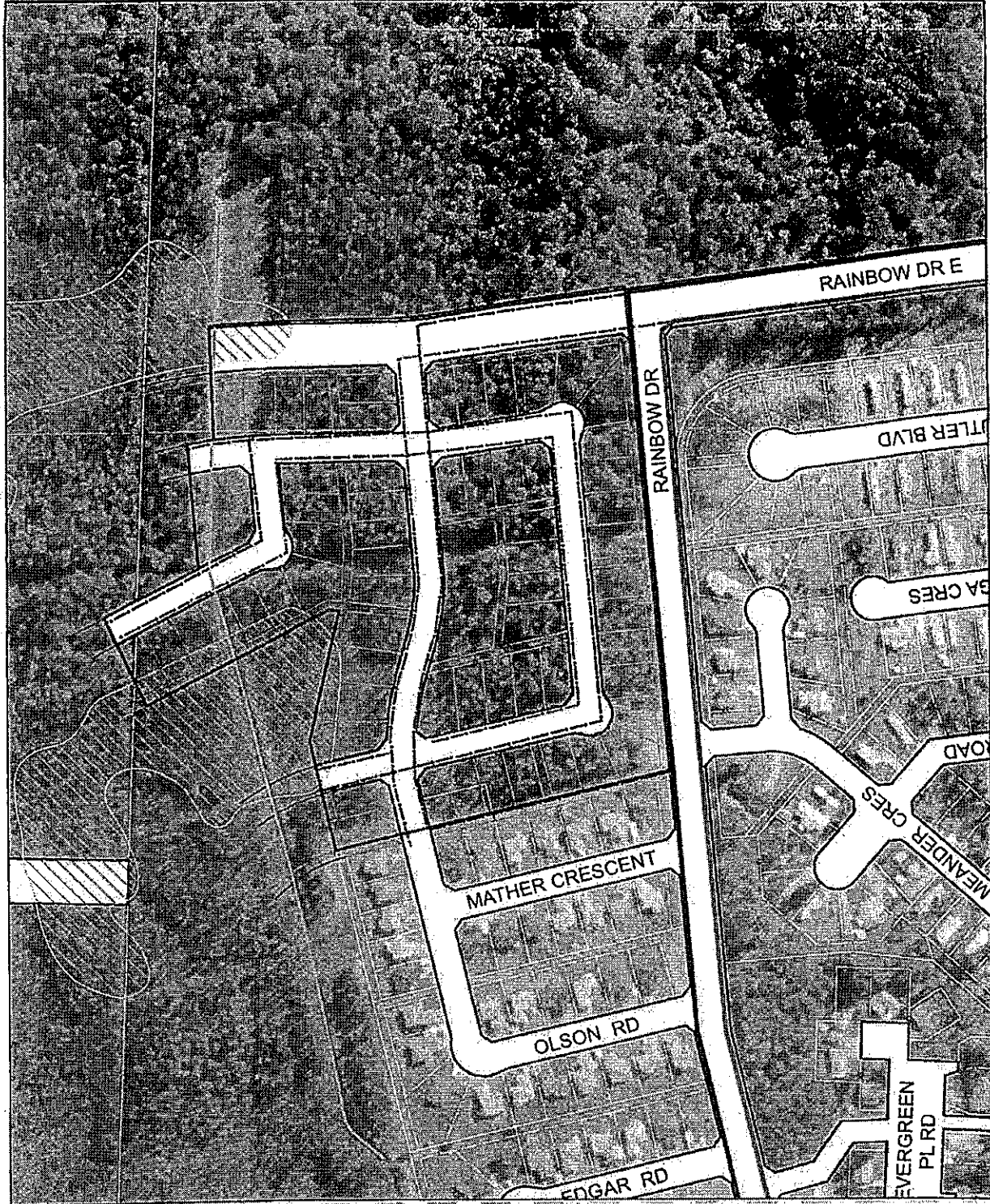
- Existing Sewer Main Lines
- Existing Water Main Lines
- Proposed Sewer Main Lines
- Proposed Water Main Lines
- Existing Drainage Ditch
- Block
- Lot
- NE Residential ASP Boundary
- Peat Area



Scale: 1:2,500



Municipal Services Agency
June 3, 2011





Town of Rainbow Lake

NE Residential Area Structure Plan

Schedule A Context Map

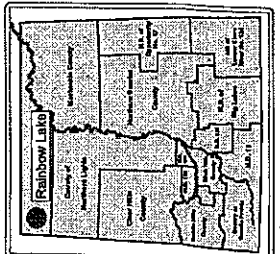
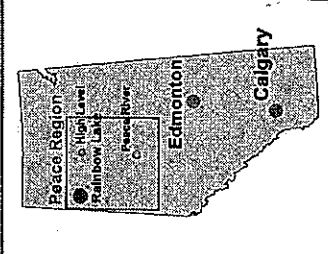
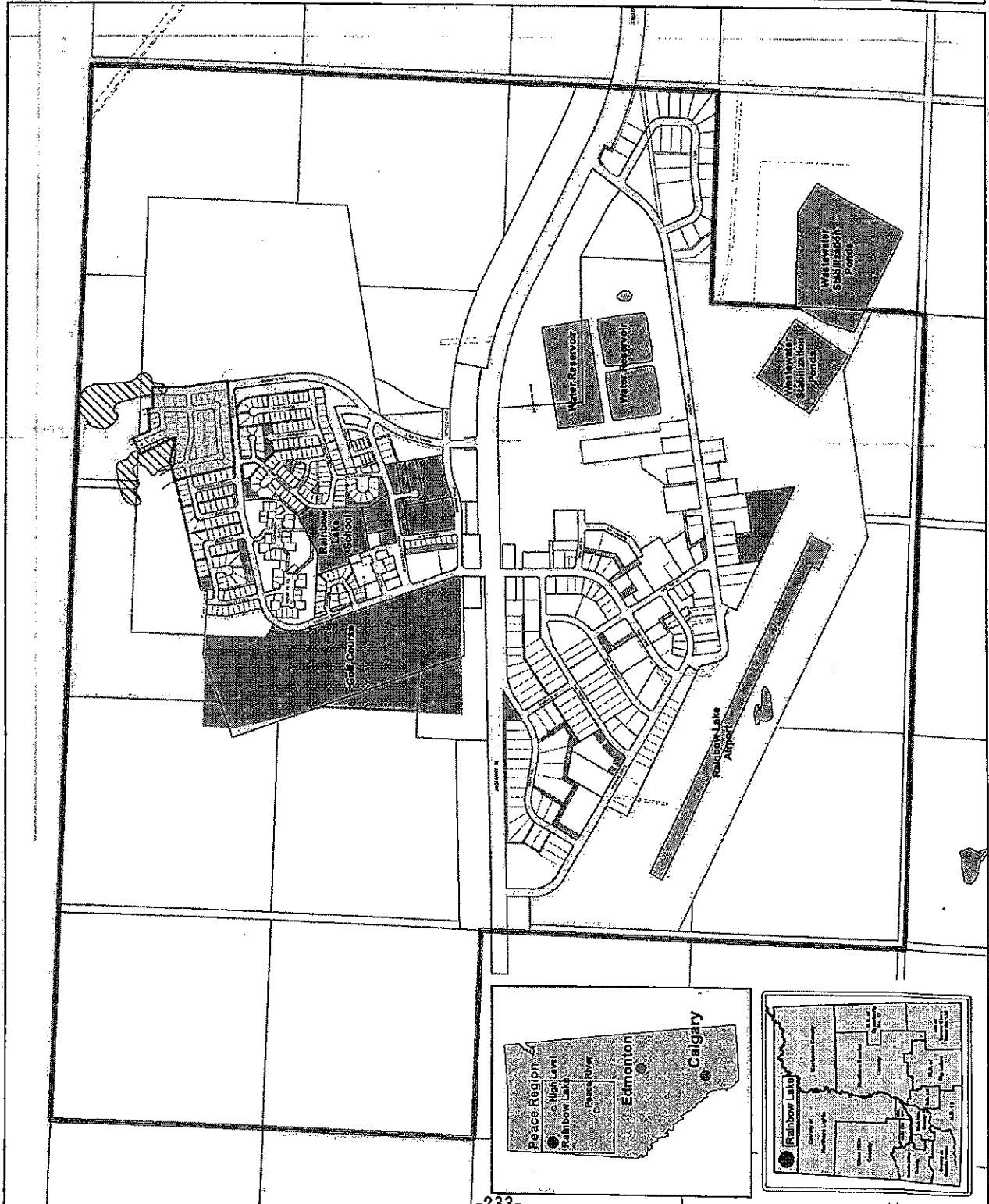
- NE Residential ASP Boundary
- Town Boundary
- Park, Reserve and Community Facilities
- Hydrographic Features
- Peat Area



Scale: 1:14,280



Mackenzie Municipal Services Agency
June 3, 2011



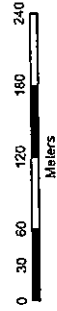


Town of Rainbow Lake

NE Residential Area Structure Plan

Schedule B Existing Land Use Districts (Bylaw No. 99-05)

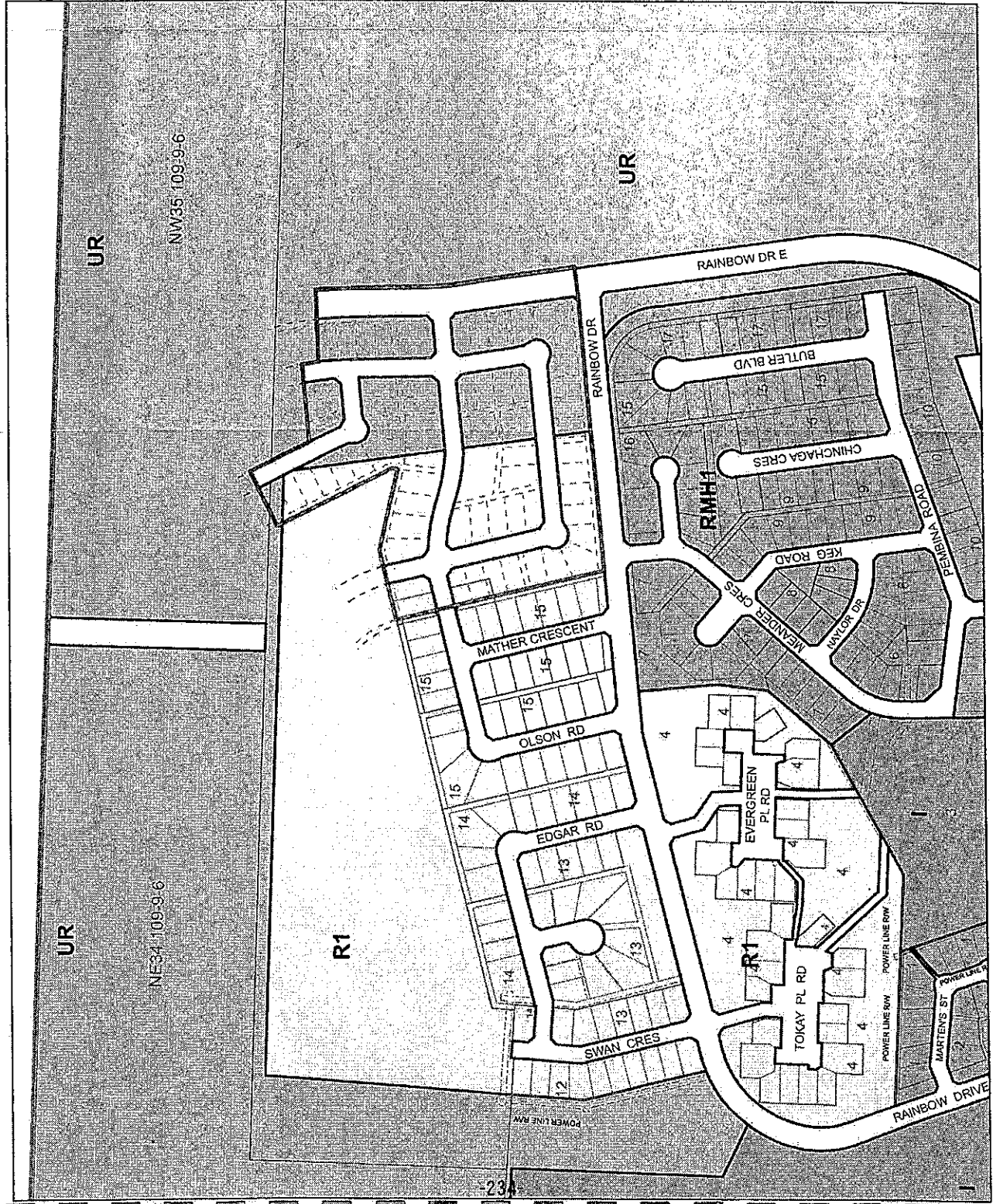
- NE Residential ASP Boundary
- Block
- Lot
- Town Boundary
- Residential (R1)
- Residential- Mobile Home (RMH1)
- Institutional (I)
- Urban Reserve (UR)



Scale: 1:4,000



Mackenzie Municipal Services Agency
June 3, 2011








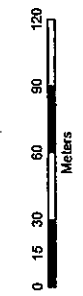


Town of Rainbow Lake


NE Residential Area Structure Plan

Schedule C Existing Land Use Conditions

-  NE Residential ASP Boundary
-  Block
-  Lot
-  Peat Area
-  Existing Drainage Ditch



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Mackenzie Municipal Services Agency
June 3, 2011

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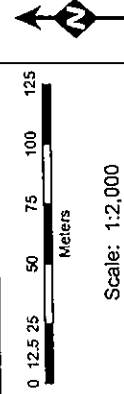




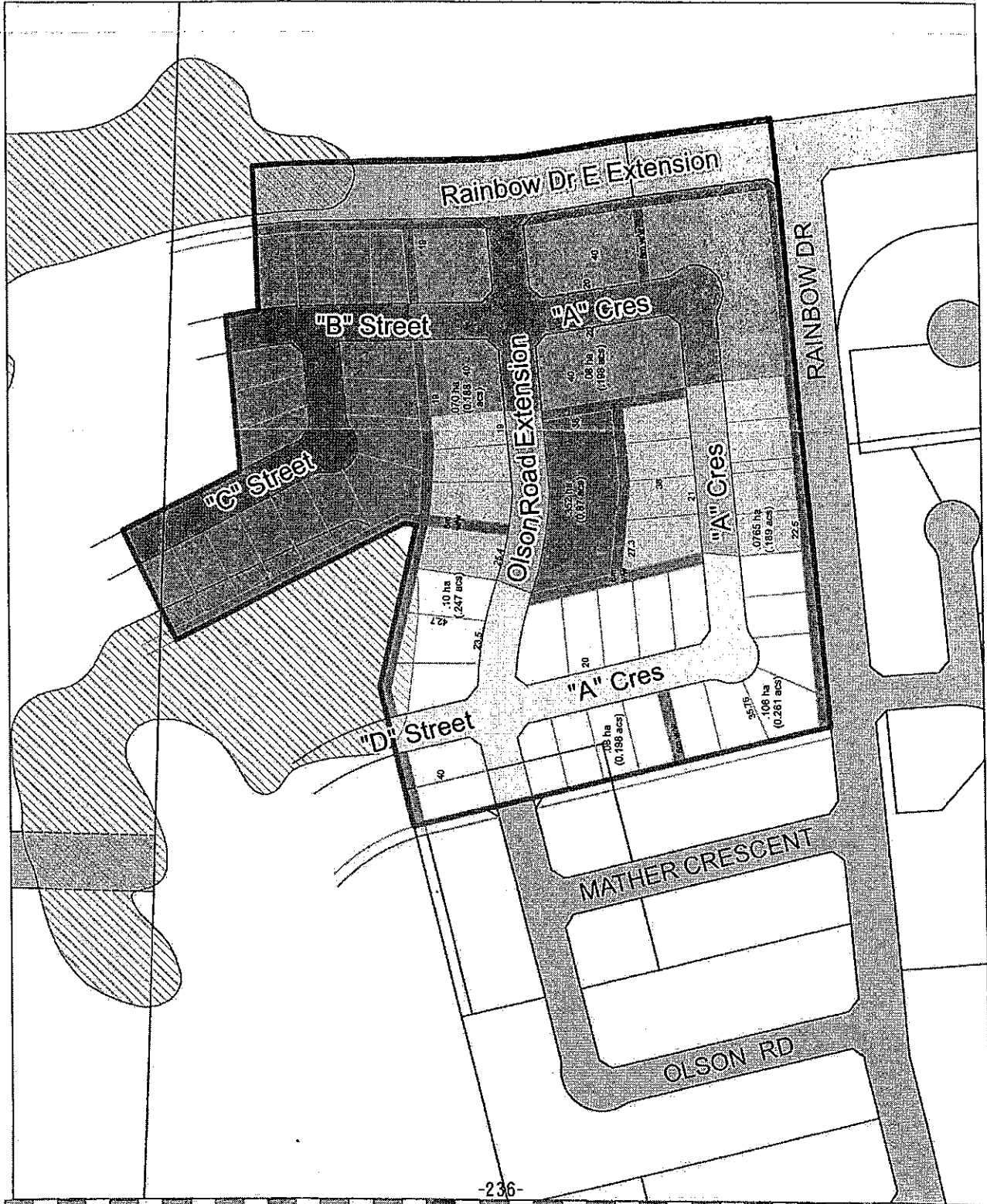
Town of Rainbow Lake

NE Residential Area Structure Plan
Schedule D
Land Use Concept Plan
and
Phasing

- Block
- Lot
- PUL / Walkway
- Park/ Municipal Reserve
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- ASP Boundary



Mackenzie Municipal Services Agency
June 3, 2011














Town of Rainbow Lake

NE Residential Area Structure Plan

Schedule E Servicing Plan

-  Existing Sewer Main Lines
-  Existing Water Main Lines
-  Proposed Sewer Main Lines
-  Proposed Water Main Lines
-  Existing Drainage Ditch
-  Block
-  Lot
-  NE Residential ASP Boundary
-  Peat Area

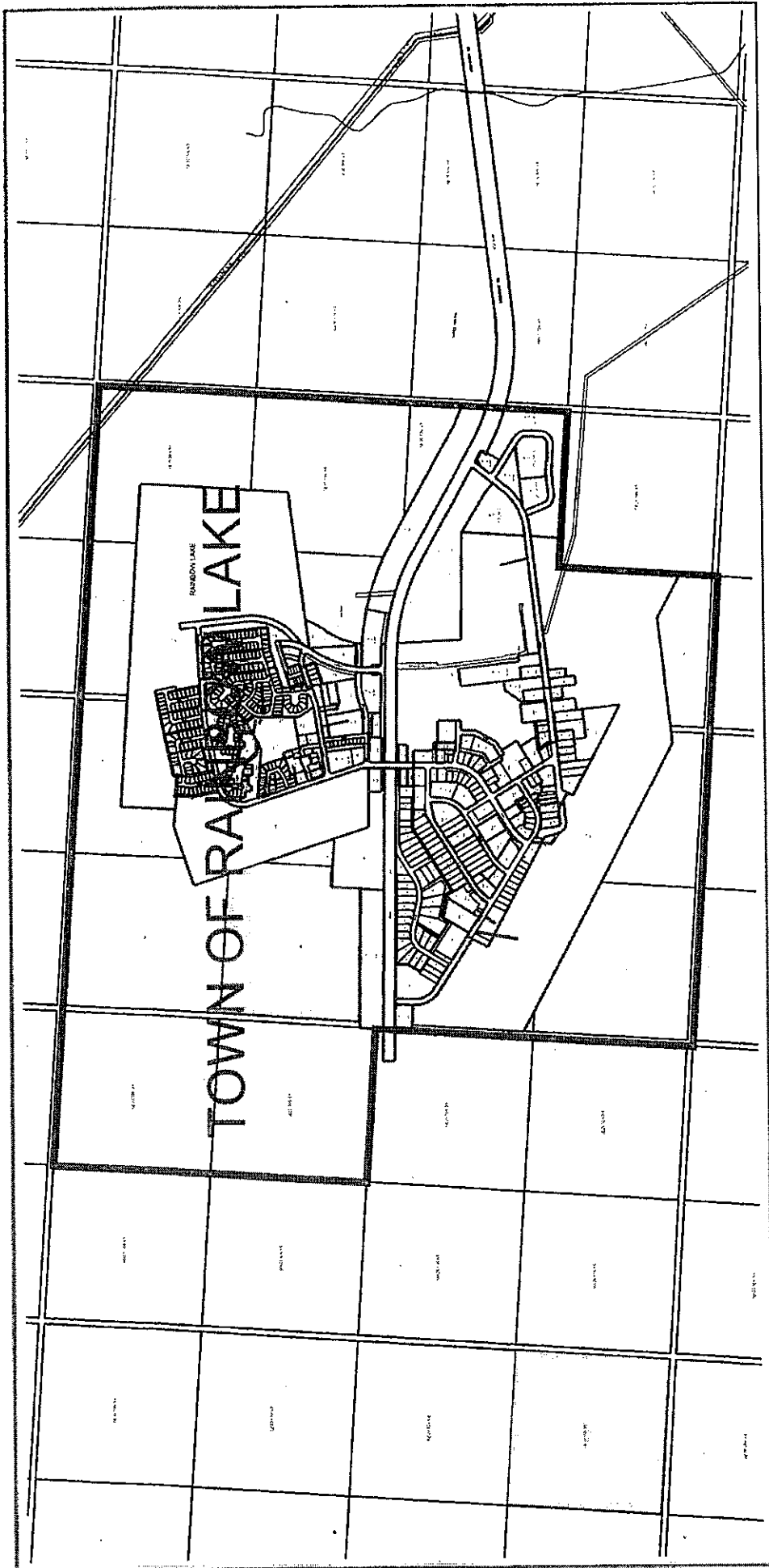


Scale: 1:2,500



Mackenzie Municipal Services
Agency
June 3, 2011





Town of Rainbow Lake

