

**-MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Wednesday, November 25, 2009  
4:00 p.m.**

**Council Chambers  
Fort Vermilion, Alberta**

**AGENDA**

			Page
<b>CALL TO ORDER:</b>	1.	a) Call to Order	
<b>AGENDA:</b>	2.	a) Adoption of Agenda	
<b>ADOPTION OF PREVIOUS MINUTES:</b>	3.	a) Minutes of the November 10, 2009 Regular Council Meeting	9
		b)	
<b>BUSINESS ARISING OUT OF THE MINUTES:</b>	4.	a)	
		b)	
<b>DELEGATIONS:</b>	5.	a) Mackenzie Municipal Services Agency – 5:00 p.m.	
		b) Nicole Halvorson – Mighty Peace Tourist Association – 5:15 p.m.	
		c)	
<b>GENERAL REPORTS:</b>	6.	a) Municipal Planning Commission Meeting Minutes October 8, 2009 and October 22, 2009	25
		b)	
		c)	
<b>PUBLIC HEARINGS:</b>		Public Hearings scheduled for 4:30 p.m.	
	7.	a) Bylaw 738/09 Land Use Bylaw Amendment to	51

Rezone Range 4, River Lot 12 from Highway Development District "HD" to Rural Country Residential District 1 "RC1" (Fort Vermilion Settlement)

- b) Bylaw 740/09 Land Use Bylaw Amendment for the Cancellation of Subdivision Plan 082 9175 (La Crete) 63
- c) Bylaw 741/09 Land Use Bylaw Amendment to Rezone Plan 752 1580, Block 11, Lot 4 from Hamlet Residential District 1B "HR1B" to Public/Institutional District "HP" (La Crete) 73

**TENDERS:**

- 8. a) None

**COUNCIL COMMITTEE, CAO AND DIRECTORS REPORTS:**

- 9. a) None

**CORPORATE SERVICES:**

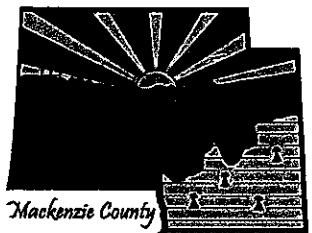
- 10. a) Bylaw 747/09 Establish the Position of Designated Officer
- b) December Council Meetings
- c) Economic Contingency Plan 89
- d)
- e)
- f)

**OPERATIONAL SERVICES:**

- 11. a) Projects Update 91
- b) Rural Water Update 93
- c) Fort Vermilion Recreation Board – Sale of Old Zamboni/Tractor Request 95
- d)
- e)

- |   |     |    |   |     |
|---|-----|----|---|-----|
| <b>PLANNING,<br/>EMERGENCY, AND<br/>ENFORCEMENT<br/>SERVICES:</b> | 12. | a) | Bylaw 744/09 Land Use Bylaw Amendment to Rezone Plan 872 1101, Lot C from Hamlet Commercial District 1 "HC1" to Hamlet Commercial District 2 "HC2" (La Crete) | 99  |
|   |     | b) | Policy DEV001 Urban Development Standards Amendment/Variance Request  | 105 |
|   |     | c) | 63-SUB-O5 Blue Sky Alberta Development Ltd. Subdivision Time Extension on NW 22-110-19-W5M  | 111 |
|   |     | d) |   |     |
|   |     | e) |   |     |
|   |     | f) |   |     |
| <b>INFORMATION /<br/>CORRESPONDENCE:</b>                          | 13. | a) | Information/Correspondence Items  |     |
| <b>IN CAMERA<br/>SESSION:</b>                                     | 14. | a) | Personnel   |     |
|   |     | b) | Special Projects  |     |
|   |     | c) | Legal   |     |
|   |     | d) | Inter-municipal Relations   |     |
|   |     | e) | CO <sub>2</sub> EOR Negotiations  |     |
|   |     | f) | Northpoint Lift Station   |     |
|   |     | g) |   |     |
|   |     | h) |   |     |
| <b>NEXT MEETING<br/>DATE:</b>                                     | 15. | a) | Regular Council Meeting<br>Tuesday, December 8, 2009<br>10:00 a.m.<br>Council Chambers, Fort Vermilion, AB  |     |
| <b>ADJOURNMENT:</b>   | 16. | a) | Adjournment   |     |





# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>Minutes of the November 10, 2009 Regular Council Meeting</b>

**BACKGROUND / PROPOSAL:**

Minutes of the November 10, 2009 Regular Council meeting are attached.

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

**RECOMMENDED ACTION:**

That the minutes of the November 10, 2009 Regular Council meeting be adopted as presented.

Author: C. Gabriel Review by: \_\_\_\_\_ CAO \_\_\_\_\_



**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Tuesday, November 10, 2009  
10:00 a.m.**

**Council Chambers  
Fort Vermilion, Alberta**

**PRESENT:** Greg Newman Reeve  
Walter Sarapuk Deputy Reeve  
Dicky Driedger Councillor  
John W. Driedger Councillor  
Ed Froese Councillor  
Peter F. Braun Councillor  
Ray Toews Councillor  
Lisa Wardley Councillor  
Stuart Watson Councillor

**ABSENT:** Bill Neufeld Councillor

**ADMINISTRATION:** William (Bill) Kostiw Chief Administrative Officer  
Joulia Whittleton Director of Corporate Services  
Dave Crichton Director of Operations (North)  
Carol Gabriel Executive Assistant  
Marion Krahn Development Officer

**ALSO PRESENT:** Members of the public.

Minutes of the Regular Council meeting for Mackenzie County held on November 10, 2009 at the Council Chambers in Fort Vermilion, Alberta.

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

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

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

**MOTION 09-11-974 MOVED** by Councillor Watson

That the agenda be adopted as presented.

**CARRIED**

**ADOPTION OF PREVIOUS MINUTES: 3. a) Minutes of the October 27, 2009 Organizational Council Meeting**

**MOTION 09-11-975**

**MOVED** by Deputy Reeve Sarapuk

That the minutes of the October 27, 2009 Organizational Council meeting be adopted as presented.

**CARRIED**

**3.b) Minutes of the October 28, 2009 Regular Council Meeting**

**MOTION 09-11-976**

**MOVED** by Councillor Wardley

That the minutes of the October 28, 2009 Regular Council meeting be adopted as presented.

**CARRIED**

**BUSINESS ARISING  
OUT OF THE MINUTES:**

4. a) None

**GENERAL REPORTS:**

6. a) **Mackenzie Housing Management Board Meeting Minutes – September 8 & October 26, 2009**

**MOTION 09-11-977**

**MOVED** by Deputy Reeve Sarapuk

That the Mackenzie Housing Management Board meeting minutes of September 28 and October 26, 2009 be received for information.

**CARRIED**

**TENDERS:**

8. a) None

**COUNCIL COMMITTEE,  
CAO AND DIRECTORS  
REPORTS:**

9. a) **Council Committee Reports**

Councillor Froese reported on the Municipal Planning Commission meetings.

Councillor Braun reported on the REDI Tourism Committee meeting, La Crete Recreation Society, La Crete FCSS, GENIVAR projects meeting regarding 98<sup>th</sup> Avenue, Municipal Planning Commission meetings, ARPA Conference, developers meeting regarding sewer trunk line, Finance Committee meeting, and the land use open house for sewer trunk line.

Reeve Newman reported on the meeting with the Town of High



Level regarding capital projects and the PC Alberta Annual General Meeting.

Deputy Reeve Sarapuk reported on the Finance Committee meeting.

Councillor J. Driedger reported on the ARPA Conference, AJA Friesen drainage project, PC Alberta Annual General Meeting, and the Frank Wiens drainage project.

Councillor Watson reported on the Finance Committee meeting.

Councillor Toews reported on the Fort Vermilion Recreation Board, meeting with Focus Engineering regarding River Road project, Fort Vermilion FCSS, Mackenzie Housing Management Board and the PC Alberta Annual General Meeting.

Councillor Wardley reported on the Zama office building, Zama Recreation Board meetings, Zama Get to Know You Night and the Mackenzie Library Board meeting.

Councillor D. Driedger reported on the Regional ASB Conference, rural drainage presentation in High Level and the Northern Lakes College workshop.

**MOTION 09-11-978**

**MOVED** by Councillor Braun

That the Council Committee reports be received for information.

**CARRIED**

**9. b) CAO & Director Reports**

**MOTION 09-11-979**

**MOVED** by Councillor J. Driedger

That the Chief Administrative Officer and Director reports be received for information.

**CARRIED**

**CORPORATE  
SERVICES:**

**10. a) Bylaw 745/09 Water and Sewer System**

**MOTION 09-11-980**  
(requires 2/3)

**MOVED** by Councillor Braun

That first reading be given to Bylaw 745/09 being a bylaw for the water and sewer system.

**CARRIED**

**MOTION 09-11-981**  
(requires 2/3)

**MOVED** by Councillor J. Driedger

That second reading be given to Bylaw 745/09 being a Bylaw for the water and sewer system.

**CARRIED**

**MOTION 09-11-982**  
(requires unanimous)

**MOVED** by Councillor Wardley

That consideration be given to go to third reading of Bylaw 745/09 being a bylaw for the water and sewer system.

**CARRIED UNANIMOUSLY**

**MOTION 09-11-983**  
(requires 2/3)

**MOVED** by Councillor Watson

That third reading be given to Bylaw 745/09 being a bylaw for the water and sewer system.

**CARRIED**

**10. b) Bylaw 747/09 Establish the Position of Designated Officer (Director of Operations South)**

**MOTION 09-11-984**

**MOVED** by Deputy Reeve Sarapuk

That Bylaw 747/09 being a bylaw to establish the position of designated officer for the Director of Operations (South) be tabled to the in-camera discussion.

**CARRIED**

**10. c) Tax Write-Off – Roll 071123**

**MOTION 09-11-985**

**MOVED** by Reeve Newman

That administration be authorized to write-off \$85.35 in tax arrears and void the 2009 tax levy of \$36.35 and penalties totaling \$12.42 for tax roll 071123.

**CARRIED**

**10. d) Tax Write-off – Roll 313865**

**MOTION 09-11-986**

**MOVED** by Councillor Braun

That the \$83.09 outstanding balance on tax roll 313865 be written-off.

**CARRIED**

**10. e) Penalties on Tax Roll 411047**

**MOTION 09-11-987**

**MOVED** by Councillor J. Driedger

That administration be authorized to waive the penalty of \$5,007.37 for tax roll 411047 subject to the owner honoring the preauthorized payment agreement.

**DEFEATED**

**MOTION 09-11-988**

**MOVED** by Councillor Watson

That a letter be sent to the owner of tax roll 411047 explaining the reason for Council's decision to deny the waiving of the penalty.

**CARRIED**

Reeve Newman recessed the meeting at 11:12 a.m. and reconvened the meeting at 11:20 a.m.

**10. f) ATB Investment Management – Non-Profit and Institutional Stewardship Workshop**

**MOTION 09-11-989**

**MOVED** by Councillor J. Driedger

That all councillors be authorized to attend the Non-Profit and Institutional Stewardship: A Better Way to Achieve Prudent Financial Governance workshop on November 19, 2009 in Edmonton.

**CARRIED**

**10. g) WCB Coverage for Councillors**

**MOTION 09-11-990**

**MOVED** by Deputy Reeve Sarapuk

That the WCB Deeming Application in order to include councillors be tabled to the next meeting for further clarification.

**CARRIED**

**10. h) Fort Vermilion Agricultural Society – Heritage Centre Request**

**MOTION 09-11-991**

**MOVED** by Councillor Braun

That the Fort Vermilion Heritage Centre operated by the Fort Vermilion Agricultural Society be endorsed as an official community Visitor Information Centre.

**CARRIED**

**10. j) Finance and Investment Report – October 31, 2009**

**MOTION 09-11-992**

**MOVED** by Deputy Reeve Sarapuk

That the financial and investment report for the period ended October 31, 2009 be accepted for information.

**CARRIED**

**10. k) Inter-municipal Subdivision & Development Appeal Board – Member at Large Appointment**

**MOTION 09-11-993**

**MOVED** by Councillor Braun

That Sheila Peters be appointed to the Inter-municipal Subdivision & Development Appeal Board as a Member at Large for one year term ending October 2010.

**CARRIED**

Reeve Newman recessed the meeting at 12:04 p.m. and reconvened the meeting at 12:56 p.m.

**10. l) 2010 Growing the North Conference**

**MOTION 09-11-994**

**MOVED** by Deputy Reeve Sarapuk

That three Councillors be authorized to attend the Growing the North Conference in Grande Prairie on January 21-22, 2010:

**CARRIED**

**MOTION 09-11-995**

**MOVED** by Councillor Toews

That four Councillors be authorized to attend the Growing the North Conference in Grande Prairie on January 21-22, 2010:

**CARRIED**

**10. m) Seniors Lodge Study**

**MOTION 09-11-996**

**MOVED** by Deputy Reeve Sarapuk

That the County move forward with another seniors lodge study using funds previously allocated.

**CARRIED**

**10. n) Enhanced Policing**

**MOTION 09-11-997**

**MOVED** by Councillor Toews

That the hiring of a second Mackenzie County Enhanced Policing position be deferred to the 2010 budget deliberations.

**CARRIED**

**10. o) Adhoc Use of Consultants**

**MOTION 09-11-998**

**MOVED** by Councillor Braun

That the adhoc use of consultants be received for information.

**CARRIED**

**PUBLIC HEARINGS:**

**7. a) Bylaw 735/09 Municipal Development Plan**

Reeve Newman called the public hearing for Bylaw 735/09 to order at 1:00 p.m.

Reeve Newman asked if the public hearing for proposed Bylaw 735/09 was properly advertised. Marion Krahn, Development Officer, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Newman asked the Development Authority to outline the proposed Municipal Development Plan. Marion Krahn, Development Officer, and David Schoor, Senior Planner from ISL Engineering presented the Development Authority's submission and indicated that first reading was given on September 8, 2009.

Reeve Newman asked if Council has any questions of the proposed Municipal Development Plan. There were no questions.

Reeve Newman asked if any submissions were received in regards to proposed Bylaw 735/09. No submissions were

received.

Reeve Newman asked if there was anyone present who would like to speak in regards to the proposed Bylaw 735/09. No one was present to speak to the proposed bylaw.

Reeve Newman closed the public hearing for Bylaw 735/09 at 1:15 p.m.

**MOTION 09-11-999**

**MOVED** by Councillor Braun

That second reading be given to Bylaw 735/09 being a Municipal Development Plan for Mackenzie County as amended.

**CARRIED**

**MOTION 09-11-1000**

**MOVED** by Councillor Wardley

That third reading be given to Bylaw 735/09 being the Municipal Development Plan for Mackenzie County as amended.

**CARRIED**

**MOTION 09-11-1001**

**MOVED** by Councillor Wardley

That the County adopt the Mackenzie County moving forward logo as one of the official County logos.

**DEFEATED**

Reeve Newman recessed the meeting at 1:52 p.m. and reconvened the meeting at 1:57 p.m.

**DELEGATIONS:**

**5. a) Al Dumouchel – 1:30 p.m. DMI General Development Plan**

**MOTION 09-11-1002**

**MOVED** by Councillor Froese

That the presentation by Al Dumouchel, Forest Resources Supervisor, on DMI's General Development Plan be received for information.

**CARRIED**

**10. p) Canadian Risk Hazards Network Symposium**

**MOTION 09-11-1003**

**MOVED** by Deputy Reeve Sarapuk

That the Canadian Risk Hazards Network Symposium be received for information.

**CARRIED**

**10. q) Training Session for New Assessment Complaints System**

**MOTION 09-11-1004**

**MOVED** by Councillor Toews

That all Assessment Review Board members be authorized to attend the required training courses for the new assessment complaints system.

**CARRIED**

**OPERATIONAL SERVICES:**

**11. a) Water Management Projects**

**MOTION 09-11-1005**

**MOVED** by Deputy Reeve Sarapuk

That the water management projects be received for information and appropriate action as discussed.

**CARRIED**

**11. b) Rural Water**

**MOTION 09-11-1006**

**MOVED** by Councillor J. Driedger

That the rural water update be received for information.

**CARRIED**

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

**12. a) None**

**INFORMATION/ CORRESPONDENCE**

**13. a) Information/Correspondence**

**MOTION 09-11-1007**

**MOVED** by Councillor Sarapuk

That the information/correspondence items be accepted for information purposes.

**CARRIED**

**10. i) Zama Recreation Board – Funding Request**

**MOTION 09-11-1008**

**MOVED** by Councillor Wardley

That the 2009 budget be amended to include \$56,500 to the Zama Recreation Board towards the incurred Zama Community Hall capital costs with funding coming from the General Operating Reserve.

**DEFEATED**

**MOTION 09-11-1009**

Requires 2/3

**MOVED** by Reeve Newman

That the 2009 budget be amended to include \$56,500 towards the incurred Zama Community Hall capital costs with funding coming from the General Operating Reserve with the understanding that the 2010 Zama Recreation Society funding be reduced by \$26,500.00. If CFEP funding is obtained this will be considered a loan.

**CARRIED**

**MOTION 09-11-1010**

**MOVED** by Councillor Wardley

That the remaining funds in the Zama Beautification Reserve be transferred to the Zama Recreation Society.

**CARRIED**

**IN CAMERA SESSION:**

**MOTION 09-11-1011**

**MOVED** by Councillor J. Driedger

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 2:51 p.m.

- 10. b) Bylaw 747/09 Establish the Position of Designated Officer
- 14. a) Personnel
- 14. b) Special Projects
- 14. c) Legal
- 14. d) Inter-municipal Relations
- 14. e) CO<sub>2</sub> EOR Negotiations

**CARRIED**

**MOTION 09-11-1012**

**MOVED** by Councillor D. Driedger



That Council move out of camera at 3:21 p.m.

**CARRIED**

**14. a) Personnel**

**10. b) Bylaw 747/09 Establish the Position of Designated Officer (Director of Operations South)**

**MOTION 09-11-1013**

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 747/09 being a bylaw to establish the position of designated officer for the Director of Operations (South) as amended.

**CARRIED**

**MOTION 09-11-1014**

**MOVED** by Deputy Reeve Sarapuk

That second reading be given to Bylaw 747/09 being a bylaw to establish the position of designated officer for the Director of Operations (South) as amended.

**CARRIED**

**MOTION 09-11-1015**  
(Requires unanimous)

**MOVED** by Councillor Froese

That consideration be given to go to third reading of Bylaw 747/09 being a bylaw to establish the position of designated officer for the Director of Operations (South).

**DEFEATED**

**14. b) Special Projects**

**MOTION 09-11-1016**

**MOVED** by Councillor Braun

That a letter be sent to Alberta Health Services regarding their commitment to maintain the ambulance level of service.

**CARRIED**

**MOTION 09-11-1017**

**MOVED** by Councillor J. Driedger

That two Councillors be authorized to travel to the UGRA Research Institute.

**CARRIED UNANIMOUSLY**

**MOTION 09-11-1018**

**MOVED** by Deputy Reeve Sarapuk

That Reeve Newman, Councillor Froese, and Councillor Toews (alternate) be authorized to travel to the UGRA Research Institute.

**CARRIED**

**14. c) Legal**

**MOTION 09-11-1019**

**MOVED** by Councillor Wardley

That the legal update be received for information.

**CARRIED**

**14. d) Inter-municipal Relations**

**MOTION 09-11-1020**

**MOVED** by Councillor Braun

That the inter-municipal negotiations continue as discussed.

**CARRIED**

**14. e) CO<sub>2</sub> EOR Negotiations**

**MOTION 09-11-1021**

**MOVED** by Councillor Watson

That the Reeve, Councillor Wardley, and Councillor Watson be authorized to attend the meeting with Apache.

**CARRIED**

**NEXT MEETING DATE:**

Regular Council Meeting  
Wednesday, November 25, 2009  
4:00 p.m.  
Council Chambers, Fort Vermilion, AB

**ADJOURNMENT:**

**16. a) Adjournment**

**MOTION 09-11-1022**

**MOVED** by Councillor Wardley

That the Council meeting be adjourned at 3:43 p.m.

**CARRIED**

These minutes will be presented to Council for approval on November 25, 2009.

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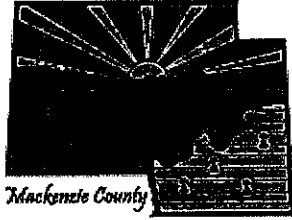
Greg Newman  
Reeve

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William Kostiw  
Chief Administrative Officer

DRAFT





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>Municipal Planning Commission Meeting Minutes October 8, 2009 and October 22, 2009.</b>

### BACKGROUND / PROPOSAL:

Information item. The adopted minutes of the October 8, 2009 and October 22, 2009 meetings are attached.

### OPTIONS & BENEFITS:

### COSTS & SOURCE OF FUNDING:

### RECOMMENDED ACTION:

That the Municipal Planning Commission meeting minutes of October 8, 2009 and October 22, 2009 be received for information.

**Author:** M. McAteer **Reviewed By:** \_\_\_\_\_ **CAO** \_\_\_\_\_



**Mackenzie County  
Municipal Planning Commission Meeting**

**Heritage Centre  
La Crete, Alberta**

**Thursday, October 8, 2009 @ 10:00 a.m.**

**PRESENT**

Peter Braun	Chair, Deputy Reeve
Beth Kappelar	Vice-Chair
Ed Froese	Councillor, MPC Member
Jack Eccles	MPC Member
Marion Krahn	Development Officer
Liane Lambert	Development Officer
Sarah Martens	Planning, Development and Emergency Services Administrative Officer

**ABSENT**

Manfred Gross	MPC Member
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**1. CALL TO ORDER**

Peter Braun called the meeting to order at 9:07 a.m.

**2. ADOPTION OF AGENDA**

**MOTION 09-301**    **MOVED** by Jack Eccles

That the agenda be adopted as presented.

**CARRIED**

**3. MINUTES**

**a) Adoption of Minutes**

**MOTION 09-302**    **MOVED** by Beth Kappelar

That the minutes of the September 24, 2009 Municipal Planning Commission meeting be adopted as presented.

**CARRIED**

**b) Business Arising from Previous Minutes**

No business arising from previous minutes.

**4. DEVELOPMENT**

- a) Development Permit Application 208-DP-09  
Quality Investment Corp.  
Natural Resources Extraction Industry (Gravel Pit)  
NW 30-107-15-W5M, and Part of E ½ 25-107-15-W5M  
Blumenort Area**

**MOTION 09-303      MOVED** by Ed Froese

That Development Permit 208-DP-09 on NW 30-107-15-W5M and Part of E<sup>1/2</sup> 25-107-15-W5M in the name of Quality Investment Corp. be approved with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

- 1. Subject to all conditions of an approved MLL, MSL or TFA from Alberta Sustainable Resources Development.**
2. The site, when depleted, must be reclaimed to Alberta Environmental Protection standards.
3. The total site area (lot) should have a positive surface drainage.

**CARRIED**

- b) Development Permit Application 247-DP-09  
Randy Krahn; Mobile Home and Deck  
Part of NE 6-106-15-W5M (Plan 062 7138, Block 3, Lot 13)  
La Crete Rural – River Drive Developments**

**MOTION 09-304      MOVED** by Jack Eccles

That Development Permit 247-DP-09 on Part of NE 6-106-15-W5M (Plan 062 7138, Block 3, Lot 13) in the name of the Randy Krahn be approved with the following conditions:



Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **This permit approval is subject to the access to the property being constructed off of the internal subdivision road to County standards. Failure to do so shall render this permit Null and Void.**
2. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.
3. Minimum building setbacks: 38.1 meters (125 feet) front (east) yard; 7.62 meters (25 feet) rear (west) yard; 7.62 meters (25 feet) south side yard, 15.24 meters (50 feet) north side yard, from the property lines. **A Municipal Reserve lot exists adjacent to the north property line and no construction or development is permitted in or on this Municipal Reserve lot. All setbacks are measured from your property lines.**
4. 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 and the aesthetics of the neighbouring houses to the satisfaction of the Development Authority.
5. Provide adequate off street parking as follows: The minimum parking shall be 300 square feet per vehicle owned plus an additional 500 square feet for off street parking. *"One parking space, including the driveway area, shall occupy a minimum of 300 square feet."*
6. Building to be connected to the Municipal water and the cost of connection fee will be borne by the owner.
7. All sewage disposal systems to be in conformance with the Alberta Private Sewage Treatment and Disposal Regulations.
8. **No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.**

9. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.

**CARRIED**

- c) **Development Permit Application 249-DP-09  
Linton Lake Transport Ltd.; Tradesman Business  
NW 32-105-15-W5M; La Crete Rural**

**MOTION 09-305      MOVED** by Beth Kappelar

That Development Permit 249-DP-09 on Part of NW 32-105-15-W5M in the name of the Abram Wall be approved with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **The Repair Shop shall meet all applicable Alberta Safety Code requirements for Commercial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
2. **All conditions and requirements by the Alberta Motor Vehicle Industry Council are to be met to their specifications and standards. Copy of the approval from must be submitted to Mackenzie County prior to operation, Failure to do so will render this permit Null and Void.**
3. PRIOR to installation of a new access or changing location of existing access contact Alberta Transportation at 780-624-6280 and the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Alberta Transportation and Mackenzie County standards at the developer's expense.
4. All sewage disposal systems to be in conformance with the Alberta Private Sewage Treatment and Disposal Regulations.
5. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to

ensure that no construction or development is completed on any utility right-of-way.

6. If a sign is placed on the property the sign shall be located a minimum of:
  - a. 200 meters from regulatory signs
  - b. 3 meters (9 feet) from the outer edge of the road or not less than 1.5 meters from the property line if on private property.
7. The sign shall be a minimum of 1.5 meters to a maximum of 2.5 meters in height above the shoulder of the road.
8. The sight and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
9. The sign shall:
  - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic.
  - b. Not unduly interfere with the amenities of the district.
  - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties.
  - d. Not create visual or aesthetic blight.
10. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.

**CARRIED**

**5. SUBDIVISION**

- a) **Subdivision Application 26-SUB-09  
Part of SW 9-106-15-W5M and Plan 082 9175  
Knelsen Sand and Gravel Ltd.**

**MOTION 09-306      MOVED** by Ed Froese

That the subdivision approval for 26-SUB-09 in the name of Knelsen Sand and Gravel Ltd. on Part of SW 9-106-15-W5M and Plan 082 9175 be amended to the following conditions:

- 1. This approval is for a 61 lot subdivision, 32.72 acres (13.24 hectares) in size.**

2. Applicant/developer shall enter into a Developer's Agreement with the Mackenzie County which shall contain, but is not limited to:
  - a. Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality,
  - b. Provision of all sanitary systems including service lines, main and appurtenances as required by the Municipality,
  - c. Provision of all water lines, including all fittings and valves as required by the Municipality,
  - d. Provision of municipal servicing (water and sanitary sewer) to each lot, including the MR/park lot,
  - e. Provision of sanitary sewer trunk main extension from 102<sup>nd</sup> Street to the north side of 94<sup>th</sup> Street in accordance with engineered plans approved by the Municipality and upon at a mutually agreed price,
  - f. The developer is responsible to register all easements/rights-of-way for the sanitary sewer trunk main,
  - g. All drainage systems, provisions for weeping tile flow where a high water table or other subsurface conditions cause continuous flow in the weeping tile, and associated works, all as and where required by the Municipality. Where trunk storm sewer mains are required, the Municipality shall reimburse the Developer for the cost of the trunk storm sewer mains in accordance with current Municipal policy;

The developer shall provide the municipality with a site drainage and surface water management plan that outlines the following:

- (1) Drainage of internal road system,
  - (2) Erosion prevention systems, if required,
  - (3) Direction of site drainage.
- h. Provision of internal roads, sidewalks and other infrastructure as required by the Municipality in accordance to Mackenzie County Engineering

Guidelines and at Developers expense, such construction of roads to serve the lots to be created by the subdivision;

- i. Provision of street lighting with underground wiring, design and location as required by the Municipality,
- j. Engineered signage package,
- k. Provision of utilities (power, gas, telephone, etc.) to each lot. Such utilities to be provided in a location and to a standard to be approved by the appropriate utility company and the Municipality. Written confirmation of the completed utility installation is required to be submitted to the County by each utility company prior to registration of the subdivision,
- l. Provision of and/or negotiation for utilities right-of-way and/or easements as required by utilities companies. Any costs incurred for line relocation will be the responsibility of the developer. All utility lanes must be accessible. All public utility lanes shall be cleared to ground level with all tree stumps and debris removed and then landscaped. Where necessary, utility lanes shall be excavated or landscaped to provide drainage for the subdivision. Any excavation or landscaping of the public utility lanes shall be to engineered plans and completed prior to the installation of utilities,
- m. The developer is responsible for landscaping to design elevation and seeding with grass or other approved landscaping,
- n. The existing subdivision, Plan 082 9175, is required to be cancelled in its entirety and reverted back into Part of SW 9-106-15-W5M, from which it was taken.
- o. Provision of an agreement with the adjacent landowners for utility lanes if required,
- p. Any outstanding property taxes shall be paid in full prior to registration of title,
- q. Provision of off-site levies as required by the County,

- r. Provision of municipal reserve in the form of land and playground equipment. Specific amount to be based on 10% of the subject land at current market value.
- s. Security in the form of a letter of credit, as negotiated,
- t. Subdivision must meet ATCO Electric's conditions as follows:
  - i. A utility right-of-way in the name of ATCO Electric must be registered with the new and existing titles, extending to an alignment 7.5 meters on either side of the power line center line.
  - ii. The existing and future power line route will require maintenance of a cleared right-of-way to ground level and to a minimum width of 6.1 meters on either side of the line route. The owner should be aware of the potential for brushing along the existing and possible future power line alignment.
  - iii. The landowner/developer is cautioned not to plant trees which may subsequently grow into the power line right-of-way.
  - iv. Buildings or equipment should not be located within 5.0 meters of the power line.

**CARRIED**

**6. MISCELLANEOUS ITEMS**

- a) **Bylaw 737/09  
Rezoning of Multiple Lands in La Crete from  
Hamlet Residential District 1 "HR1" to  
Hamlet Commercial District 1 "HC1"**

**MOTION 09-307      MOVED** by Beth Kappelar

That administration bring forward a revised Hamlet Commercial District 1 "HC1" showing the consolidation of the existing Hamlet

Residential-Commercial Transitional District "HRCT" and HC1 zoning districts and include non-permanent Mobile Homes as discretionary uses, Single Family Dwellings as non-conforming uses with the allowance of minor renovations and maintenance and apartment suites on an upper floor of a commercial building as a discretionary use.

**CARRIED**

**b) Action List**

That the Action List of September 24, 2009 was reviewed.

**7. IN CAMERA**

There were no In Camera items to discuss.

**8. NEXT MEETING DATES**

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ October 22, 2009 at 1:00 p.m. in Fort Vermilion
- ❖ November 12, 2009 at 10:00 a.m. in La Crete

**9. ADJOURNMENT**

**MOTION 09-308      MOVED** by Jack Eccles

That the Municipal Planning Commission meeting be adjourned at 10:04 a.m.

**CARRIED**

These minutes were adopted this 22 day of October, 2009.





**Mackenzie County  
Municipal Planning Commission Meeting**

**Mackenzie County Council Chambers  
Fort Vermilion, Alberta**

**Thursday, October 22, 2009 @ 1:00 p.m.**

**PRESENT**

Peter Braun	Chair, Deputy Reeve
Beth Kappelar	Vice-Chair
Ed Froese	Councillor, MPC Member
Jack Eccles	MPC Member
Manfred Gross	MPC Member
Marion Krahn	Development Officer
Liane Lambert	Development Officer

**ABSENT**

Sarah Martens	Planning, Development and Emergency Services Administrative Officer
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**DELEGATION**

John W. Driedger	Delegation, arrived at 1:03 p.m.
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**1. CALL TO ORDER**

Peter Braun called the meeting to order at 1:00 p.m.

**2. ADOPTION OF AGENDA**

**MOTION 09-309**    **MOVED** by Jack Eccles

That the agenda be adopted as presented.

**CARRIED**

**3. MINUTES**

**a) Adoption of Minutes**

**MOTION 09-310**    **MOVED** by Beth Kappelar

That the minutes of the October 8, 2009 Municipal Planning Commission meeting be adopted as presented.

**CARRIED**

**b) Business Arising from Previous Minutes**

No business arising from previous minutes.

**4. DEVELOPMENT**

- a) Development Permit Application 253-DP-09  
Buffalo Enterprise Ltd. (Jason Neudorf)  
Repair Shop – Commercial and Industrial Vehicles and  
Equipment; Part of SE 29-104-14-W5M;  
Buffalo Head Prairie Area**

**MOTION 09-311      **MOVED** by Ed Froese**

That Development Permit 253-DP-09 on Part of SE 29-104-14-W5M in the name of the Buffalo Enterprises Ltd. (Jason Neudorf) be approved with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. A variance of the Mackenzie County Land Use Bylaw section 7.3, subsection B is hereby granted to allow a Repair Shop – Commercial and Industrial Vehicles and Equipment - within the existing shop.
2. PRIOR to any new construction taking place on the subject property contact the Development Department for a Development Permit.
3. **This permit approval is subject to approval from the Alberta Motor Vehicle Industry Council (AMVIC). The developer is required to obtain written approval from the Alberta Motor Vehicle Industry Council regarding the proposed development prior to commencement of the development. Failure to do so shall render this permit Null and Void.**
4. **All conditions and requirements by the Alberta Motor Vehicle Industry Council are to be met to their specifications and standards.**

5. **The Repair Shop shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
6. **Obtain written approval from Alberta Environment regarding the proximity of the Bear River, prior to commencement of any development. Contact Terry Sawchuk, Water Technologist, at 780-624-6239.**
7. If a sign is placed on the property the sign shall be located a minimum of:
  - a. 200 meters from regulatory signs.
  - b. 3 meters (9.84 feet) from the outer edge of the road or 1.5 meters (4.92 feet) from the property line if on private property.
8. The sign shall:
  - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
  - b. Not unduly interfere with the amenities of the district,
  - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
  - d. Not create visual or aesthetic blight.
9. Illumination of the sign must not negatively affect, nor pose a safety hazard to, an adjacent site or street.
10. Wiring and conduits of the sign must be concealed from view.
11. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.**

12. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.

**CARRIED**

- b) **Development Permit Application 256-DP-09  
David Penner; Automotive Equipment, Sales and/or Services  
Plan 872 1101, Lot C; La Crete**

**MOTION 09-312      MOVED** by Manfred Gross

That Development Permit 256-DP-09 on Plan 872 1101, Lot C in the name of the David Penner be approved with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **A variance of the Mackenzie County Land Use Bylaw section 7.10, subsection B is hereby granted to allow an Automotive Equipment, Sales and/or Services business - within the existing Ancillary Building (detached garage).**
2. **The Automotive Equipment, Sales and/or Services business is approved subject to the lands being rezoned to Hamlet Commercial District 2 "HC2".**
3. **PRIOR to any new construction taking place on the subject property contact the Development Department for a Development Permit.**
4. **This permit approval is subject to approval from the Alberta Motor Vehicle Industry Council (AMVIC). The developer is required to obtain written approval from the Alberta Motor Vehicle Industry Council regarding the proposed development prior to commencement of the development. Failure to do so shall render this permit Null and Void.**
5. **All conditions and requirements by the Alberta Motor Vehicle Industry Council are to be met to their specifications and standards.**

6. **The Repair Shop shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
7. **The property shall at all times be kept in a neat and orderly fashion.**
8. **New and used parts must be stored indoors.**
9. **No wrecked or “parting-out” of vehicles is allowed on the premise.**
10. Provide adequate off street parking as follows: The minimum parking standards are 1 space per 45 square meters of building area plus 1 space per each full time employee and 1 space for every 2 part time employees. *“One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet).”*
11. The municipality has assigned the following address to the noted property 9206-100 Street. You are required to display the address (9206) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
12. If a sign is placed on the property the sign shall be located a minimum of:
  - a. 20 meters from regulatory signs, and
  - b. No less than 1.5 meters from the curb/sidewalk.
13. The sign shall be a minimum of 2 meters in height above the curb/sidewalk.
14. The sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
15. The sign shall:
  - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic.
  - b. Not unduly interfere with the amenities of the district.
  - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties.
  - d. Not create visual or aesthetic blight.

16. **This permit approval is subject to the access to the property being constructed to County standards.** PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.

17. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.

**CARRIED**

**5. SUBDIVISION**

- a) **Subdivision Application 27-SUB-09  
Plan 072 7718, Block 2, Lot 4  
North Point Business Park Ltd.**

**MOTION 09-313** **MOVED** by Beth Kappelar

That subdivision application 27-SUB-09 in the name of North Point Business Park Ltd. on Plan 072 7718, Block 2, Lot 4 be approved with the following conditions:

1. This approval is for a single lot subdivision, 2.37 acres (0.96 hectares) in size.
2. Applicant/developer shall enter into a Developer's Agreement with the Mackenzie County which shall contain, but is not limited to:
  - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality,
  - b) Any outstanding property taxes shall be paid in full prior to registration of title,
  - c) Provision of off-site levies in the amount of \$1000.00/lot created (Bylaw 319/02),

- d) Provision of water service off-site levies in the amount \$1,421.40 per acre for water servicing (Bylaw 440/04),
- e) Provision of all sanitary systems including service lines, main and appurtenances as required by the Municipality,
- f) Provision of all water lines, including all fittings and valves as required by the Municipality,
- g) Provision of municipal servicing (water and sanitary sewer) to each lot,
- h) Provision of internal roads, sidewalks and other infrastructure as required by the Municipality in accordance to Mackenzie County Engineering Guidelines and at Developers expense, such construction of roads to serve the lots to be created by the subdivision,
- i) Provision of utilities such as power, gas, and street lighting, etc.
- j) Provision of a lift station.
- k) The developer shall provide the municipality with a site drainage and surface water management plan that outlines the following:
  - i. Direction of site drainage.
- l) Provision of utilities (power, gas, telephone, etc.) to each lot. Such utilities to be provided in a location and to a standard to be approved by the appropriate utility company and the Municipality. Written confirmation of the completed utility installation is required to be submitted to the County by each utility company prior to registration of the subdivision,
- m) Provision of and/or negotiation for utilities right-of-way and/or easements as required by utilities companies. Any costs incurred for line relocation will be the responsibility of the developer. All utility lanes must be accessible. All public utility lanes shall be cleared to ground level with all tree stumps and debris removed and then landscaped. Where necessary, utility lanes

shall be excavated or landscaped to provide drainage for the subdivision. Any excavation or landscaping of the public utility lanes shall be to engineered plans and completed prior to the installation of utilities,

- n) Provision of an agreement with the adjacent landowners for utility lanes if required,
- o) Security in the form of a letter of credit in the amount of 15% of engineered construction costs,
- p) Subdivision must meet ATCO Electric's conditions as follows:
  - i. Any existing power line easements and/or utility rights-of-way must remain in place.
  - ii. No driveways or approaches may be installed under the power line without first obtaining a Crossing Agreement from ATCO Electric.
  - iii. Costs associated with changes required to correct any line clearance problems as a result of the lot development shall be borne by the developer.
  - iv. Any costs incurred for the relocation or repair of the existing electrical facilities, as a result of the subdivision, will be the responsibility of the developer.
  - v. No work shall proceed under the power line without first receiving written permission from ATCO Electric.
  - vi. There must be 9 meters clearance from all buildings, trees, and materials to the power line. The existing and any future power line route will require maintenance of a cleared right-of-way to ground level and to a minimum width of 7.0 meters on either side of the line route. The owner should be aware of the potential for brushing along the existing and possible future power line alignment.



- vii. If the County, in conjunction with the subdivision approval, takes title to a portion of the property to allow for future road widening, the power line which is presently outside the road allowance will then effectively be located within the new road allowance.

**CARRIED**

- b) **Subdivision Application 28-SUB-09**  
**NE 13-105-16-W5M**  
**Dave Gerbrandt**

**MOTION 09-314**    **MOVED** by Jack Eccles

That subdivision application 28-SUB-09 in the name of Dave Gerbrandt, on NE 13-105-16-W5M be approved with the following conditions:

1. This approval is for a single lot subdivision, approximately 70 acres (28.33 hectares) in size.
2. Applicant/developer shall enter into a Developer's Agreement with the Mackenzie County which shall contain, but is not limited to:
  - a. Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
  - b. Provision of access to the subdivision and the balance of the quarter in accordance with Mackenzie County standards at the developers' expense.
  - c. All sewage disposals shall conform to the Alberta Private Sewage Treatment and Disposal Regulations.
  - d. Provision of a storm water management plan. Contact Marion Krahn, Development Officer, at 780-928-3983 to discuss the requirements for your subdivision.
  - e. Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$449.71 per

residential acre and \$875.00 per farm acre. Municipal reserve is charged at 10%, which is \$44.97 times 10 acres (residential) and \$87.50 per farm acre. **Exact amount of Municipal Reserve will be calculated upon receipt of the surveyed subdivision plan.**

- f. Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- g. Dedication of the most southerly 5.18 meters of the proposed subdivision for future road widening.
- h. Provision of utility right-of-way as required by Northern Lights Gas Co-op.
- i. Subdivision must meet ATCO Electric's conditions as follows:
  - i. Any existing power line easements and/or utility rights-of-way must remain in place.
  - ii. No driveways or approaches may be installed under the power line without first obtaining a Crossing Agreement from ATCO Electric.
  - iii. Costs associated with changes required to correct any line clearance problems as a result of the lot development shall be borne by the developer.
  - iv. Any costs incurred for the relocation or repair of the existing electrical facilities, as a result of the subdivision, will be the responsibility of the developer.
  - v. No work shall proceed under the power line without first receiving written permission from ATCO Electric.
  - vi. There must be 9 meters clearance from all buildings, trees, and materials to the power line. The existing and any future power line route will require maintenance of a cleared right-of-way to ground level and to a minimum width of 7.0 meters on either side of the line

route. The owner should be aware of the potential for brushing along the existing and possible future power line alignment.

- vii. If the County, in conjunction with the subdivision approval, takes title to a portion of the property to allow for future road widening, the power line which is presently outside the road allowance will then effectively be located within the new road allowance.

**CARRIED**

**6. MISCELLANEOUS ITEMS**

- a) **Alberta Sustainable Resource Development  
Land Dispersal  
LSD 7 and 8-24-105-16-W5M**

**MOTION 09-315      MOVED** by Ed Froese

That a letter be sent to Alberta Sustainable Resource Development indicating that Mackenzie County does not object to the dispersal of the LSD 7 and 8-24-105-16-W5M.

**CARRIED**

- b) **Subdivision and Development Statistical Report**

**MOTION 09-316      MOVED** by Beth Kappelar

That the Subdivision and Development Statistical Report be received for information.

**CARRIED**

**c) Land Use Bylaw Amendment (HRCT/HC1)**

**MOTION 09-317**    **MOVED** by Jack Eccles

That the Municipal Planning Commission recommends that the proposed Hamlet Commercial District 1 "HC1" be included in the new Land Use Bylaw as presented.

**CARRIED**

**d) Land Use Bylaw Amendment Discussion**

**MOTION 09-318**    **MOVED** by Beth Kappelar

That Administration research the subdivision practices of other Municipalities, including the advantages and disadvantages of the allowed parcel sizes, and present their findings to the Municipal Planning Commission for further review and consideration.

**CARRIED**

**e) Action List**

The Action List of October 8, 2009 was reviewed.

**7.    IN CAMERA**

There were no In Camera items to discuss.

**8.    NEXT MEETING DATES**

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ November 12, 2009 at 10:00 a.m. in La Crete
- ❖ November 24, 2009 at 1:00 p.m. in Fort Vermilion

**9. ADJOURNMENT**

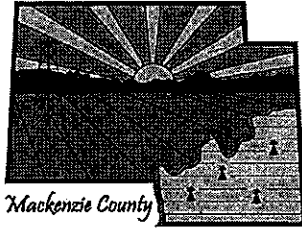
**MOTION 09-319** **MOVED** by Ed Froese

That the Municipal Planning Commission meeting be adjourned at 1:47 p.m.

**CARRIED**

These minutes were adopted this 12 day of November, 2009.





# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 738/09 – Land Use Bylaw Amendment to Rezone Range 4, River Lot 12 from Highway Development District “HD” to Rural Country Residential District 1 “RC1” (Fort Vermilion Settlement)</b>

### BACKGROUND / PROPOSAL:

Bylaw 738/09, was given first reading at the October 13, 2009 Council meeting, being a Land Use Bylaw amendment to rezone FORTVER, Range 4, River Lot 12 from Highway Development District “HD” to Rural Country Residential District 1 “RC1” to accommodate the development of a residential lot.

In 2004, Bylaw 453/04 was approved being a bylaw rezoning several parcels of land outside the boundaries of Fort Vermilion in which to accommodate their existing development. (Attached)

These small 2-3 acre lots were created in the early 80's as Certificates of Titles (C of T) and remained with their original zoning that being Agricultural District “A1”. Changing them to Rural Country Residential better suited their purpose and allowed the owners more setback flexibility. Two of the lots were owned by one individual who operated an auto mechanic business and salvage yard. His land was rezoned to Highway Development District.

One of these Highway Development lots has now changed hands and the new owner does not wish to operate a business on the land, his plans are to develop a residential lot and build a home. Highway Development District does not allow for residential dwellings.

**Author:** Liane Lambert,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_

The proposed lot is only 2 acres in size which does not meet the minimum three acre requirement for Rural Country Residential Districts. However, three other lots along this stretch are also under three acres in size and are zoned as Rural Country Residential.

**OPTIONS & BENEFITS:**

Zoning options for this particular lot are somewhat limited. The lot would fit the size requirements for a Hamlet Country Residential District; however it is not within the Hamlet boundaries. It is not agricultural land nor is it a hamlet lot. In light of its location and the current surrounding uses and although it is slightly smaller in size than normally allowed, this is a Rural Country Residential lot.

The Planning Department has no issues with this lot being rezoned back to Rural Country Residential District 1 "RC1" as this is a residential area and should remain entirely as residential.

**Option 1**

That Bylaw 738/09 be APPROVED

**Option 2**

That Bylaw 738/09 be REFUSED.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 738/09 being the rezoning of FORTVER, Range 4, River Lot 12 from Highway Development District "HD" to Rural Country Residential District 1 "RC1" to accommodate the development of a residential lot.

**MOTION 2**

That third reading be given to Bylaw 738/09 being the rezoning of FORTVER, Range 4, River Lot 12 from Highway Development District "HD" to Rural Country Residential District 1 "RC1" to accommodate the development of a residential lot.

**Author:** Liane Lambert,  
Development Officer

**Reviewed by:**

CAO



**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

BYLAW \_\_\_\_\_

**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. 738/09**

**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, 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 for a residential development.

**NOW THEREFORE**, THE COUNCIL OF 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 FORTVER; Range 4, River Lot 12 be rezoned from Highway Development District "HD" to Rural Country Residential District 1 "RC1" as outlined in attached Schedule A.

READ a first time this 13<sup>th</sup> day of October, 2009.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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Greg Newman  
Reeve

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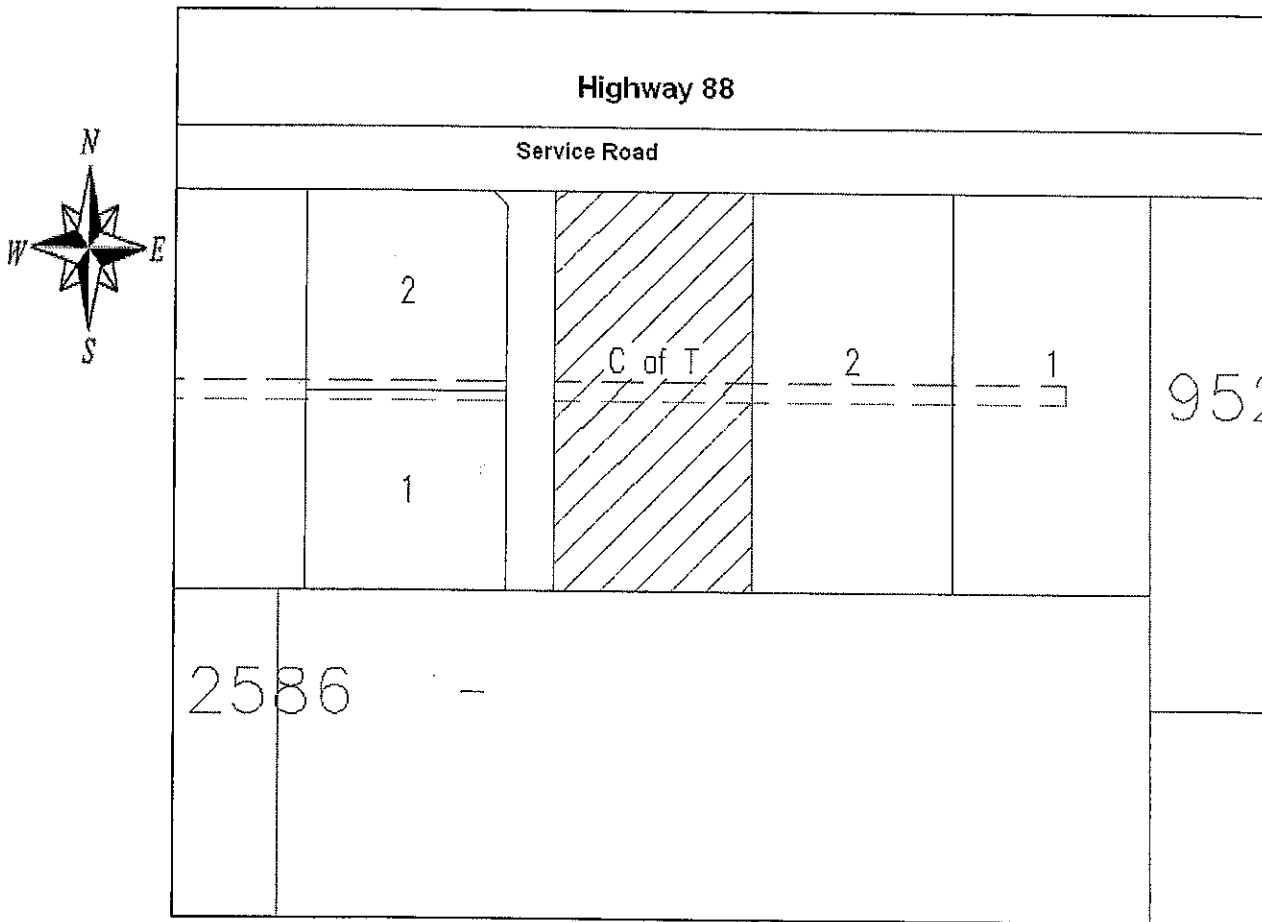
William Kostiw  
Chief Administrative Officer

**BYLAW NO. 738/09**

**SCHEDULE "A"**

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

FORTVER, Range 4, River Lot 12 be rezoned from Highway Development District "HD" to Rural Country Residential District 1 "RC1" to accommodate a residential development in the Fort Vermilion rural area.



\_\_\_\_\_  
Greg Newman  
Reeve

\_\_\_\_\_  
William Kostiw  
Chief Administrative Officer

EFFECTIVE this \_\_\_\_\_ day of \_\_\_\_\_, 2009.



Attn: Rachel

### LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. 738/09

NAME OF APPLICANT <u>Reg McLean</u>		
ADDRESS		
TOWN <u>Fort Vermilion</u>		
POSTAL CODE <u>T041N0</u>	PHONE (RES.) <u>780</u>	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <u>Reginald D. McLean, Genevieve M. McLean</u>		
ADDRESS		
TOWN <u>Fort Vermilion</u>		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTL/LS	SEC	TWP.	RANGE	M	OR	PLAN	BLK	LOT
--------	-----	------	-------	---	----	------	-----	-----

LAND USE CLASSIFICATION AMENDMENT PROPOSED: Fort Vermilion Settlement, Range 4, Lot 12  
 FROM Highway Development District, RC 2

REASONS SUPPORTING PROPOSED AMENDMENT:

The current zoning does not suit the  
our purpose for the land As we desire  
to build a house on the land.

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

Reg McLean \_\_\_\_\_ DATE \_\_\_\_\_  
 APPLICANT

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

Reg McLean \_\_\_\_\_ DATE Aug 24/09  
 REGISTERED OWNER

**BYLAW NO. 453/04**

**BEING A BYLAW OF THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
IN THE PROVINCE OF ALBERTA**

**TO AMEND THE  
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

**WHEREAS**, the Municipal District of Mackenzie No. 23 has adopted the Municipal District of Mackenzie No. 23 Land Use Bylaw, and

**WHEREAS**, the Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw, to rezone six certificates of titles in Part of Fort Vermilion Settlement, Range 4, River Lot 12.

**NOW THEREFORE**, THE COUNCIL OF THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That the six Certificates of Titles within Part of Fort Vermilion Settlement, Range 4, River Lot 12 be rezoned as shown in Schedule "A" hereto attached.

First reading given on the 8<sup>th</sup> day of June 2004.

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

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

Second reading given on the 13<sup>th</sup> day of July 2004.

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

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

Third reading given on the 13<sup>th</sup> day of July 2004.

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

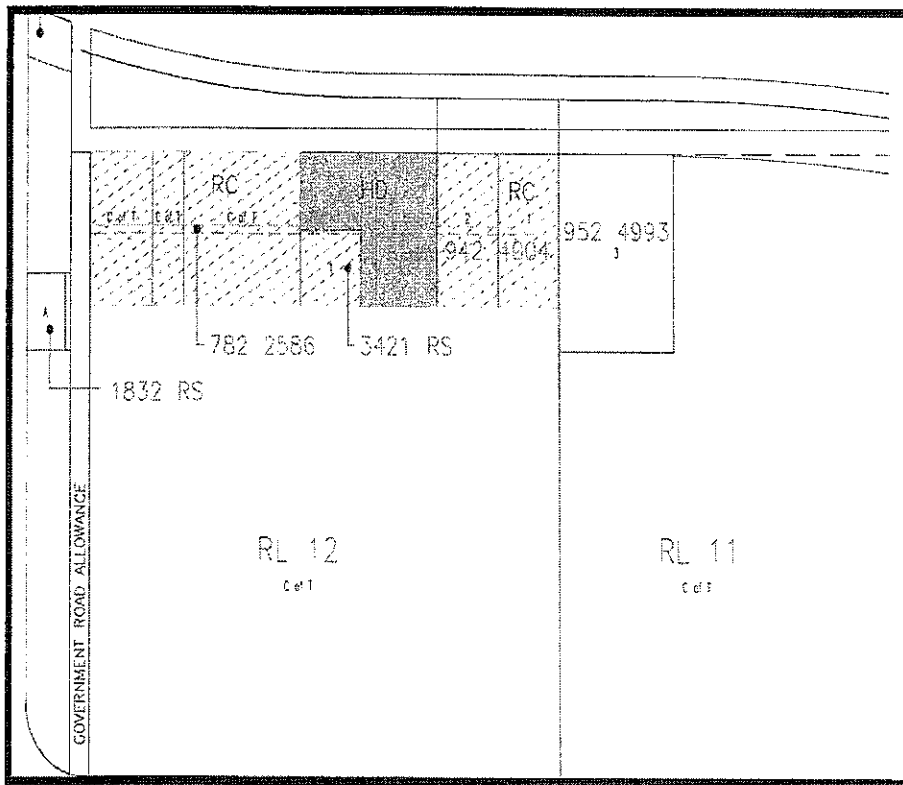
"B. Spurgeon" (signed)  
Barbara Spurgeon, Executive Assistant

SCHEDULE "A"

BYLAW No. 453/04

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

Fort Vermilion Settlement, Range 08, River lot 12 in the Municipal District of Mackenzie be amended from Agricultural District 1 "A1" to Rural Country Residential District 1 "RC1" and Highway Development District 1 "HD1".



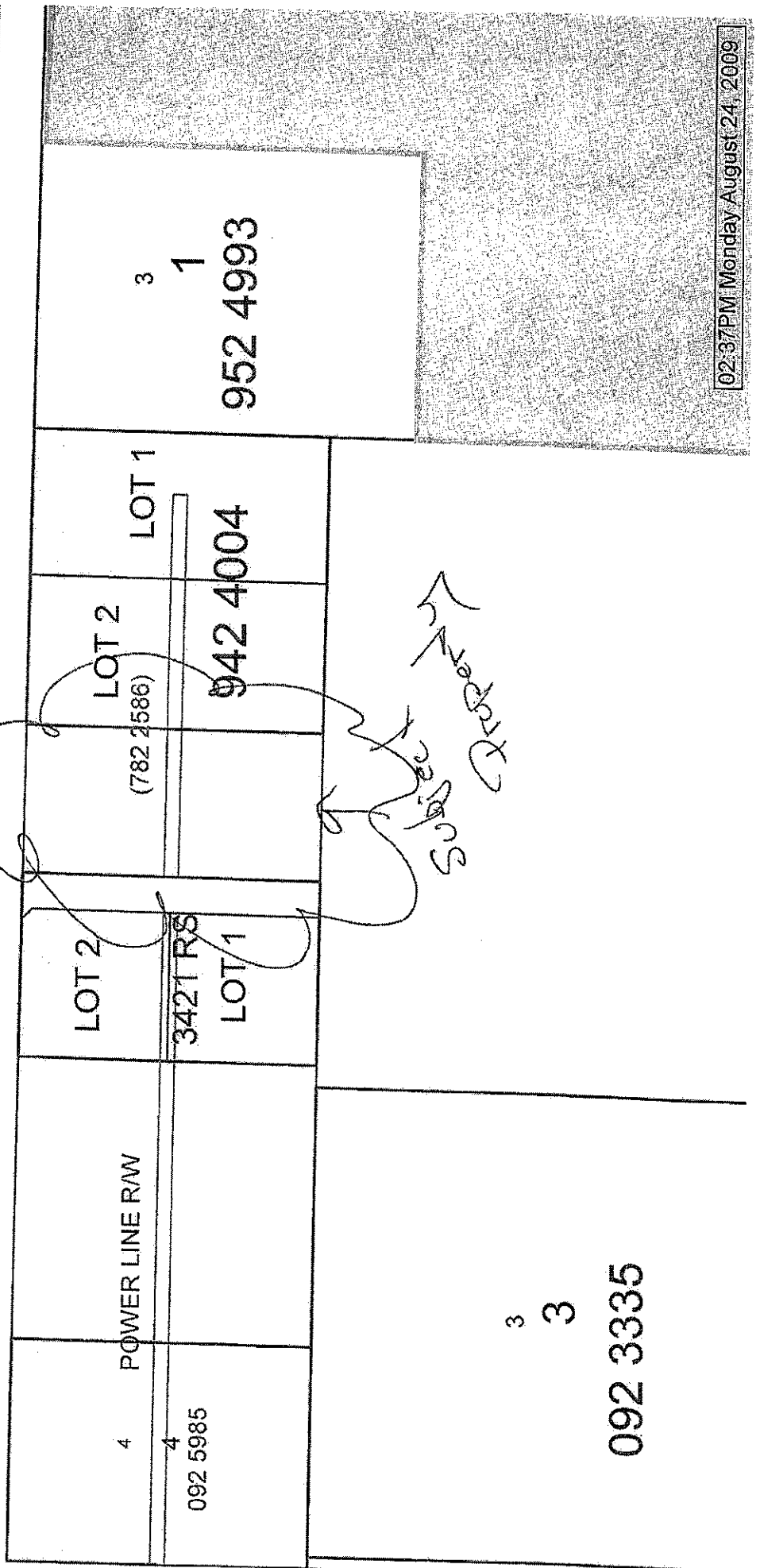
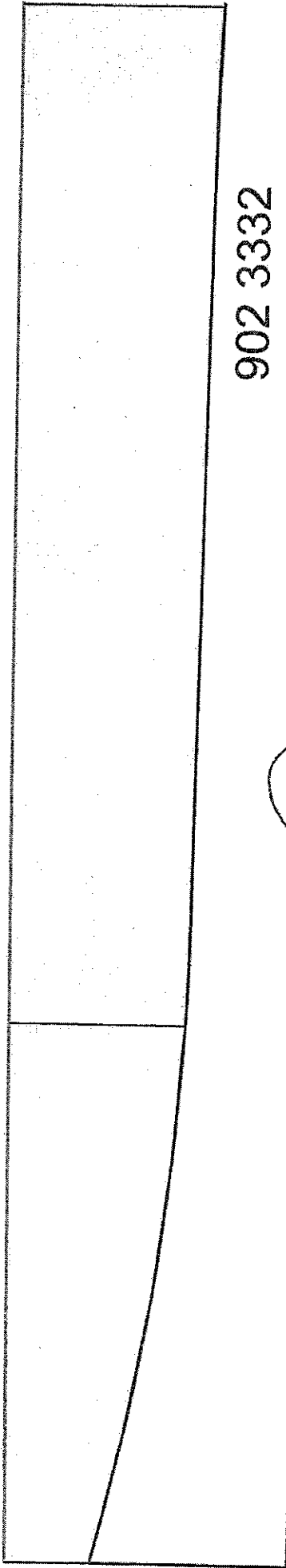
From: Agricultural District 1 "A1"

To: Rural Country Residential District 1 "RC1"

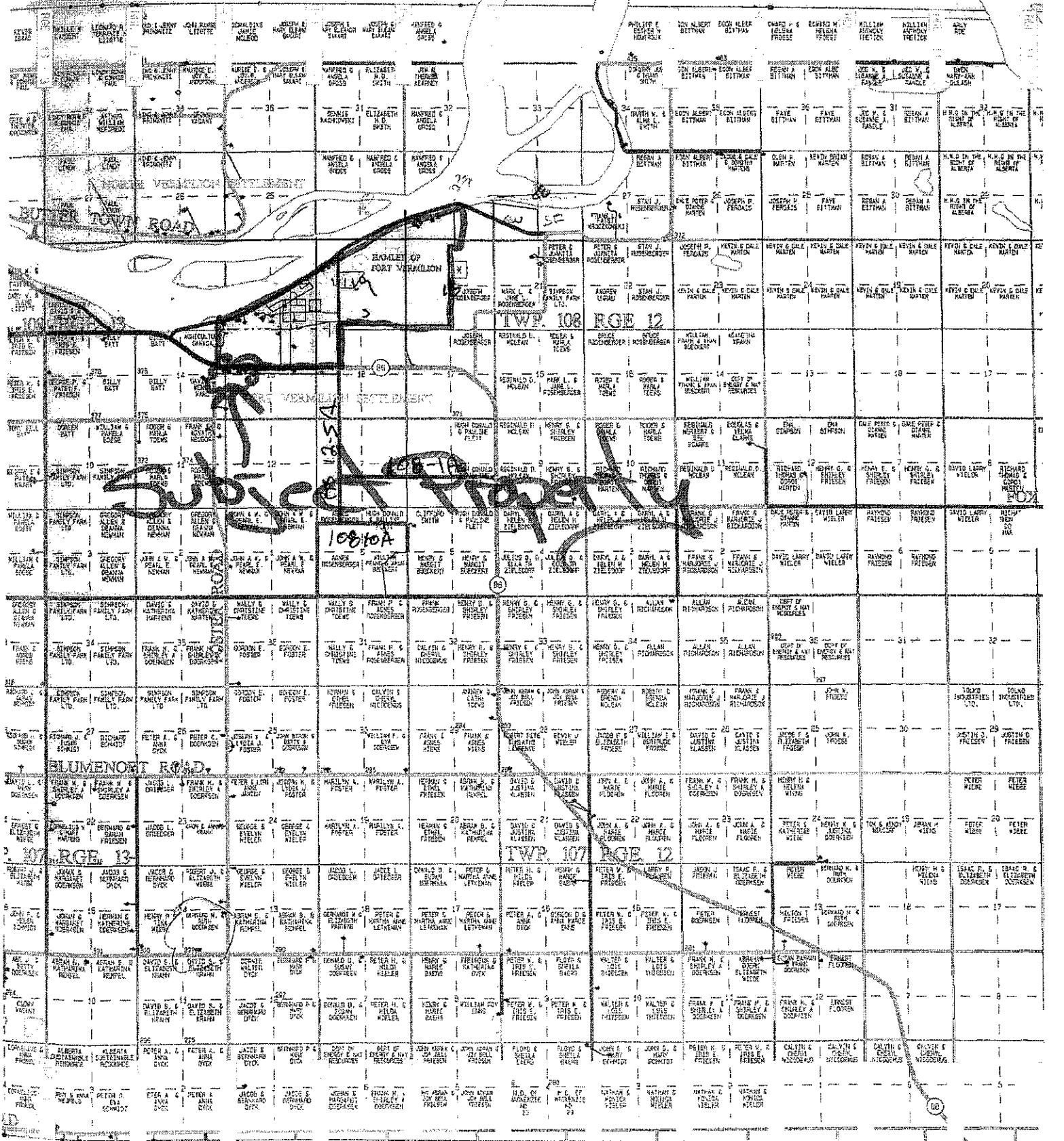
"B. Neufeld" (signed)  
Bill Neufeld, Reeve

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

EFFECTIVE THIS 13<sup>TH</sup> DAY OF JULY 2004.



32 TOWNSHIP & AREA





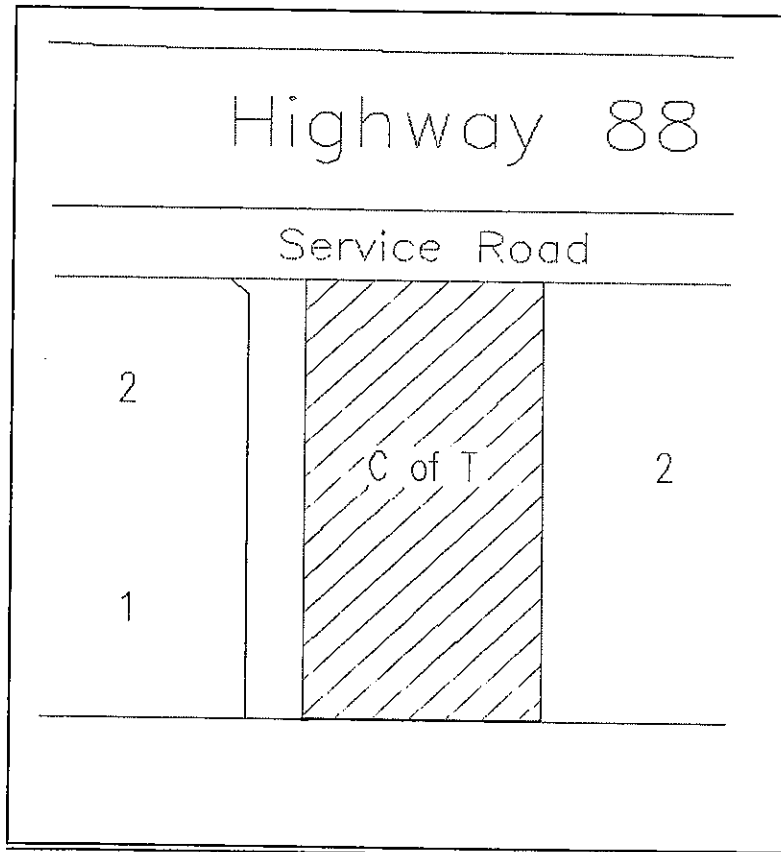
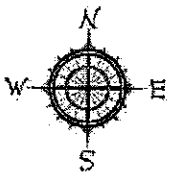


## MACKENZIE COUNTY

### NOTICE OF PUBLIC HEARING PROPOSED LAND-USE BYLAW NO 738/09

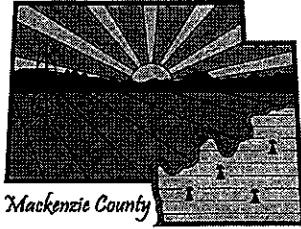
Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 738/09 for an amendment to Land-Use Bylaw No. 462/04. The proposed amendment is:

That the subject parcel known as FORTVER, Range 4, River Lot 12 be rezoned from Highway Development District "HD" to Rural Country Residential District 1 "RC1" located in the Fort Vermilion Settlement. The purpose of this Bylaw is to allow for residential development.



The Public Hearing is scheduled for 4:30 p.m., Wednesday, November 25, 2009 in the Mackenzie County Council Chamber in Fort Vermilion. The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday November 20, 2009. If you have any questions regarding the hearing, or the bylaw, please call Mackenzie County's Development Officer at (780) 927-3718.





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 740/09 Land Use Bylaw Amendment for the Cancellation of Subdivision Plan 082 9175 (La Crete)</b>

### BACKGROUND / PROPOSAL:

Bylaw 740/09, being a Land Use Bylaw amendment application to cancel subdivision Plan 082 9175 in order to revert the lands back into the quarter section, received first reading at the October 13<sup>th</sup>, 2009 Council meeting. Technical problems resulted in a delay of the Public Hearing advertisement and processing of this bylaw.

### OPTIONS & BENEFITS:

This cancellation is needed due the existing lot boundaries being shifted east and then expanded and changed. When subdivision boundaries are expanded, a boundary adjustment can be completed however when the boundaries are shifted they must be cancelled and re-established. The applicant and the owners of these lands have an agreement to complete the proposed changes.

The two lots, public utility lane and a portion of the road plan will be re-established in the new subdivision being completed by the applicant.

### COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

**Author:** Marion Krahn,  
Development Officer

**Reviewed by:**

**CAO**

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 740/09 being a Land Use Bylaw amendment for the cancellation of Plan 082 9175 for the purpose of reverting the lands back into Part of SW 9-106-15-W5M, from which the subdivision was taken.

**MOTION 2**

That third reading be given to Bylaw 740/09 being a Land Use Bylaw amendment for the cancellation of Plan 082 9175 for the purpose of reverting the lands back into Part of SW 9-106-15-W5M, from which the subdivision was taken.

**Author:** Marion Krahn,  
Development Officer

---

**Reviewed by:**

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**CAO**

---

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 740/09**

**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. 740/09**

**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,  
and

**WHEREAS**, Council of Mackenzie County, at the request of the registered landowners,  
has determined that the subdivision outlined in Schedule "A" hereto attached, be subject  
to a cancellation, and

**NOW THEREFORE**, BE IT RESOLVED THAT THE COUNCIL OF MACKENZIE  
COUNTY DOES HEREBY ENACTS AS FOLLOWS:

1. That Subdivision Plan 082 9175 is hereby cancelled in whole and the lands  
shall revert back into Part of SW 9-106-15-W5M from which the subdivision  
was taken.

READ a first time this 13<sup>th</sup> day of October, 2009.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2009.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2009.

---

Greg Newman  
Reeve

---

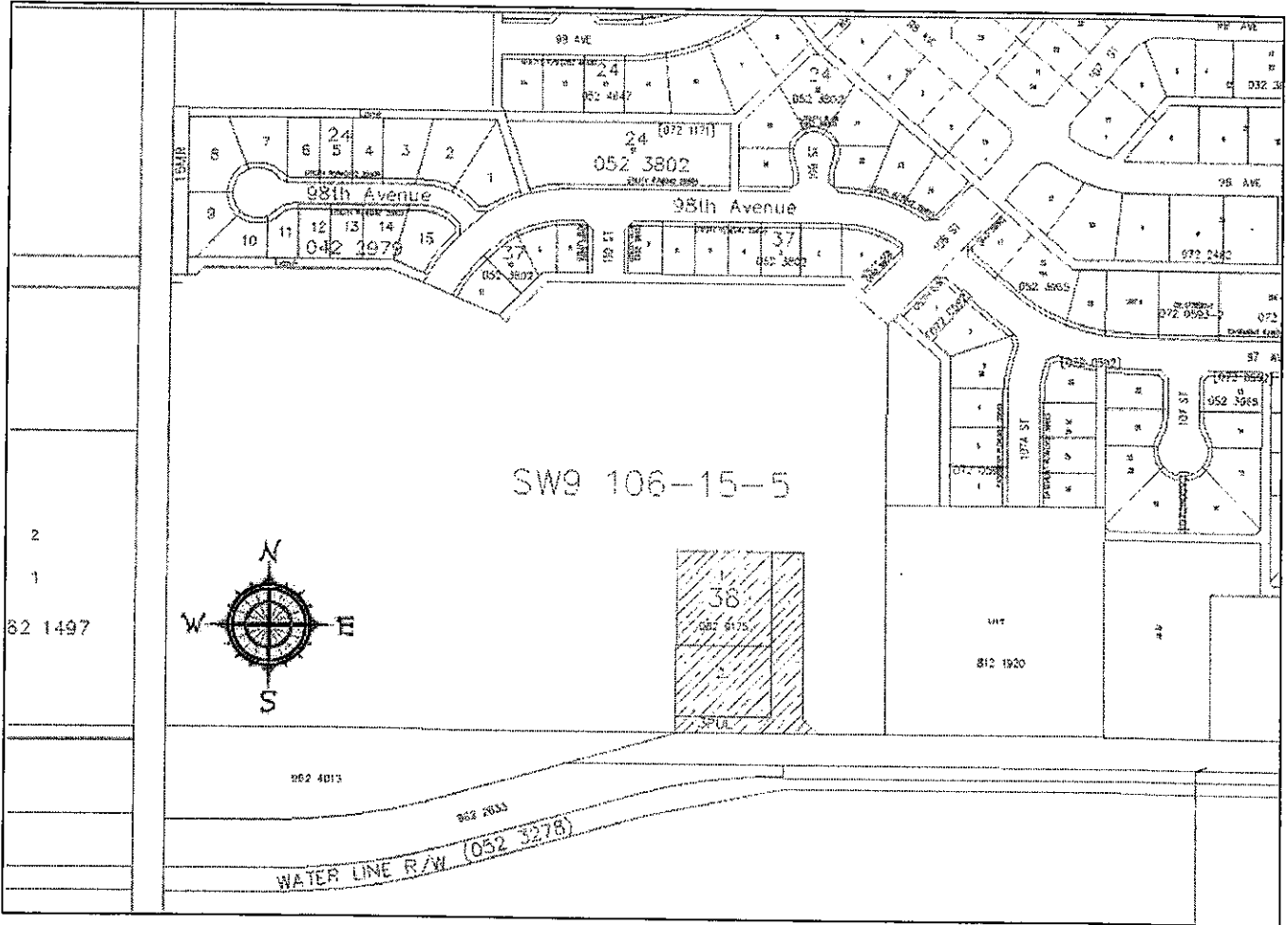
William Kostiw  
Chief Administrative Officer

BYLAW NO. 740/09

SCHEDULE "A"

1. That the subdivision of the following property known as:

Plan 082 9175 be cancelled and the lands reverted back into Part of SW 9-106-15-W5M from which the subdivision was taken.



Greg Newman  
Reeve

William Kostiw  
Chief Administrative Officer

Effective this \_\_\_\_ day of \_\_\_\_\_, 2009.

Subdivision being cancelled

94 Avenue

Proposed Street

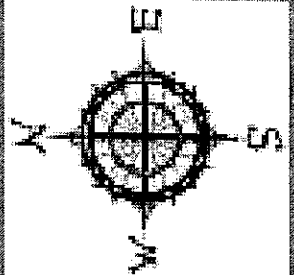
SMB

58th Avenue

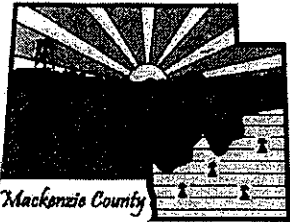
58th Avenue

Water Line

Dec 487







# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. 740/09

NAME OF APPLICANT <u>Knelsen Sand &amp; Gravel (owner)</u>		
ADDRESS <u>Box 125</u>		
TOWN <u>La Crete AB</u>		
POSTAL CODE <u>TOH 2H0</u>	PHONE (RES.) <u>8-3935</u>	BUS. <u>841-1701</u>

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <u>Jacob &amp; Susan Peters (owner)</u>		
ADDRESS <u>Box</u>		
TOWN <u>La Crete AB TOH 2H0</u>		
POSTAL CODE	PHONE (RES.) <u>C</u>	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT Also Mackenzie County Box 690 Fort Vermilion AB TOH 1N0

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <u>082 9175</u>	BLK <u>38</u>	LOT <u>147</u>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

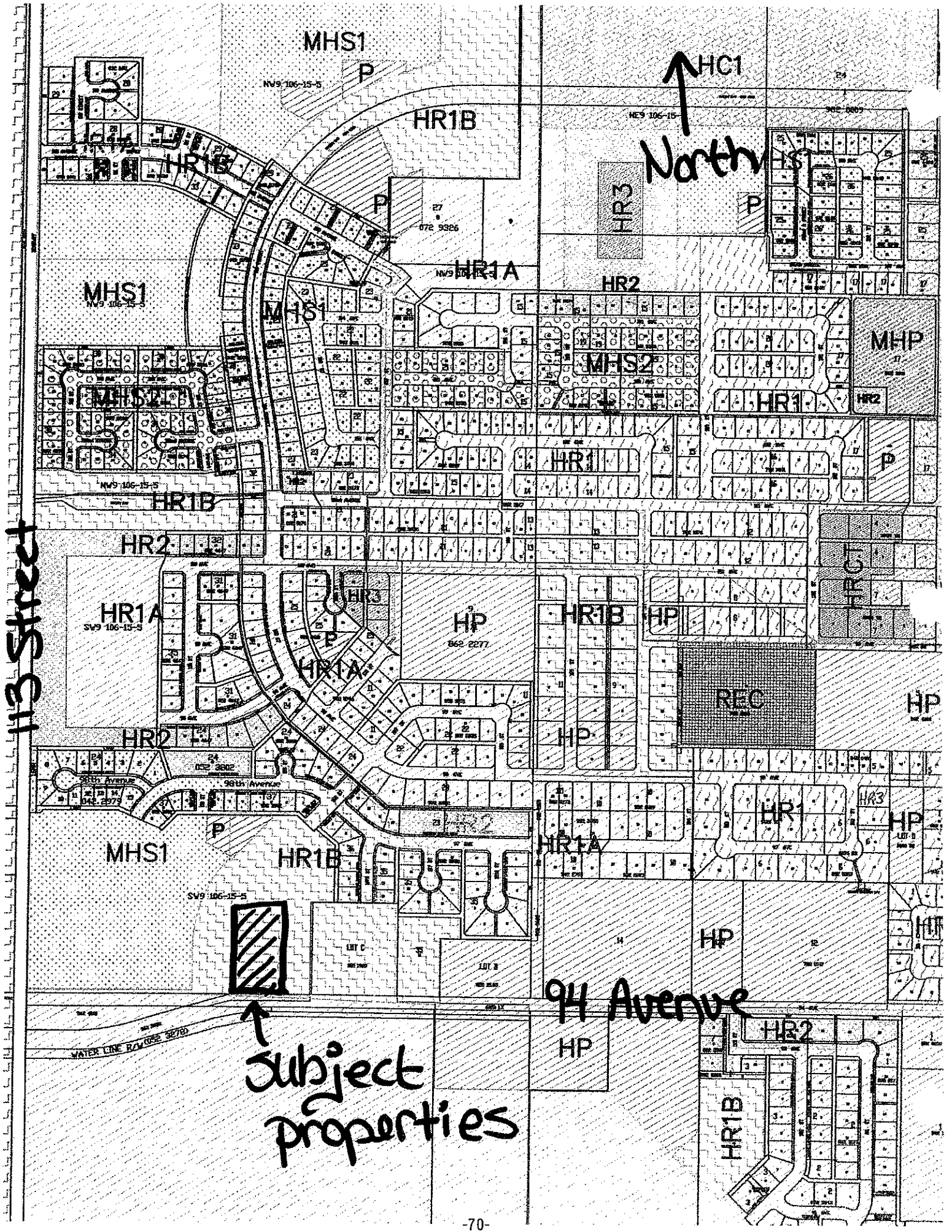
FROM: Subdivision Cancellation TO: \_\_\_\_\_

REASONS SUPPORTING PROPOSED AMENDMENT:

Cancellation of existing subdivision in its entirety in order to establish new boundaries. New boundaries will be established in the new subdivision plans.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 50.00 RECEIPT NO. Invoice  
 APPLICANT [Signature] DATE Sept 11/09

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.  
 REGISTERED OWNER [Signature] DATE Sept 12/09



# Silver medals for La Crete teams at divisional volleyball tournament

Lacey Reid

High Level Public School was the host of the annual senior high volleyball divisionals tournament last Thursday evening, November 5. The one-day tourney began at 5:30 p.m. with both the boys and girls heading on the court.

The seniors girls tournament saw three teams; Fort Vermilion, La Crete and High Level. While there

were four teams competing in the boys' tournament.

Fort Vermilion, La Crete and John D'or/Prairie came out to compete against High Level.

The first girls game had La Crete Lancers take on the Fort Vermilion Falcons. The Lancers took the game with a final score of 25 to 10.

High Level boys hit the court against John D'or

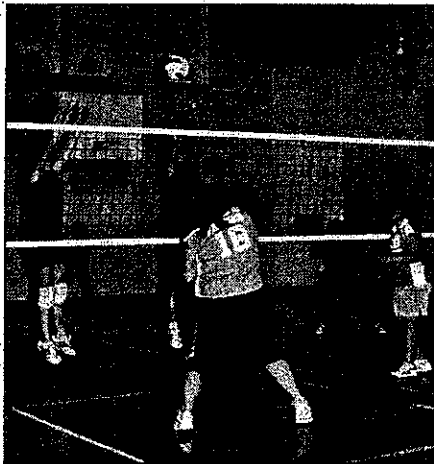
Eagles.

The game stayed close on the scoreboard for both sets, however the final score went to the High Level Bears at 25 to 13.

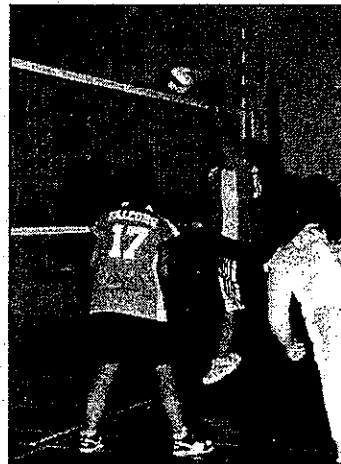
The gold medal game for the boys saw High Level Bears meet the La Crete Lancers on the volleyball court. The Bears took the game and won gold. The Lancers went home with silver medals.

Fort Vermilion Falcons took on the John D'or Eagles for bronze and came out on top of their final game.

The High Level girls headed into the final game against the La Crete girls' Lancers. The HLPs girls team also won the gold medal and the female Lancers finished with silver. The Falcons finished with bronze.



Both the Fort Falcons and La Crete Lancers teams fought hard against one another. Lancers came out on top.



A Falcon and a Lancer both leap for the volleyball.

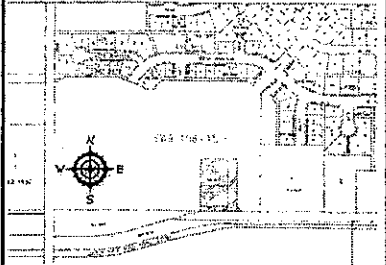


MACKENZIE COUNTY

## NOTICE OF PUBLIC HEARING PROPOSED LAND USE BYLAW NO. 740/09

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. 740/09 for an amendment to Land-Use Bylaw No. 462/04. The proposed amendment is:

That the property within the Hamlet of La Crete, being known as Plan 082 9175, as highlighted below, be cancelled and consolidated back into the parcel from which it was taken.



The Public Hearing is to be held at 4:30 p.m., Wednesday, November 25, 2009 in the Mackenzie County Council Chamber in Fort Vermilion. The proposed bylaw may be viewed at the Mackenzie County office in La Crete during regular office hours. Please submit written submissions to the Development Officer prior to 4:30 p.m., Friday, November 20, 2009. If you have any questions regarding the hearing, or the bylaw, please call Mackenzie County's Development Officer at 780-928-3983.

business directory

**DEPARTMENT STORE**

**Quality Motors**  
CHRYSLER • DODGE • JEEP  
Sales & Service

Box 579, La Crete, Alberta T0H 2H0  
Phone: (780) 928-2888 Fax: (780) 928-2899  
**1-800-555-5460**

**DEPARTMENT STORE**

LA CRETE **CO-OP**

VARIETY  
Housewares & Appliances  
780-928-2900

GROCERY  
780-928-3963

**HARDWARE**

**HYDWAY**  
LIQUOR LAUNDRY  
HARDWARE

FORT VERMILION 780-927-3505

**MACHINING**  
PH. 928-3797

**L.A. Fabricating & Machining Ltd.**  
SHOP & PORTABLE WELDING

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LA CRETE, AB REG 928-3064  
T0H 2H0 FAX 928-3799

**FRAMING**

**Robyn's Frame Room**

above Hydway  
4713 River Road Fort Vermilion  
**780-927-3505**  
r.currie@mailcity.com

**HARDWARE**

**Home Hardware**  
building centre

HOME HARDWARE - LA CRETE  
P.O. Box 1017 La Crete, Alberta T0H 2H0  
Tel: (780) 928-3750  
Fax: (780) 928-2355

**SAND & GRAVEL**

COMMERCIAL - RESIDENTIAL

- All Types of Gravel
- Top Soil
- Sand & Dirt Fill
- Asphalt
- Ready Mix Concrete

FREE ESTIMATES

LA CRETE 780-928-3235 HIGH LEVEL 780-928-3176

**KNELSEN SAND & GRAVEL LTD**

**GROCERY & RETAIL**

**Northern**

CUSTOMER SERVICE  
IS OUR FIRST PRIORITY!  
Come In And See Us For All Your Household Needs

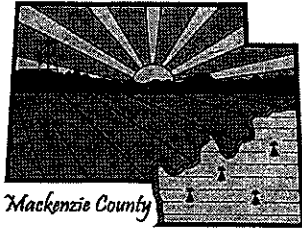
RETAIL - 927-3280 FOODS - 927-3758  
FORT VERMILION, AB.

**TRANSPORT**

**LACRETE**

TRANSPORT (79) LTD.  
LO-BED-CATTLE LINER-HI-BOY  
Truck-All Depot Edmonton - Bus:452-8970  
Scheduled freight service between Fort Vermilion, La Crete and Edmonton  
Box 248, La Crete, AB. Bus:928-3989





## MACKENZIE COUNTY

### REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<p style="text-align: center;"><b>PUBLIC HEARING</b></p> <p><b>Bylaw 741/09 Land Use Bylaw Amendment to Rezone Plan 752 1580, Block 11, Lot 4 from Hamlet Residential District 1B "HR1B" to Public/Institutional District "HP" (La Crete)</b></p>

**BACKGROUND / PROPOSAL:**

Bylaw 741/09, being a Land Use Bylaw amendment to rezone Plan 752 1580, Block 11, Lot 4 from Hamlet Residential District 1B (HR1B) to Public/Institutional District (HP), received first reading at the October 13<sup>th</sup>, 2009 Council meeting. Technical problems resulted in a delay of the Public Hearing advertisement and processing of this bylaw.

Development Permit 239-DP-09, for the placement of a Mobile Clinic on the subject lands, was approved by the Municipal Planning Commission (MPC) at the September 24<sup>th</sup>, 2009 meeting subject to the lands being rezoned to HP.

**OPTIONS & BENEFITS:**

A group from La Crete has been actively searching for a Doctor to serve the La Crete and area residents. A Doctor has been retained however a separate clinic is needed as this Doctor will not be operating out of the existing clinic. The applicants have purchased the subject lands for the placement of the Mobile Clinic. The lot currently contains a house and detached garage, both of which may be removed in the future.

The lands surrounding the subject property include the existing Doctors Clinic, the Long Term Care facility, the Heimstaed Lodge and the Altenhiem and therefore, the location is ideally suited for the placement of the mobile clinic.

**Author:** Marion Krahn,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 741/09 being a Land Use Bylaw amendment to rezone Plan 752 1580, Block 11, Lot 4 from Hamlet Residential District 1B "HR1B" to Public/Institutional District "HP".

**MOTION 2**

That third reading be given to Bylaw 741/09 being a Land Use Bylaw amendment to rezone Plan 752 1580, Block 11, Lot 4 from Hamlet Residential District 1B "HR1B" to Public/Institutional District "HP".

**Author:** Marion Krahn,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 741/09**

**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. 741/09**  
**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, 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 public 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 Plan 752 1580, Block 11, Lot 4 be rezoned from Hamlet Residential District 1B "HR1B" to Public/Institutional District "HP", as outlined in Schedule "A".

READ a first time this 13<sup>th</sup> day of October, 2009.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2009.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2009.

---

Greg Newman  
Reeve

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William Kostiw  
Chief Administrative Officer

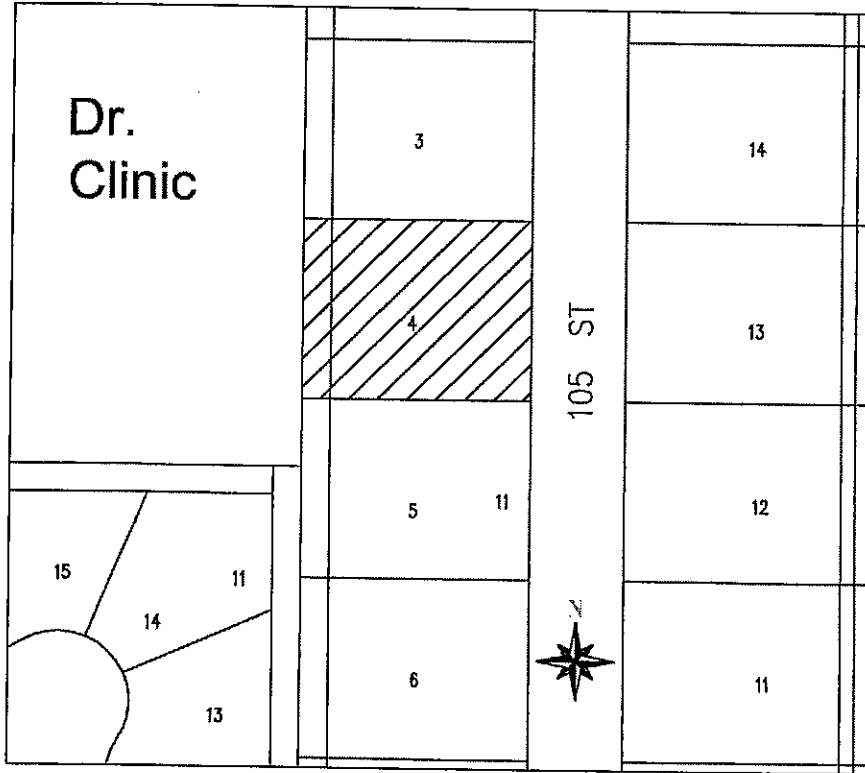


**BYLAW NO. 741/09**

**SCHEDULE "A"**

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

Plan 752 1580, Block 11, Lot 4 be rezoned from Hamlet Residential District 1 "HR1B" to Public Institutional District "HP", within the Hamlet of La Crete.



FROM: Hamlet Residential District 1B "HR1B"

TO: Public/Institutional District "HP"

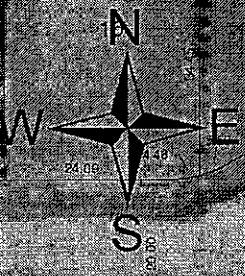
\_\_\_\_\_  
Greg Newman  
Reeve

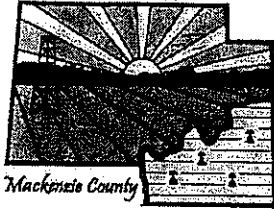
\_\_\_\_\_  
William Kostiw  
Chief Administrative Officer

Effective this \_\_\_\_ day of \_\_\_\_\_, 2009.

100 AVE

105 ST





# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. 741/09

NAME OF APPLICANT <u>La Crete Municipal Nursing Assoc.</u>		
ADDRESS <u>Box 544</u>		
TOWN <u>La Crete AB</u>		
POSTAL CODE <u>TDH 2H0</u>	PHONE (RES.) <u>847-1360</u>	BUS. <u>Cell</u>

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

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <u>752 1580</u>	BLK <u>11</u>	LOT <u>4</u>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: Hamlet Residential District 1B TO: Public/Institutional "NIP"

REASONS SUPPORTING PROPOSED AMENDMENT: "NR1B"

Development Permit 239-DP-09 for the placement of a Mobile Clinic on the lands was approved by the Municipal Planning Commission subject to rezoning the lands to Public/Institutional District.

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

RECEIPT NO. 110717

APPLICANT [Signature]

DATE Sept 29/09

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

REGISTERED OWNER \_\_\_\_\_

DATE \_\_\_\_\_



**Mackenzie County**  
P.O. Box 1690, La Crete, AB T0H 2H0  
Phone (780) 928-3983 Fax (780) 928-3636

## Development Approving Authority

Application No.:	<b>239-DP-09</b>
Legal Description:	Plan 752 1580, Block 11, Lot 4
Applicant: Address:	La Crete Municipal Nursing Association Box 544 La Crete AB T0H 2H0
Development:	<b>Public Use (Mobile Clinic) with Variance</b>
DECISION:	<b>APPROVED (See Attached Conditions)</b>

## Development Permit

This permit is issued subject to the following conditions:

- (a) That the development or construction of the said land (s) will not begin until October 15, 2009.
- (b) That the development or construction shall comply with the conditions of the decision herein contained or attached.
- (c) That the development or construction will be carried out in accordance with the approved plans and application.
- (d) That this permit shall be invalid should an appeal be made against the decision. Should the Subdivision and Development Appeal Board approve the issuance of this permit, this permit shall be valid from the date of decision, and in accordance with the conditions, of the Subdivision and Development Appeal Board.
- (e) This permit is valid for a period of 12 months from the date of issue or the date of an approved decision of the Subdivision and Development Appeal Board. If at the expiry of this period the development or construction has not been commenced or carried out with reasonable diligence this permit shall be invalid.

Dated September 30, 2009

  
Municipal Planning Commission



**Mackenzie County**  
P.O Box 1690, La Crete, AB T0H 2H0  
Phone (780) 928-3983 Fax (780) 928-3636

## Development Approving Authority

**239-DP-09**

### CONDITIONS OF APPROVAL

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. A variance of the Mackenzie County Land Use Bylaw section 7.18, subsection B is hereby granted to allow a Public Use – Mobile Clinic.
2. The Public Use – Mobile Clinic is approved subject to the lands being rezoned to Public/Institutional District "HP" and subject to a parking agreement for the parking on Plan 862 2277, Block 11, Lot 9.
3. Provide adequate off street parking as follows: The minimum parking standards are 1 space per 30 square feet of building area, which in this case is 7 public parking stalls, 1 space per each full time employee and 1 space for every 2 part time employees. *"One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."*
4. Minimum building setbacks: 7.62 meters (25 feet) front (east) yard; 2.44 meters (8 feet) rear (west) yard; 1.52 meters (5 feet) north and south side yards, from the property lines.
5. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
6. The Public Use – Mobile Clinic shall meet all Alberta Safety Code requirements for Public/Health Services buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.
7. Comply with applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at 780-841-3275.
8. Prior to commencement of any construction or placement of the Public Use – Mobile Clinic, contact John Klassen, Director of Operations (South) at 780-928-3983 to identify water line size for service and fire protection.
9. Building to be connected to the Municipal water and sewer system and the cost of connection fees will be borne by the owner where applicable.

10. The Municipality has assigned the following address to the noted property 9818-105 Street. You are required to display the address (9818) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
11. The architecture, construction materials and appearance of the Public Use – Mobile Clinic shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
12. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards at the developer's expense.
13. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighboring properties.

**Please note**

1. Mackenzie County does not conduct independent environmental or land suitability checks. If the applicant is concerned about the suitability of the property for any purpose, the owner/applicant should conduct the proper tests. The Mackenzie County, when issuing a development permit, makes no representation in regards to the suitability of the property for any purpose or as to the presence or absence of environmental contaminants of the property.
2. Obtain all the required Safety Codes Permits pertaining to your development. These permits consist of Building, Gas (Propane), Electrical, Plumbing and Private Sewage Disposal Systems.
3. Call 'Alberta-1st-Call' before you dig. (1-800-242-3447).

**It is the responsibility of the developer to ensure that the proposed development meets the requirements of the provincial Safety Codes Act. For more information on the necessary Safety Codes Permits, contact Mackenzie County's Permit Clerk at 780-928-3983.**

September 30, 2009  
Date of Issue of Notice of Decision

  
Municipal Planning Commission

### Important Notices

1. You may wish to appeal the decision of the Development Authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of Subdivision and Development Appeal Board at the Mackenzie County office not later than fourteen (14) days after the date of Issue of Notice of Decision.
2. The Land Use Bylaw 462/04 provides that any person claiming to be affected by a decision of the Development Authority may appeal to the Secretary of the Subdivision and Development Appeal Board within fourteen days after the Notice of Decision is published in the local newspaper.
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject to an appeal upon a question of law or jurisdiction pursuant to section 688 of The Municipal Government Act. An application for leave to appeal to the Court of Appeal must be made:
  - (a) to judge of the Court of Appeal; and
  - (b) within thirty (30) days after the issue of the decision sought to be appealed.

### Right of Appeal

Sections 683, 684, 685, and 686 of the Municipal Government Act, 2008, states:

- 683 Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.
- 684 An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days after receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.
- 685 (1) If a development authority
- (a) Fails or refuses to issue a development permit to a person,
  - (b) issues a development permit subject to conditions, or
  - (c) issues an order under section 645,
- the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.
- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
  - (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.
- 686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,
- (a) in the case of an appeal made by a person referred to in section 685 (1), after
    - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
    - (ii) if no decision is made with respect to the application within the 40-day period or within any extension under section 684, the date the period or extension expires,
  - (b) in the case of an appeal made by a person referred to in section 685 (2), after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.
- (2) The subdivision and development appeal board must hold an appeal hearing within 30 days of receipt of a notice of appeal.
  - (3) The subdivision and development appeal board must give at least 5 days notice in writing of the hearing
    - (a) to the applicant,
    - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
    - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
  - (4) The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
    - (a) the application for the development permit, the decision and the notice of appeal, or
    - (b) the order under section 645.
  - (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



# Development Permit Application

## APPLICANT INFORMATION

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the supporting information submitted which will form part of this application.

I/We understand that this application will not be accepted without the following: (a) appropriate development information  
\$25 (residential, farm, public institution)  
\$50 (commercial, industrial, home based business)

Name of Applicant	Mailing Address	Postal Code	Phone Number
L.C.M.A.A	Box 544	T0H 2H0	841 1360

Registered Landowner	Mailing Address	Postal Code	Phone Number
Same			

QTR./L.S.	SEC	TWP	RG	M	PLAN NO.	BLK	LOT	Civic Address
					752 1580	11	4	9818-105 Street

Quarter Section
  Hamlet Lot
  Acreage /Size
  MLL/MSL/TFA

What is the property currently being used for: Residential

The proposed development is for:  Commercial  Industrial  Residential  Farm  Home Occupation  Other

Description of proposed development: mobile clinic

The property is adjacent to a:  Street/Avenue  Provincial Highway  Local (County) Road  No Road

Proposed commencement and completion of development: Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

Square footage of development: 1926 Length: 76 Width: 26

Approximate construction value (if applicable): \$ 175,000.00

### DECLARATION

I/We hereby declare that the information on this application is, to the best of my/our knowledge, factual and correct.

A George Friesen \_\_\_\_\_  
 Permit Applicant Name (Please print) Permit Applicant Signature Date Sept 18/09

\_\_\_\_\_  
 Land Owner Name (Please print) Signature of Land Owner Date

NOTE: The signature of the Registered Land Owner is required if the applicant is not the registered landowner. The signing of this application, by the applicant and/or registered landowner, grants permission for necessary inspections of the property to be conducted by authorized persons of Mackenzie County.

### For Administrative Use Only

Development Permit Application No: 29-02-09 Date Received: Sept 18/09 Date Accepted: Sept 22/09

Land Use Classification: HR15 Tax Roll No: 181094

Proposed Use of land or Building: Public Use (Mobile Clinic) with variance

Development Application Fee Enclosed:  Yes  No Amount \$ 25.00 Receipt No: 110344

La Crete Office: P.O. Box 1690 La Crete AB T0H 2H0 Phone: (780) 928-3983 Fax: (780) 928-3636  
 Email: [mkrahn@mackenziecounty.com](mailto:mkrahn@mackenziecounty.com), [rhecker@mackenziecounty.com](mailto:rhecker@mackenziecounty.com)  
 Fort Vermilion Office: P.O. Box 640 Fort Vermilion AB T0H 1N0 Phone: (780) 927-3718 Fax: (780) 927-4266  
 Email: [lambert@mackenziecounty.com](mailto:lambert@mackenziecounty.com)





# Development Permit Application

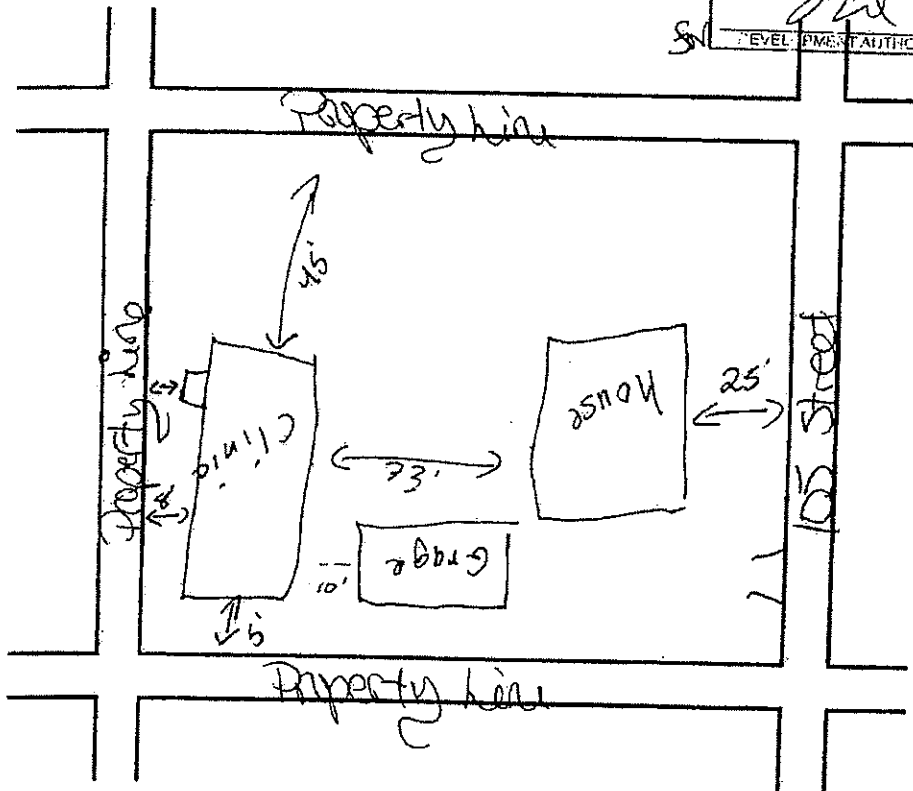
## SITE PLAN

QTR./L.S. SEC TWP RG M PLAN NO. BLK. LOT Size of Parcel  
 or 752 1580 11 4 and \_\_\_\_\_ ac. ha.

Date of site plan: \_\_\_\_\_

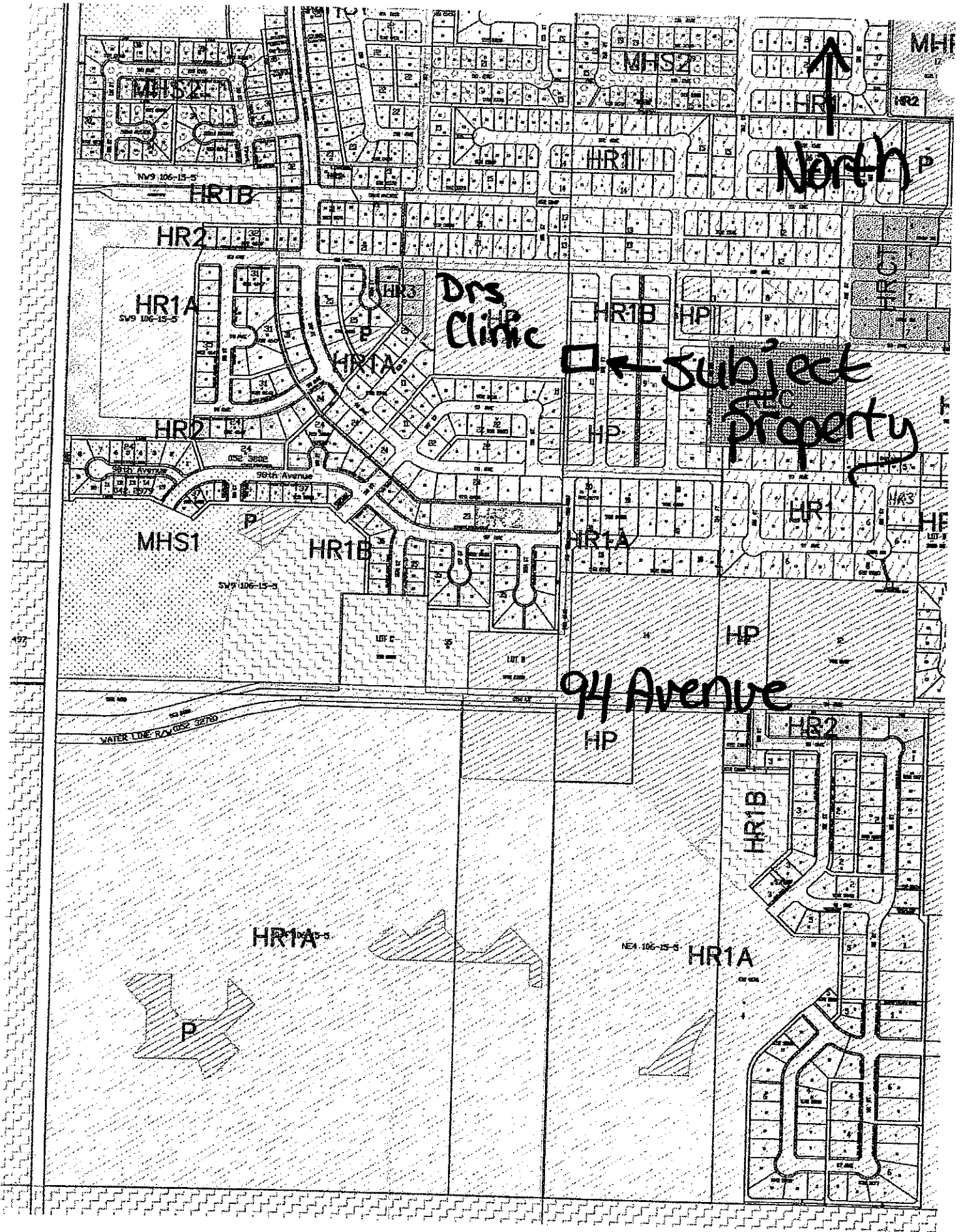
Remarks: \_\_\_\_\_

MACQUINAC COUNTY	
<input checked="" type="checkbox"/>	EXAMINED
<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	APPROVED WITH CONDITIONS
<input type="checkbox"/>	REFUSED
SEP 30 2009	
<i>[Signature]</i>	
LEVEL PERMIT AUTHORITY	



### Information Checklist for site plan

- |   |  |
|---|--|
| <input type="checkbox"/> location/distance of existing buildings from property lines  | <input type="checkbox"/> location/distance of proposed buildings from property lines |
| <input type="checkbox"/> location of access/driveway, and distance from intersections | <input type="checkbox"/> ravines, creeks, lakes, sloughs, and any other water bodies |
| <input type="checkbox"/> location of shelterbelts and/or tree areas                   | <input type="checkbox"/> location of road(s), road allowances                        |
| <input type="checkbox"/> location of parking and loading areas                        | <input type="checkbox"/> length and width of property                                |



North ↑

Drs. Clinic

Subject Property

94 Avenue



Fort Vermilion Recreation Board hosted a Halloween Dance and costume contest October 31. Over 30 people in costumes were judged at the event. Mr and Mrs Scarecrow and Animal split the \$1000 best costume prize donated by Pharmasave. The event raised just under \$2000.00. Photo courtesy of Janice Auger.


## Correction...

La Crete Community Library sold 340 tickets for the 3rd annual Salmon Grill, silent auction and dinner theatre, not 140 as stated in an article in the November 4, 2009 edition of The Northern Pioneer. The Northern Pioneer apologizes for the error.

## SPECIAL THANKS

The family of Helen LaFleur would like to express their sincere thanks to the nurses and staff at the Heimstead Lodge in La Crete and to the native ladies for preparing the lunch. To the many friends who showed their love and support with visits, phone calls, prayers, cards & gifts of food after her passing, thank you. Your love and kindness is greatly appreciated.

Marie & Ramsey Lizotte and family  
Clifford (Mickey) Pottman and family

 Royal Canadian Mounted Police / Gendarmerie royale du Canada

### DETACHMENT CLERK

Royal Canadian Mounted Police  
Fort Vermilion, Alberta

Open to persons residing in Canada and Canadian citizens residing aboard.

The Royal Canadian Mounted Police is currently recruiting for a Detachment Clerk. The salary will range between \$37,581 and \$40,537 per annum. The closing date for applications is November 23, 2009. Please quote reference number RCM09J-010020-000041

To meet this challenge, you must have successfully completed a secondary school education according to provincial/territorial standards or an approved alternative such as an acceptable combination of education, training, and/or experience. Your background must include experience in EACH of the following areas:


- Experience in performing general clerical duties.
- Experience in the collection and recording of information and in answering inquiries from the public.
- Experience with computer systems, namely databases.
- Proficiency in English is essential for this position.

A pool of qualified candidates may be established and used to staff similar full or part-time permanent and/or temporary vacancies. An RCMP Reliability Status security clearance will be conducted prior to appointment. A completed Isolated Post health declaration may be required prior to appointment.

For more information about this position, including all the screening criteria, and how to apply, visit [www.jobs.gc.ca](http://www.jobs.gc.ca) or call Infotel at 1-800-645-5605. For more information about the Royal Canadian Mounted Police, visit our website at: [www.rcmp-grc.gc.ca](http://www.rcmp-grc.gc.ca).

We thank all candidates who apply and advise that only those selected for further consideration in the process will be contacted. Preference will be given to Canadian citizens. We are committed to Employment Equity. The Public Service of Canada is committed to developing inclusive, barrier free selection processes and work environments. If contacted regarding this selection process, please advise of the accommodation measures which must be taken to enable you to be assessed in a fair and equitable manner.

Vous pouvez obtenir ces renseignements en français.

 **MACKENZIE COUNTY**


### NOTICE OF PUBLIC HEARING

**PROPOSED LAND-USE BYLAW NO 738/09**

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. 738/09 for an amendment to Land-Use Bylaw No. 462/04. The proposed amendment is:

That the subject parcel known as FORTVER, Range 4, River Lot 12 be rezoned from Highway Development District "HD" to Rural Country Residential District 1 "RC1" located in the Fort Vermilion Settlement. The purpose of this Bylaw is to allow for residential development.

The Public Hearing is scheduled for **4:30 p.m., Wednesday, November 25, 2009** in the Mackenzie County Council Chamber in Fort Vermilion. The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion during regular office hours. Please submit written submissions to the Development Officer prior to **4:30 p.m., Friday, November 20, 2009**. If you have any questions regarding the hearing, or the bylaw, please call Mackenzie County's Development Officer at (780) 927-3718.

 **MACKENZIE COUNTY**

### NOTICE OF PUBLIC HEARING

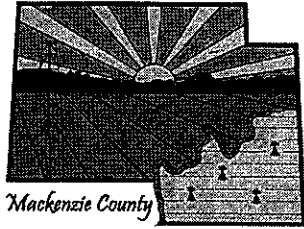
**PROPOSED LAND USE BYLAW NO. 741/09**

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. 741/09 for an amendment to Land-Use Bylaw No. 462/04. The proposed amendment is:

That the property within the Hamlet of La Crete, being known as Plan 752 1580, Block 11, Lot 4, as highlighted below, be rezoned from Hamlet Residential District 1B "HR1B" to Public/Institutional District "HP". The intent of this Bylaw is to allow public/institutional development on these lands and to remove the residential development options. A Mobile Clinic is intended for this location.

The Public Hearing is to be held at **4:30 p.m., Wednesday, November 25, 2009** in the Mackenzie County Council Chamber in Fort Vermilion. The proposed bylaw may be viewed at the Mackenzie County office in La Crete during regular office hours. Please submit written submissions to the Development Officer prior to **4:30 p.m., Friday, November 20, 2009**. If you have any questions regarding the hearing, or the bylaw, please call Mackenzie County's Development Officer at 780-928-3983.





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>Economic Contingency Plan</b>

### BACKGROUND / PROPOSAL:

For discussion.

### OPTIONS & BENEFITS:

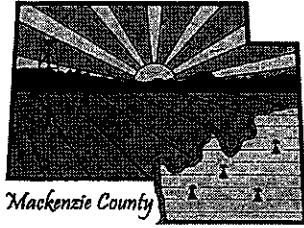
### COSTS & SOURCE OF FUNDING:

### RECOMMENDED ACTION:

For discussion.

Author: C. Gabriel Review by: \_\_\_\_\_ CAO \_\_\_\_\_





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	Regular Council Meeting
<b>Meeting Date:</b>	November 25, 2009
<b>Presented By:</b>	William Kostiw, Chief Administrative Officer
<b>Title:</b>	Projects Update

### BACKGROUND / PROPOSAL:

Verbal projects update to be provided at the meeting.

### OPTIONS & BENEFITS:

### COSTS & SOURCE OF FUNDING:

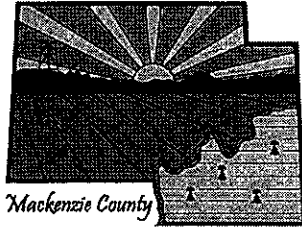
### RECOMMENDED ACTION:

That the projects update be received for information.

Author: C. Gabriel Review by: \_\_\_\_\_ CAO \_\_\_\_\_







## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>Rural Water Update</b>

### BACKGROUND / PROPOSAL:

For discussion.

### OPTIONS & BENEFITS:

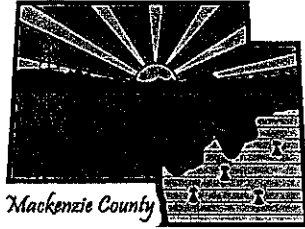
### COSTS & SOURCE OF FUNDING:

### RECOMMENDED ACTION:

For discussion.

Author: W. Kostiw Review by: \_\_\_\_\_ CAO \_\_\_\_\_





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Director of Corporate Services</b>
<b>Title:</b>	<b>Fort Vermilion Recreation Board – Sale of Old Zamboni/Tractor Request</b>

### **BACKGROUND / PROPOSAL:**

The local recreation boards operate the County owned facilities and equipment for provision of recreational services.

### **OPTIONS & BENEFITS:**

The Fort Vermilion Recreation Board purchased a new zamboni and would like to dispose of the old zamboni. Because this equipment belongs to the County, the Board is asking Council's permission. Please see the attached email.

### **COSTS & SOURCE OF FUNDING:**

If approved, the Board will use the funds towards the Recreational Complex operations and/or programs provision.

### **RECOMMENDED ACTION:**

For discussion

**Author:** Joulia Whittleton      **Review Date:** \_\_\_\_\_      **CAO** \_\_\_\_\_



## Joulia Whittleton

---

**From:** William AUGER [william.r.auger@rcmp-grc.gc.ca]  
**Sent:** Thursday, November 12, 2009 4:33 PM  
**To:** Joulia Whittleton  
**Subject:** RE: FVRB - Sale of old zamboni / tractor

Julia,

As mentioned on the telephone, we have the ice re-surfacing attachment and an old mower attachment to go with the tractor, the mower has not been used in years but is sitting in the bush behind the arena. I believe some of the numbers that were kicked around were anywhere from 5 to 7 thousand dollars for all.

Regards,

Bill Auger  
FVRB

>>> Joulia Whittleton <jwhittleton@mackenziecounty.com> 2009-11-12 16:29  
>>> >>>  
Thank you

Joulia Whittleton  
Director of Corporate Services

Mackenzie County  
P.O. Box 640, Fort Vermillion, AB, T0H 1N0, Canada  
Tel.: (780)-927-3718, Fax: (780)-927-4266 Toll Free: (877)-927-0677  
Cell: (780)-841-8343 Email: jwhittleton@mackenziecounty.com

The information in this message is confidential and may be privileged, intended for the sole use of the addressee. If you are not the intended recipient of this message, any disclosure, copying, distribution or action taken or omitted in accordance with this message is prohibited. If you have received this communication in error, please destroy & delete from your computer immediately and notify us by email, fax or phone as per the above contact numbers.

-----Original Message-----

**From:** William AUGER [mailto:william.r.auger@rcmp-grc.gc.ca]  
**Sent:** Thursday, November 12, 2009 4:22 PM  
**To:** Joulia Whittleton  
**Subject:** FVRB - Sale of old zamboni / tractor

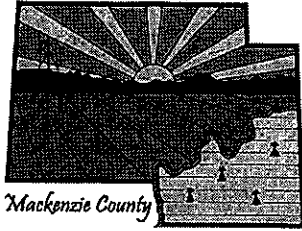
Julia,

As previously mentioned, the Fort Vermillion Recreation Board is planning on selling the old tractor through a sealed bid process so that we may be able to get some funds back after purchasing the new machine. Can you please direct me to the person/group to get the authorization to sell the old John Deere tractor and it's attachments or can you get the approval on our behalf.

Regards,

Bill Auger  
FVRB





## MACKENZIE COUNTY

### REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>Bylaw 744/09 Land Use Bylaw Amendment to Rezone Plan 872 1101, Lot C from Hamlet Commercial District 1 "HC1" to Hamlet Commercial District 2 "HC2" (La Crete)</b>

**BACKGROUND / PROPOSAL:**

The Planning Department received a Land Use Bylaw amendment application to rezone Plan 872 1101, Lot C from Hamlet Commercial District 1 (HC1) to Hamlet Commercial District 2 (HC2). This application was received as required in Development Permit 256-DP-09, for the operation of an Automotive Equipment, Sales and/or Services business out of an existing Detached Garage on the subject lands. Development Permit 256-DP-09 contained the following condition;

2. *The Automotive Equipment, Sales and/or Services business is approved subject to the lands being rezoned to Hamlet Commercial District 2 "HC2".*

At the time of the application, the subject lands were zoned as Hamlet Residential District 1 (HR1) however the zoning was changed to HC1 at the October 28<sup>th</sup>, 2009 Council meeting. Neither the HR1 nor the HC1 zoning districts allowed the proposed use.

**OPTIONS & BENEFITS:**

The subject lands are located along the 100<sup>th</sup> Street corridor in the Hamlet of La Crete and are intended for commercial uses. The Municipal Planning Commission (MPC) considered the HC1 zoning of the adjacent lands and determined that the proposed use was in keeping with the intended use of the area and approved the Development Permit subject to rezoning.

**Author:** Marion Krahn,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 744/09 being a Land Use Bylaw amendment to rezone Plan 872 1101, Lot C from Hamlet Commercial District 1 "HC1" to Hamlet Commercial District 2 "HC2".

**Author:** Marion Krahn,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_



**BYLAW NO. 744/09**  
**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, 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 commercial 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 Plan 872 1101, Lot C be rezoned from Hamlet Commercial District 1 "HC1" to Hamlet Commercial District 2 "HC2", as outlined in Schedule "A".

READ a first time this \_\_\_ day of \_\_\_\_\_, 2009.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2009.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2009.

---

Greg Newman  
Reeve

---

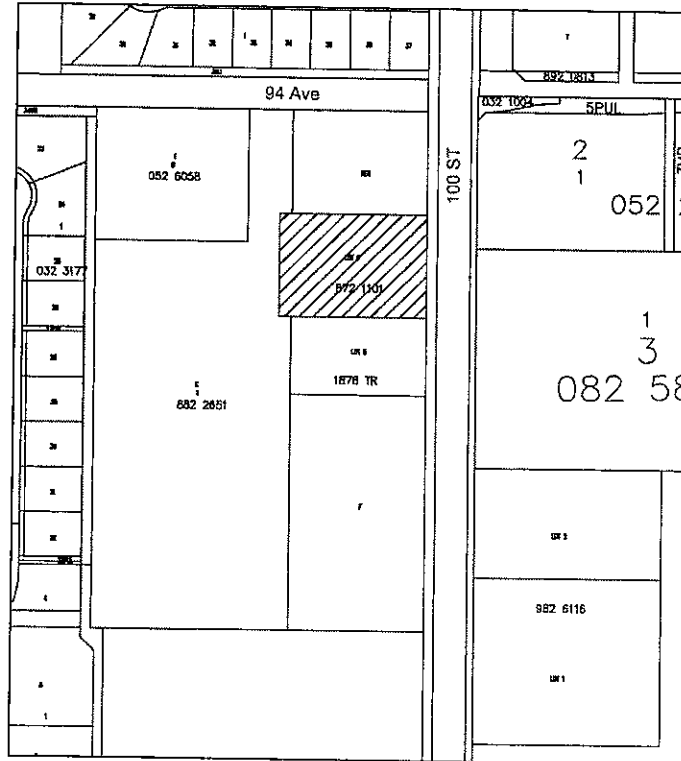
William Kostiw  
Chief Administrative Officer

**BYLAW NO. 744/09**

**SCHEDULE "A"**

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

Plan 872 1101, Lot C be rezoned from Hamlet Commercial 1 "HC1" to Hamlet Commercial 2 "HC2", within the Hamlet of La Crete.



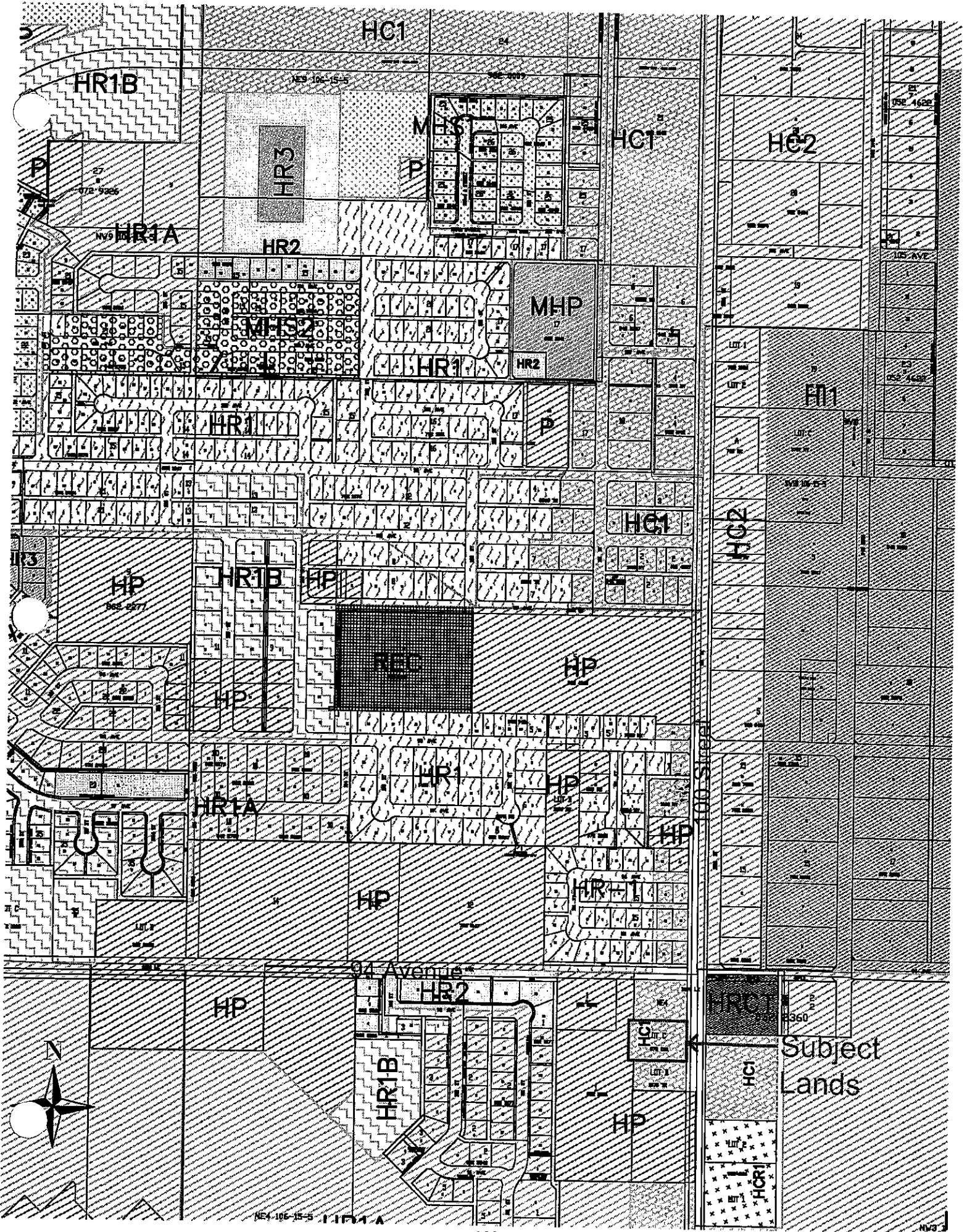
FROM: Hamlet Commercial District 1 "HC1"

TO: Hamlet Commercial District 2 "HC2"

\_\_\_\_\_  
Greg Newman  
Reeve

\_\_\_\_\_  
William Kostiw  
Chief Administrative Officer

Effective this \_\_\_\_ day of \_\_\_\_\_, 2009.





95 AVE

94 Ave

100 St

052 6058

032 3177

872 1101

882 2651

032 1004

3  
082 5877

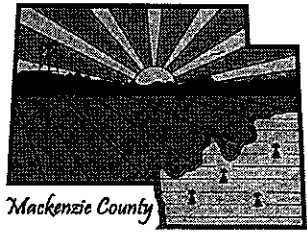
982 6116

LOT A

LOT B

TR

UTILITY ROW  
062-3344



# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>Policy DEV001 Urban Development Standards Amendment/Variance Request (La Crete)</b>

### BACKGROUND / PROPOSAL:

The Planning Department received a variance request to waive the street lighting and pavement requirements of the Urban Development Standards Policy (DEV001) for a Country Residential subdivision. The applicants have an existing country residential development in SE 10-106-15-W5M, within La Crete, that contains gravel roads and no street lights. The applicants are considering further lot development and feel that it would be reasonable to continue with the same standards as the existing development. The applicants cited the following reasons for their request;

- That it is not feasible to start paving streets in the back portion of the development when the first portion is not paved,
- That the cost of the street lighting and pavement would increase lot prices by \$12,000 to \$15,000/each,
- That the existing servicing standards should be carried forward from the previous phases and not changed in the middle, and
- That the cost outweighs the advantages as the purchasers would not benefit from a short span of pavement that is accessed via a gravel road.

The applicants have also indicated that they feel that the County should grant them the variance or install street lights and pavement within the existing subdivision.

**Author:** Marion Krahn,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_

**OPTIONS & BENEFITS:**

The Urban Development Standards were adopted for the purpose of ensuring that consistent development is maintained within the Hamlets. The policy sets forth clearly outlined requirements for various subdivision types and is not contingent to any existing developments that were completed to previous standards. The applicants' desire to subdivide additional lots does not necessitate expenditures by the County or a local improvement cost for the ratepayers within the existing subdivision.

The continuation of the existing infrastructure to the next phase of subdivision would ensure that the County would be responsible for the cost of these improvements in the future.

**COSTS & SOURCE OF FUNDING:**

N/A.

**RECOMMENDED ACTION:**

That the Urban Development Standards Policy No. DEV001 variance request, to waive the street light and pavement requirement for Part of SE 10-106-15-W5M, be refused.

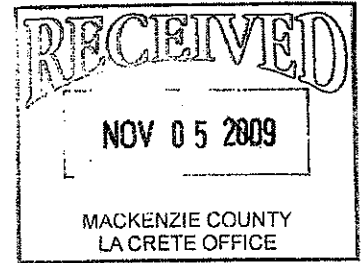
**Author:** Marion Krahn,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_

Mackenzie County  
Marion Krahn, Manager of Planning  
La Crete, AB. T0H 2H0

October 29/2009



Dear Marion Krahn:

We are writing this letter to request that you consider lifting the requirement of paving and street lighting within the Town&Country Acres subdivision. We are at the point of needing to develop phase four and as there is no pavement within this subdivision it just isn't feasible to start paving the back piece. The pavement and street lights would add about 12 to 15 thousand dollars, per acreage, of cost to develop the next 10 acreages.

The value just wouldn't be there to warrant this amount of expense to have a short piece of pavement/lights at the end of the street and not the rest paved/lit as well. We feel that these two condition will price us out of the market and just doesn't make any sense. We agree that pavement and street lights are good and that a developer should carry the existing services forward as development happens, but to force a developer to start new services shouldn't be possible and just isn't fair.

We feel that either the MD pave and light the rest of the subdivision or lift the requirement for us to start paving and lighting. We thank you for considering this request and look forward to a favorable response.

Sincerely

A handwritten signature in black ink, appearing to read "Frank/Tina Goertzen". The signature is stylized and somewhat cursive.

Frank/Tina Goertzen

cc Peter Braun

# MACKENZIE COUNTY

<b>TITLE</b>	<b>Urban Development Standards</b>	<b>POLICY NO.</b>	<b>DEV001</b>
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<b>LEGISLATION REFERENCE</b>	<b>Municipal Government Act, Section 5</b>
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## **PURPOSE**

Establish urban development standards to ensure consistent development is maintained within the hamlets of Mackenzie County.

## **POLICY STATEMENT**

Mackenzie County and developers have a shared responsibility for defining and addressing the existing and future needs of the community by creating development policies consistent with community objectives. These policies should be applied equitably and fairly to all within that community. All beneficiaries of development should participate in the cost of providing and installing infrastructure in the community on an equitable basis that relates to the degree of benefit. Municipal funded projects tend to encourage development while maintaining affordable lot prices.

## **GUIDELINES**

1. Mackenzie County will:
  - a) adopt development standard requirements for individual urban zoning as indicated in this policy,
  - b) determine who is responsible for installation of the infrastructure as indicated in this policy,
  - c) determine who is responsible for the cost of installing the infrastructure as indicated in this policy,
  - d) pay for the difference in costs when requiring the Developer to oversize the water or sewer mains,
  - e) pay for the difference in costs when requiring the Developer to construct main arterial roads (proportionate to a standard road),
  - f) at the request of the developer, pay for selected improvements via a 100% local improvement levied against the property owner over a 10 year period, and
  - g) pay for the storm sewer trunk main.
2. The developer will be responsible for all costs except where otherwise indicated in this policy.



## FUNDING

1. Developers shall notify Mackenzie County by October 31 annually of any subdivisions that will require local improvement plans in the following year. The developer shall be responsible for all local improvement charges unless otherwise approved by the County Council and a local improvement bylaw has passed.
2. Where subdivisions include the installation of local improvements, the Developers Agreement shall include the following condition:

The Municipality may reimburse the Developer for the costs of the local improvements, as specified in Section \_\_, subsection \_\_ of this Agreement, if requested by the Developer prior to October 31 of the year before the project is to commence.

3. Upon an administrative review of a proposed subdivision plan, the over-sizing of roads and/or servicing lines may be requested by the County. In this situation, the County shall reimburse the Developer for the costs of the over-sizing.
4. County Administration shall bring over-sizing and/or local improvement requests to Council for review and approval during the annual budget deliberations.

## URBAN DEVELOPMENT STANDARDS

The following chart indicates the minimum standards on new development.

Zoning	Curb & Gutter	Sidewalk	Under Ground Power	Street Lights (under ground power)	Street Lights (over head power)	Paved Roads (hot mix)	Storm Sewer Internal	Storm Sewer Trunk Main
MHP				√		√	√	County
MHS	√*	√*		√		√	√	County
HCR					√	√	√	County
All other Residential	√*	√*	√	√		√	√	County
Commercial	√*	√*	√	√		√	√	County
Industrial					√			County

## Definitions

(√) – means the requirement

(\*) – means Local Improvement

(County) – means Mackenzie County

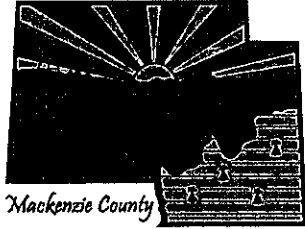
(Zoning) – As per the Land Use Bylaw

(Storm Sewer Trunk Main) – means storm sewer that benefits either present or future development areas as determined by the County

(Storm Sewer Internal) – means storm sewer that only benefits the subdivision within the Developers Agreement

(Storm Sewer Collection System) – may, include but is not limited to, ditches, ponds and underground piping

	<b>Date</b>	<b>Resolution Number</b>
<b>Approved</b>	18-Jun-02	02-460
<b>Amended</b>	13-Jan-04	04-009
<b>Amended</b>	23-Jun-04	04-510
<b>Amended</b>	10-May-05	05-255
<b>Amended</b>	13-Dec-05	05-674
<b>Amended</b>	26-Mar-09	09-03-227



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>November 25, 2009</b>
<b>Presented By:</b>	<b>William Kostiw, Chief Administrative Officer</b>
<b>Title:</b>	<b>63-SUB-05 Blue Sky Alberta Development Ltd. Subdivision Time Extension on NW 22-110-19-W5M</b>

### **BACKGROUND / PROPOSAL:**

On November 9, 2009 Mackenzie County received a Time Extension request from Blue Sky Alberta Development Ltd for subdivision 63-SUB-05 on NW 22-110-19-W5M. Mr. Stan the owner is requesting for an additional year to complete the subdivision based on the economic downturn impeding his ability to proceed with the development.

Section 657(4) of the Municipal Government Act states:

If the plan of subdivision or other instrument is not submitted to the subdivision authority within the time prescribed by subsection (1) or any longer period authorized by the council, the subdivision approval is void.

Section 657(6) The council may extend

- (a) The one year period referred to in subsection (1), or
- (b) The one-year period referred to in subsection (5),

Whether or not the period under those subsections has expired.

On June 13, 2006 stage one of the Freewheel Holdings subdivision was approved for ten, 3 to 5 acres lots north of High Level along Heliport Road. (See attached plan "A")

**Author:** Liane Lambert,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_

Due to unforeseen circumstances, conditions of the Developer's Agreement were either never started or halted, none have ever been completed. In event, this approved subdivision plan has not been registered with Alberta Land Titles.

The quarter section NW 22-110-19-W5M was then sold to Blue Sky Alberta Development Ltd in August 2008. Mr. Stan the new owner requested for a time extension as the previous one had expired. The County grant him a time extension on the condition that Blue Sky Alberta Development Ltd. signed a new Developer's Agreement with the same conditions as the previous one.

A Time Extension was granted for one year to expire November 16, 2009. This was the second extension granted for this subdivision.

The County has also received a subdivision application from Mr. Stan for a homestead separation out of the quarter section. This application was presented to the Inter-Municipal Planning Commission (IMPC) on October 21, 2009 where it was tabled for further information. It will be presented at the next IMPC meeting on November 26, 2009.

#### **OPTIONS & BENEFITS:**

In the Developer's Agreement for 63-SUB-05 the developer was required to commence construction and installation of the Municipal Improvements on or before August 30, 2009 and shall complete the construction and installation of Municipal Improvements on or before August 30<sup>th</sup> 2010.

To date the County has not received the required engineered drawings for review in order for any of the construction to proceed.

#### **Option 1**

That the Time Extension request for Subdivision 63-SUB-09 in the name of Blue Sky Development Inc. on NW 22-110-19-W5M be GRANTED to expire on November 25, 2010. No further Time Extension will be granted.

#### **Option 2**

That the Time Extension request for Subdivision 63-SUB-09 in the name of Blue Sky Development Inc. on NW 22-110-19-W5M be DENIED and the application fee be refunded.

#### **COSTS & SOURCE OF FUNDING:**

All costs will be borne by Blue Sky Alberta Development Inc.

**Author:** Liane Lambert,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_

**RECOMMENDED ACTION:**

**Motion**

That the Time Extension request for Subdivision 63-SUB-09 in the name of Blue Sky Development Inc. on NW 22-110-19-W5M be GRANTED to expire on November 25, 2010. No further Time Extension will be granted.

**Author:** Liane Lambert,  
Development Officer

**Reviewed by:** \_\_\_\_\_

**CAO** \_\_\_\_\_



# Blue Sky Alberta Developments Ltd.

November 2, 2009

Mackenzie County  
4511-46 Avenue  
Box 640  
Fort Vermilion, Alberta  
T0H 1N0



To Whom it may Concern:

As everyone is aware, the economics times have not allowed for me to proceed with the development I own on Heliport Road in Mackenzie County. I have completed all the engineered drawings necessary to move this badly needed acreage subdivision forward but, in light of the economic situation, request an extension to the time line for this development to move forward.

Enclosed with this request for the 39 lot sub division time extension is a cheque in the amount of five hundred dollars.

Thank you in advance for your consideration.

Sincerely,

Al Stan

President & CEO  
Blue Sky Alberta Developments  
5620-104 Street NW  
Edmonton, AB T6H 2K2

Blue Sky Alberta  
NW22-110-19-5  
Township Road 1104  
East of Range Road 193  
Municipal District of Mackenzie No. 23  
Alberta.



# REQUEST FOR SUBDIVISION TIME EXTENSION

NAME OF APPLICANT		
AL STAN		
ADDRESS		
POSTAL CODE	TELEPHONE (RES.)	(BUS.)

NAME OF REGISTERED OWNER		
BLUE SKY ALBERTA		
ADDRESS		
5620 - 104 ST		
POSTAL CODE	TELEPHONE (RES.)	(BUS.)
T6H 2K2	780-439 2876	

NAME OF MUNICIPALITY

MACKENZIE COUNTY

LEGAL DESCRIPTION

QTR./L/S/ NW	SEC. 22	TWP. 110	RANGE 19	M. 5	OR	PLAN NO.	BLOCK	LOT
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EXPIRY DATE OF DEVELOPMENT APPROVAL

MM	DD	YY
11	19	09

EXTENDED TIME REQUESTED

MM	DD	YY
11	19	10

REASONS FOR EXTENSION REQUEST (attach additional information if required)

ECONOMIC DOWNTURN

I/We have enclosed the required Application Fee of \$ 50.00

*[Signature]*  
APPLICANT/OWNER

Nov 2/09  
DATE

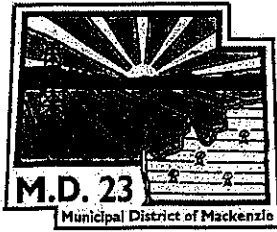
NOTE: Registered Owner's signature required if different from applicant.

*[Signature]*  
REGISTERED OWNER

Nov 2/09  
DATE

PLEASE RETURN INFORMATION TO THE NEAREST MACKENZIE COUNTY OFFICE ATTENTION DEVELOPMENT OFFICER





**Municipal District of Mackenzie No. 23**  
P.O. Box 1690, La Crete, AB T0H 2H0  
Phone (780) 928-3983 Fax (780) 928-3636

June 13, 2006

File No. 63-SUB-05

Christian Dallaire  
Box 3597  
High Level AB T0H 1Z0

Dear Mr. Dallaire:

**Subdivision Application 63-SUB-06, NW 22-110-19-W5**


Your application for subdivision has been APPROVED subject to the conditions set out on the attached Decision Form.

If any of these conditions are unacceptable to you, you may file an appeal to the M.D. of Mackenzie Subdivision and Development Appeal Board. This appeal must be filed within 14 days of the receipt of this letter. The date of receipt is deemed to be 5 days from the date of this letter. The appeal, along with a \$250 fee, must be submitted to:

Secretary  
Municipal District of Mackenzie  
Subdivision and Development Appeal Board  
P.O. Box 640  
FORT VERMILION AB T0H 1N0

If you are satisfied with the above decision, you may proceed to comply with the attached conditions prior to getting your subdivision registered at the Land Titles Office. The approval is valid for 1 year only; therefore, prior to June 14, 2007, you should prepare and submit to this office a plan suitable for registering for final endorsement. Prior to proceeding with your subdivision, please visit me in my office to review the subdivision procedure.

Yours truly,

  
Liane Lambert  
Development Officer

c: Telus  
Atco Electric  
Northern Lights Gas Co-op  
Town of High Level  
AB Infrastructure & Transportation  
Barlow Surveying Inc.

MUNICIPAL DISTRICT OF MACKENZIE

DECISION FORM

FILE: 63-SUB-05  
LEGAL: NW 22-110-19-W5M  
DATE: June 14, 2006

DECISION: Based on those matters considered under Section 7 of the *Subdivision Regulation*, the submissions received from those agencies referred to under Section 5 of the *Subdivision Regulation* and submissions from adjacent landowners pursuant to Section 653(5) of the *Municipal Government Act*, the Subdivision Approving Authority hereby **APPROVES** the proposed subdivision subject to the following conditions:

1. Any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made which are satisfactory to the municipality.
2. Applicant/developer shall enter into a Developer's Agreement with the Municipal District of Mackenzie which may contain, but is not limited to:
  - a) Negotiations for easements as required by the utility companies. The developer shall be responsible for any line relocation cost that incur as a result of this development. All utility lanes must be accessible.
  - b) Provision of power.
  - c) Provision of municipal infrastructure (roads, drainage, landscaping) to municipal standards.
  - d) The developer shall provide the municipality with a site drainage and surface water management plan that outlines the following:
    - i) Drainage of internal road system.
    - ii) Erosion prevention systems, if required.
    - iii) Direction of site drainage.
  - e) Provision of sewage disposal for each lot shall conform to the Alberta Private Sewage Treatment and Disposal Regulations and shall comply with relevant studies provided for this subdivision.
  - f) All traffic signs, street signs, development identification signs, zoning signs, and directional signs all as and where required by the Municipality;
  - g) All areas of the subdivision not developed by walkways, driveway or parking aprons shall be grassed and landscaped for prevention of erosion, to the

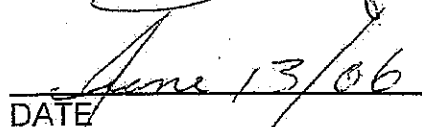
satisfaction of the Development Authority.

- h) Provision of municipal reserve in the form of money in lieu of land and/or land. Specific amount is based on 10% of the subject land and based on the current market value.
- i) Provision of security in the form of a letter of guarantee from a financial institution. Specific amount based on 15% of the engineered estimated infrastructure costs.

NOTE: All subsequent development must conform to all applicable provincial regulations and to the municipality's land use bylaw. Please contact the appropriate authorities to determine the required building/development standards.

The Land Titles Office will accept a Plan of Survey for registration. Please ensure that the Alberta Land Surveyor that you contact fully explains the advantages or disadvantages of a plan of survey versus a descriptive plan.

  
\_\_\_\_\_  
Municipal Planning Commission

  
\_\_\_\_\_  
DATE June 13/06

**REGISTERED OWNERS:**  
PREMHEEL HOLDINGS LTD.

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

**REGISTERED PROFESSIONAL SURVEYOR**  
7230  
MACKENZIE DISTRICT  
OF PARCELS No. 23  
FILE No. : 63-568-05

**LEGEND:**

- Dashed lines on 1/4 section and individual parcels.
- Boundary shown from existing maps.
- 20m LANE
- 6m LANE
- 3m WALKWAY
- 1.5m LANE
- 1.2m LANE
- 1.0m LANE
- 0.75m LANE
- 0.5m LANE

**ABBREVIATIONS:**

- In includes includes.
- N.E. 1/4 Sec. 22, Twp. 110 Rge. 19 W. 5M.
- This includes Township.
- This includes Range.
- This includes Section.
- This includes Parcel.
- This includes Parcel.
- This includes Parcel.
- This includes Parcel.
- This includes Parcel.
- This includes Parcel.

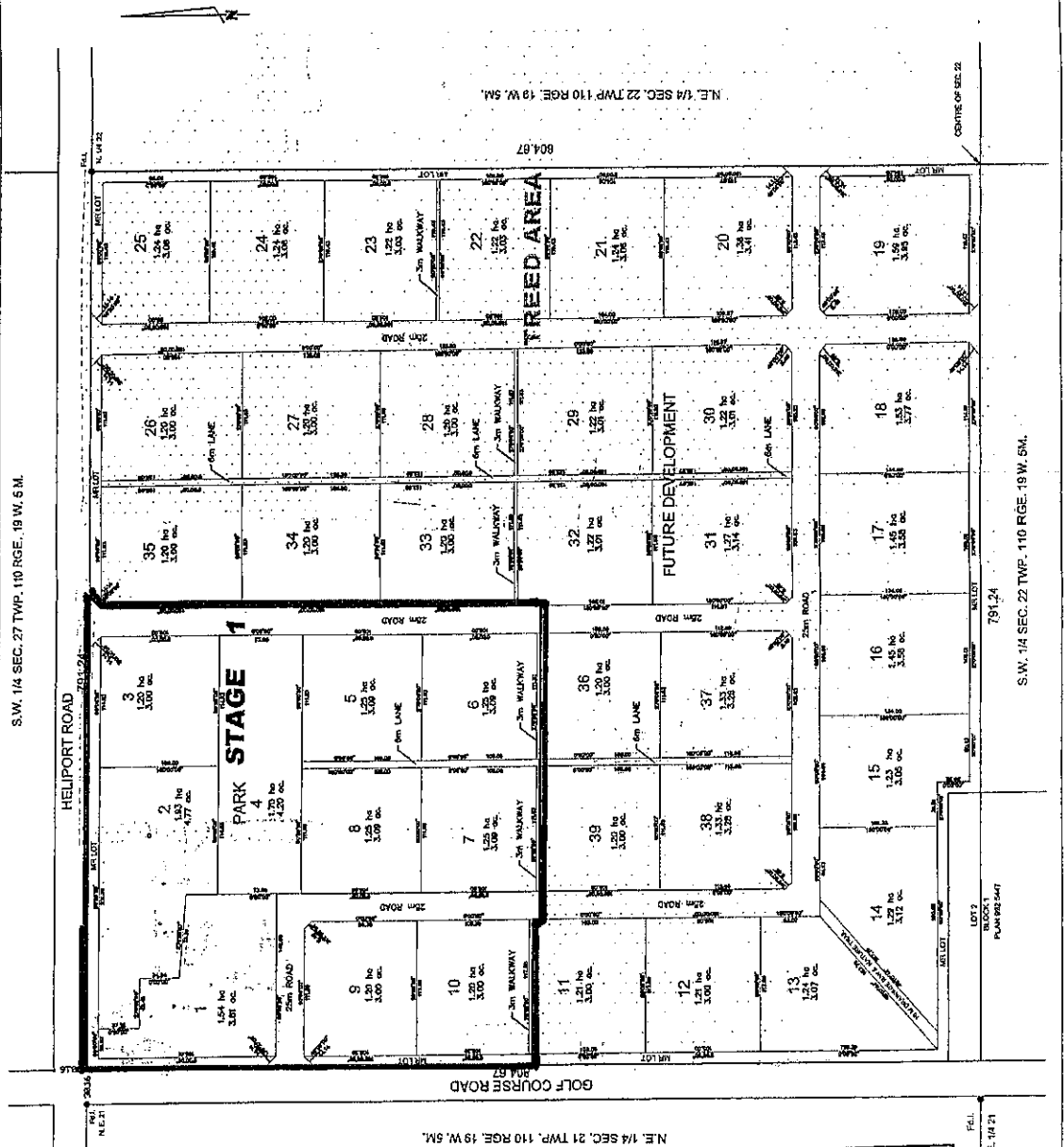
**NOTES**

No.	Date	Revision / Remark	By	App.
1	19th Oct. 2006	REVISED FOR THE REVIEW		

**TENTATIVE PLAN**  
SHOWING  
PROPOSED SUBDIVISION (STAGE 1)  
AND FUTURE DEVELOPMENT  
N.W. 1/4 SEC. 22, TWP. 110, RGE. 19, W. 5th M.  
MUNICIPAL DISTRICT OF MACKENZIE No. 23  
ALBERTA  
2006

SCALE: 1:2000

**WARREN BARLOW SURVEYING**  
P.O. Box 1000  
Edmonton, Alberta T6C 2E6  
Tel: (780) 462-4600  
Fax: (780) 462-4601  
Cell: (780) 462-4602  
E-mail: wbarlow@barlow-surveying.com



**TENTATIVE PLAN**  
**APPROVAL**  
SUBJECT TO THE  
CONDITIONS SET  
OUT ON THE ATTACHED  
DECISION FORM

FILE: 63-568-05  
DATE: 11/23/06

Subject Property

77  
B-550

