

Carol

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Wednesday, January 24, 2007
6:00 p.m.**

Council Chambers, Fort Vermilion, Alberta

AGENDA

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CALL TO ORDER:	1.	a) Call to Order	
AGENDA:	2.	a) Adoption of Agenda	
ADOPTION OF THE PREVIOUS MINUTES:	3.	a) Minutes of the January 9, 2007 Regular Council Meeting	7
BUSINESS ARISING OUT OF THE MINUTES:	4.	a) None	
DELEGATIONS:	5.	a)	
GENERAL REPORTS:	6.	a) Minutes of the November 23, 2006 Municipal Planning Commission Meeting	21
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		c)	
PUBLIC HEARINGS:	7.	a) None	
COUNCIL COMMITTEE, CAO AND DIRECTORS REPORTS:	8.	a) Council Committee Reports	
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**ENFORCEMENT
SERVICES:**

- b) Municipal Land Use Planning Discussion Paper 69
- c) Bylaw 609/07 Subdivision Cancellation 135
Plan 952-2134, Block 01, Lot 01 on Part of SW
32-109-18-W5M
- d) Bylaw 608/07 Being a Land Use Bylaw 141
Amendment to Rezone Part of NE 17-106-15-
W5M from Rural Country Residential District 2
(RC2) to Rural County Residential District 1
(RC1) – La Crete Rural
- e) FireSmart Community Series 153
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- g)

**OPERATIONAL
SERVICES:**

- 10. a) Rural Water 157
- b) Zama Water Treatment Plant 159
- c) Gravel Crushing Tender 161
- d) 2007 Construction Tendering 165
- e)
- f)

**CORPORATE
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- 11. a) Northwest Corridor Development Corporation 167
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- d) Regional Water 187
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- j) AAMD&C Spring 2007 Convention 205
- k) Purchasing and Tendering Policy
- l) Workplace Harassment/FOIP Workshop 209
- m) FCM Annual Conference 211
- n) Information/Correspondence 217
- o)
- p)

**IN CAMERA
SESSION:**

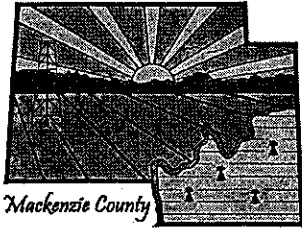
- 12. a) Town of High Level Negotiations
- b) Health Services
- c) Personnel & Contracts
- d) La Crete MD Office Building
- e) CAO Evaluation
- f)
- g)

**NEXT MEETING
DATE:**

- 13. a) Regular Council Meeting
Tuesday, February 13, 2007
10:00 a.m.
Council Chambers, Fort Vermilion, AB

ADJOURNMENT:

- 14. a) Adjournment



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Minutes of the January 9, 2007 Regular Council Meeting

BACKGROUND / PROPOSAL:

Information item.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That the minutes of the January 9, 2007 Regular Council meeting be adopted as presented.

Author: C. Gabriel **Review Date:** January 17, 2007 **CAO**

A handwritten signature in black ink, appearing to be "W. Kostiw", is written over a horizontal line.

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

Tuesday, January 9, 2007

10:00 a.m.

**Council Chambers
Fort Vermilion, AB**

PRESENT:	Bill Neufeld	Reeve
	Walter Sarapuk	Deputy Reeve
	Peter Braun	Councillor
	John W. Driedger	Councillor
	Ed Froese	Councillor
	Willy Neudorf	Councillor
	Greg Newman	Councillor
	Stuart Watson	Councillor
	Lisa Wardley	Councillor
ABSENT:	Jim Thompson	Councillor
ALSO PRESENT:	William (Bill) Kostiw	Chief Administrative Officer
	Carol Gabriel	Executive Assistant
	Joulia Whittleton	Director of Corporate Services
	John Klassen	Manager of Utilities & Facilities
	Paul Driedger	Director of Planning & Emergency Services

Members of the media and the public.

Minutes of the Regular Council meeting for Mackenzie County held on Tuesday, January 9, 2007 at the Council Chambers in Fort Vermilion, Alberta.

CALL TO ORDER: 1. a) Call to Order

Reeve Neufeld called the meeting to order at 10:06 a.m.

AGENDA: 2. a) Adoption of Agenda

MOTION 07-001 MOVED by Deputy Reeve Sarapuk

That the agenda be adopted as amended with the addition of:
11. i) ILM Workshop
11. j) Women Impacting Local Government
12. e) Fuel & Lubricants Tenders

CARRIED

PUBLIC HEARINGS:

**7. a) Bylaw 596/06 Road Closure
North Boundary of NW 10-104-17-W5M**

Reeve Neufeld called the public hearing for Bylaw 596/06 to order at 10:08 a.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 596/06 was properly advertised. Paul Driedger, Director of Planning & Emergency Services answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Road Closure Bylaw. Paul Driedger, Director of Planning & Emergency Services presented the Development Authority's submission and indicated that first reading was given on September 12, 2006.

Reeve Neufeld asked if Council has any questions of the proposed Road Closure Bylaw. General discussion followed.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 596/06. Paul Driedger, Director of Planning & Emergency Services answered that no submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 596/06. There was no indication that anyone present wished to speak to the bylaw.

Reeve Neufeld closed the public hearing for Bylaw 596/06 at 10:13 a.m.

MOTION 07-002

MOVED by Deputy Reeve Sarapuk

That second reading be given to Bylaw 596/06 being a road closure bylaw to close a portion of government road allowance adjacent to the north boundary of NW 10-104-17-W5M.

CARRIED

MOTION 07-003

MOVED by Councillor Neudorf

That third reading be given to Bylaw 596/06 being a road closure bylaw to close a portion of government road allowance adjacent to the north boundary of NW 10-104-17-W5M.

CARRIED

**7. b) Bylaw 601/06 Land Use Bylaw Amendment
Plan 1160NY, Block 1, Lots 3 and 4**

Reeve Neufeld called the public hearing for Bylaw 601/06 to order at 10:13 a.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 601/06 was properly advertised. Paul Driedger, Director of Planning & Emergency Services answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Paul Driedger, Director of Planning & Emergency Services presented the Development Authority's submission and indicated that first reading was given on November 9, 2006.

Reeve Neufeld asked if Council has any questions of the proposed Land Use Bylaw Amendment. There were no questions.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 601/06. Paul Driedger, Director of Planning & Emergency Services answered that no submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 601/06. There was no indication that anyone present wished to speak to the bylaw.

Reeve Neufeld closed the public hearing for Bylaw 601/06 at 10:15 a.m.

MOTION 07-004

MOVED by Councillor Froese

That second reading be given to Bylaw 601/06 being a Land Use Bylaw Amendment for the cancellation of Plan 1160NY, Block 1, Lot 3 and Plan 1160NY, Block 1, Lot 4 for the purpose of consolidation.

CARRIED

MOTION 07-005

MOVED by Councillor Braun

That third reading be given to Bylaw 601/06 being a Land Use Bylaw Amendment for the cancellation of Plan 1160NY, Block 1, Lot 3 and Plan 1160NY, Block 1, Lot 4 for the purpose of consolidation.

CARRIED

**ADOPTION OF THE
PREVIOUS MINUTES:**

**3. a) Minutes of the December 11, 2006 Special
Council Meeting**

MOTION 07-006

MOVED by Councillor Watson

That the minutes of the December 11, 2006 Special Council meeting be adopted as presented.

CARRIED

**3. b) Minutes of the December 12, 2006 Regular
Council Meeting**

MOTION 07-007

MOVED by Councillor Braun

That the minutes of the December 12, 2006 Regular Council meeting be adopted as presented.

CARRIED

**3. c) Minutes of the December 18, 2006 Special Council
Meeting**

MOTION 07-008

MOVED by Councillor Neudorf

That the minutes of the December 18, 2006 Special Council meeting be adopted as presented.

CARRIED

**BUSINESS ARISING
OUT OF THE MINUTES:**

4. a) None

**PLANNING,
EMERGENCY, AND
ENFORCEMENT:**

**9. a) Bylaw 588/06 Road Closure
West Boundary of SW 28-110-19-W5M**

MOTION 07-009

MOVED by Councillor Watson

That second reading be given to Bylaw 588/06 being a road closure bylaw to close a portion of government road allowance adjacent to the west boundary of SW 28-110-19-W5M.

CARRIED

MOTION 07-010

MOVED by Councillor Wardley

That third reading be given to Bylaw 588/06 being a road closure bylaw to close a portion of government road allowance adjacent to the west boundary of SW 28-110-19-W5M.

CARRIED

DELEGATIONS:

5. a) Fuel and Lubricants Suppliers

Representatives from United Farmers of Alberta, La Crete Coop, and Neufeld Petroleum were in attendance to discuss the fuel and lubricants tendering process.

11. c) 2007 Fuel & Lubricants Tender

MOTION 07-011

MOVED by Deputy Reeve Sarapuk

That the 2007 Fuel and Lubricants tender not be awarded and that further research be done.

CARRIED

Reeve Neufeld recessed the meeting at 11:05 a.m. and reconvened the meeting at 11:27 a.m.

GENERAL REPORTS:

6. a) Minutes of the November 1, 2006 Finance Committee Meeting

MOTION 07-012

MOVED by Councillor Neudorf

That the minutes of the November 1, 2006 Finance Committee meeting be received for information.

CARRIED

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

8. a) Council Committee Reports

Deputy Reeve Sarapuk reported on the Finance Committee meeting.

Councillor Driedger reported on the Municipal District's annual Christmas supper, Special Council meeting, Mackenzie Housing, Fort Vermilion medical clinic tour, Mackenzie housing staff Christmas supper.

Councillor Neudorf reported on the Special Council meetings.

Councillor Watson reported on the Finance Committee and Regional Water meetings.

Councillor Wardley reported on the Special Council and MD Library Board meetings.

Councillor Newman reported on the Special Council meeting.

Councillor Braun reported on the Municipal Planning Commission meeting, REDI Marketing meeting, La Crete Recreation Board meeting, Municipal District Christmas supper, Special Council meeting, and Finance Committee meeting.

Councillor Froese reported on the Special Council and Municipal Planning Commission meetings.

Reeve Neufeld reported on the Finance Committee and managers meetings.

MOTION 07-013

MOVED by Councillor Newman

That the Council Committee verbal reports be accepted as information.

CARRIED

8. b) CAO & Director Reports

MOTION 07-014

MOVED by Councillor Neudorf

That the Director of Corporate Services report be accepted for information.

CARRIED

MOTION 07-015

MOVED by Councillor Braun

That the Manager of Utilities & Facilities report be accepted for information.

CARRIED

MOTION 07-016

MOVED by Councillor Driedger

That the Director of Planning & Emergency Services verbal report be accepted for information.

CARRIED

MOTION 07-017

MOVED by Councillor Newman

That the Chief Administrative Officer report be accepted for information.

CARRIED

**OPERATIONAL
SERVICES:**

10. a) Frontier Veterinary Services

MOTION 07-018

MOVED by Councillor Newman

That Council accept the Veterinary Advisory Committee's recommendation to amend the existing agreement with Frontier Veterinary Service for one year to help offset the cost of hiring a second veterinarian and revert back to year two of the agreement at the cost of \$67,000. This agreement is to include current financial statements from Frontier Veterinary Service for 2005, 2006 and 2007, as well as an increased level of service to ratepayers (ie; more farm calls, telephone advice, etc.).

CARRIED

10. b) Vandalism

MOTION 07-019

MOVED by Councillor Newman

That administration develop a level of service for recreation boards regarding outdoor rinks and bring back to Council.

CARRIED

MOTION 07-020

MOVED by Councillor Neudorf

That administration send a letter to the Fort Vermilion Recreation Board regarding the maintenance of the outdoor rink and building located in the Mackenzie Housing Park in Fort

Vermilion.

CARRIED

MOTION 07-021

MOVED by Councillor Newman

That Policy ADM040 be amended to include all parks within the municipality and be brought back to Council.

CARRIED

Reeve Neufeld recessed the meeting at 12:15 p.m. and reconvened the meeting at 1:06 p.m.

MOTION 07-022

MOVED by Councilor Newman

That Council move in-camera at 1:07 p.m. to discuss dispatching services.

CARRIED

MOTION 07-023

MOVED by Councillor Newman

That Council move out of camera at 2:06 p.m.

CARRIED

Reeve Neufeld recessed the meeting at 2:06 p.m. and reconvened the meeting at 2:15 p.m.

**CORPORATE
SERVICES:**

11. a) PC for Councillors – Policy ADM031

MOTION 07-024

MOVED by Councillor Neudorf

That Policy ADM031 – PC Purchase for Council members be amended as presented.

CARRIED

MOTION 07-025

MOVED by Councillor Watson

That Councillors Thompson, Sarapuk and Froese be authorized to purchase their old computers as per Policy ADM031.

CARRIED

11. b) Municipal Heritage Program

MOTION 07-026

MOVED by Councillor Wardley

That the first stage of the Municipal Heritage Program – Surveying be awarded to the Fort Vermilion Agricultural Society Heritage Committee, subject to provincial funding approval.

CARRIED

**11. d) Emergency Management Alberta
Disaster Social Services Planning Course**

MOTION 07-027

MOVED by Councillor Driedger

That the Emergency Management Alberta Disaster Social Services Planning Course be received for information.

CARRIED

11. e) Emerging Trends in Municipal Law

MOTION 07-028

MOVED by Councillor Wardley

That Councillor Braun and Councillor Froese be authorized to attend the Emerging Trends in Municipal Law seminar.

CARRIED

**11. f) Bylaw 604/06 Honorariums and Related Expense
Reimbursement for Councillors and Approved
Committee Members**

MOTION 07-029

MOVED by Councillor Froese

That the discussion regarding Bylaw 604/06 Honorariums and Related Expense Reimbursement for Councillors and Approved Committee Members be received for information.

CARRIED

11. g) 2007 Operating and Capital Budgets

MOTION 07-030

MOVED by Councillor Braun

That a Special Council meeting be scheduled for January 25, 2007 in order to review the 2007 operating and capital budgets.

CARRIED

11. h) Information/Correspondence

MOTION 07-031

MOVED by Councillor Wardley

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

CARRIED

11. i) Integrated Land Management (ILM) Workshop

MOTION 07-032

MOVED by Councillor Newman

That Councillor Neudorf be nominated to attend the Integrated Land Management (ILM) Workshop on January 22–24, 2007 in Edmonton. The deadline for nominations of proposed participants is Friday, January 12, 2007.

CARRIED

11. j) Be on the Ballot: Women Impacting Local Government

MOTION 07-033

MOVED by Deputy Reeve Sarapuk

That the Be on the Ballot: Women Impacting Local Government be received for information.

CARRIED

IN CAMERA SESSION:

MOTION 07-034

MOVED by Councillor Newman

That consideration be given to move in Camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 2:42 p.m.

12. a) Town of High Level Negotiations

12. b) Health Services

12. c) Personnel & Contracts

12. d) Dispatching Services

CARRIED

MOTION 07-035

MOVED by Councillor Froese

That Council move out of camera at 3:49 p.m.

CARRIED

12. a) Town of High Level Negotiations

MOTION 07-036

MOVED by Councillor Froese

That the Chief Administrative Officer, Councillor Newman and Councillor Watson continue the negotiations with the Town of High Level.

CARRIED UNANIMOUSLY

12. b) Health Services

MOTION 07-037

MOVED by Councillor Braun

That the discussion regarding health services be received for information.

CARRIED

12. c) Personnel & Contracts

MOTION 07-038

MOVED by Councillor Neudorf

That the discussion regarding personnel & contracts be received for information.

CARRIED

12. d) Dispatching Services

MOTION 07-039

MOVED by Councillor Wardley

That the discussion regarding dispatching services be received for information.

CARRIED

12. e) Fuel & Lubricants Tenders

MOTION 07-040

MOVED by Councillor Wardley

That the discussion regarding fuel & lubricants tenders be received for information.

CARRIED

NEXT MEETING DATE: 13. a) **Regular Council Meeting**
Wednesday, January 24, 2007
6:00 pm
Council Chambers, Fort Vermilion, Alberta

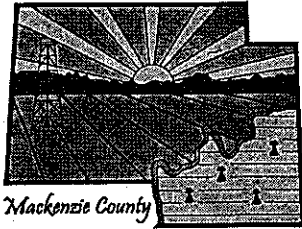
ADJOURNMENT 14. a) **Adjournment**

MOTION 07-041 **MOVED** by Councillor Newman

That the Regular Council meeting be adjourned at 3:50 p.m.

CARRIED

These minutes will be presented to Council for approval on Wednesday, January 24, 2007.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Municipal Planning Commission Meeting Minutes November 23, 2006

BACKGROUND / PROPOSAL:

Information item. The adopted minutes of the November 23, 2006 meeting are attached.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That the Municipal Planning Commission meeting minutes of November 23, 2006 be received for information.

Author: C. Gabriel **Review Date:** January 17, 2007 **CAO** 

**Municipal District of Mackenzie No. 23
Municipal Planning Commission Meeting**

Thursday, November 23, 2006 @ 6:00 p.m.

**Council Chambers
Fort Vermilion, Alberta**

PRESENT

Peter Braun	Chair, Councillor
Daryl Zielsdorf	Vice-Chair, MPC Member
Jack Eccles	MPC Member
Ed Froese	Councillor
Manfred Gross	MPC Member
Paul Driedger	Director of Planning
Vicky Krahn	Planning Administrative Support
Eva Schmidt	Planning Supervisor

1. CALL TO ORDER

Peter Braun called the meeting to order at 5:56 p.m.

2. ADOPTION OF AGENDA

MOTION 06-309 **MOVED** by Manfred Gross

That the agenda be adopted with the following addition:

- 4 j) ATCO Electric
Plan 1425TR, Block 6, Lots 12 and 19
Change location of street lights

CARRIED

3. ADOPTION OF MINUTES

MOTION 06-310 **MOVED** by Councillor Froese

That the minutes of the November 7, 2006 Municipal Planning Commission meeting be adopted as presented.

CARRIED

4. DEVELOPMENT PERMIT APPLICATIONS

- a) **Development Permit Application 66-DP-03**
David K. Zacharias; Permit Conditions
Plan 992 0893, Block 1, Lot 5 (9002-95 Street); La Crete

MOTION 06-311 **MOVED** by Jack Eccles

That the Planning and Development department be directed to pursue efforts to have the development permit conditions of 66-P-03 on Plan 992 0893, Block 1, Lot 5 fulfilled by way of sending the third notice and if no communications are received that Legal Counsel be requested to send a letter to the landowner.

CARRIED

- b) **Development Permit Application 16-DP-05**
John T. and Anne Wiebe; Permit Conditions
Plan 052 0560, Block 4, Lot 7 (8906-93rd Street); La Crete

MOTION 06-312 **MOVED** by Manfred Gross

That the Planning and Development department be directed to pursue efforts to have the conditions of development permit 16-DP-05, on 052 0560, Block 4, Lot 7, met.

CARRIED

- c) **Development Permit Application 86-DP-05**
Carl Klassen; Permit Conditions
Plan 042 5759, Block 29, Lot 12 (10606-109 Street)
La Crete

MOTION 06-313 **MOVED** by Councillor Froese

That the Planning and Development department be directed to pursue efforts to have the development permit conditions of 86-DP-05, on Plan 042 5759, Block 29, Lot 12 fulfilled by way of sending the third notice and if no communications are received that Legal Counsel be requested to send a letter to the landowner.

CARRIED

d) Development Permit Application 237-DP-06
Zama Cardlock
Retail Store, addition of pumps and tank dyke
Plan 882 1687, Block 8, Lot 8 (982 Beach Road); Zama

MOTION 06-314 **MOVED** by Daryl Zielsdorf

That Development Permit 237-DP-06 on Plan 882 1687, Block 8, Lot 8 (982 Beach Road)) be revised with the following conditions:

1. Minimum building setbacks: 9.1 meters (30 feet) front yard; 8.84 meters (29 feet) rear yard; 6.09 meters (20 feet) side yard, except where a side yard is on a corner than the minimum setback is 9.1 meters (30 feet).
2. Minimum enviro tank setbacks: 9.1 meters (30 feet) front yard; 6.09 (20 feet) rear yard; 6.09 meters (20 feet) side yard, except where a side yard is on a corner than the minimum setback is 9.1 meters (30 feet).
3. All conditions set out by the Petroleum Tank Management Association of Alberta shall be adhered to.
4. Must meet all requirements of the Alberta Fire Safety Code. Contact the local fire chief for required conditions.
5. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.
6. The Municipality has assigned the following address to the noted property (982 Beach Road). You are required to display the address (982) 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.
7. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Road/Maintenance Department for M.D. of Mackenzie at 928-3983. Access to be constructed to MD of Mackenzie standards and at the developers expense.

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

CARRIED

- e) **Development Permit Application 259-DP-06**
Peter Thiessen; Addition to Mobile Home
Plan 002 4548, Block 26, Lot 07A (10506-102 Street)
La Crete

MOTION 06-315 **MOVED** by Jack Eccles

That the Planning and Development department be directed to pursue efforts to have the development permit application fee paid for 259-DP-06 on Plan 002 4548, Block 26, Lot 7A, by way of sending a third notice, and notify Alliance Assessment regarding the unauthorized development.

CARRIED

- f) **Development Permit Application 293-DP-06**
Sandra Doerksen
Home Based Business (Private Day Care), Addition and Deck
Plan 862 1341, Block 20, Lot 6 (10206-103 Avenue)
La Crete

MOTION 06-316 **MOVED** by Daryl Zielsdorf

That Development Permit 293-DP-06 on Lot 6, Block 20, Plan 862 1341 be approved with the following conditions:

1. The home based business shall not involve the storage of goods in the public view, a change in appearance of the residence or its accessory buildings.
2. Shall not employ any permanent employees who do not reside on-site.
3. An unlighted sign to identify the home based business may be placed in a window or exterior of the house and the sign shall not exceed 1.1 meters (12 square feet).

4. At all times, the privacy of the adjacent dwellings shall be preserved and the home based business shall not unduly offend the surrounding residents by way of excessive lighting, noise, traffic, congestion, late visitations by clients, etcetera.
5. This Permit may be revoked at any time, if, in the opinion of the Development Authority, the Private Day Care has become detrimental or otherwise incompatible with the amenities of the neighborhood.
6. The outside of the addition may be required to be renovated to include:
 - a. new siding to match the mobile home, The renovations shall be done to the satisfaction and discretion of the Development Authority. The Developer has until November 29, 2007 to finish the renovations in accordance with this permit.
7. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.
8. 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 300 square feet."*

CARRIED

- g) Development Permit Application 317-DP-06
Knelsen Sand and Gravel Ltd.
Concrete Truck Washout Pit
SW 10-106-15-W5M; La Crete**

MOTION 06-317 **MOVED** by Manfred Gross

That Development Permit 317-DP-06 on SW 10-106-15-W5M be approved with the following conditions:

1. Minimum setbacks: 9.1 meters (30 feet) front yard; 9.1 meters (30 feet) rear yard; 3.05 meters (10 feet) interior side yard; 9.1 meters (30 feet) exterior side yard, from the property lines.

2. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Road/Maintenance Department for M.D. of Mackenzie at 928-3983. Access to be constructed to MD of Mackenzie standards and at the developer's expense.
3. A perimeter fence, chain link and six feet in height, must be constructed surrounding the wash out pit.
4. The wash out pit shall be lined by a suitable liner that provides a complete moisture barrier to prevent any seepage or runoff.
5. This permit may be revoked at any time, if, in the opinion of the Development Authority, the wash out pit has become detrimental or otherwise incompatible with the amenities of the neighborhood.
6. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighboring properties.

CARRIED

- h) **Development Application Required**
John Klassen; Construction of Tarp Structure and Shed
SW 13-106-15-W5M (Plan 062 4963, Block 1, Lot 20)
La Crete Rural

MOTION 06-318 **MOVED** by Manfred Gross

That the Planning and Development department be directed to pursue efforts to obtain a Development Permit on Plan 062 4963, Block 1, Lot 20 (SW 13-106-15-W5M) and notify Alliance Assessment regarding the unauthorized development.

CARRIED

- i) **Development Application Required**
Peter K. and Aganetha Friesen; Dugout
Plan 012 4137, Block 1, Lot 2 (SW 20-104-14-W5M)
Buffalo Head Prairie

MOTION 06-319 **MOVED** by Manfred Gross

That the Planning and Development department be directed to pursue efforts to obtain a Development Permit on Plan 012 4137, Block 1, Lot 2 (SW 20-104-14-W5M) by way of sending a third notice and if no communications are received that Legal Counsel be requested to send a letter to the landowner.

CARRIED

- j.) **ATCO**
Plan 1425TR, Block 6, Lots 12 and 19
Change location of street lights

MOTION 06-320 **MOVED** by Jack Eccles

That the location of the street light, currently at the northeast corner of 103rd Street and 97th Avenue, be approved for the south side of 97th Avenue, between Lots 12 and 19 of Plan 1425TR, Block 6 within the road right-of-way.

CARRIED

5. SUBDIVISION APPLICATIONS

- a) **Subdivision Application 45-SUB-06**
Plan 2938RS, Block 5, Lots 2 & 3; Fort Vermilion
Roger Lanctot

MOTION 06-321 **MOVED** by Councillor Froese

That the applicant be required to move the garage to meet required setbacks as agreed to in the Developer's Agreement prior to registration of title.

CARRIED

- b) **Subdivision Application 48-SUB-06**
Pt. of Fort Vermilion Settlement, Range 3, River Lot 7
Fort Vermilion
Joe Rosenberger

MOTION 06-322 **MOVED** by Daryl Zielsdorf

That subdivision application 48-SUB-06 in the name of Joe Rosenberger on River lot 7, Range 3, Plan FORTVER be approved with 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. Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b. The developer must provide the municipality with a detailed subdivision plan within two years for registration.
 - c. Provision of Utilities right-of-way as required by ATCO Electric.
 - d. Provision of municipal reserve to be provided at the time the parcel is subdivided into lots.

CARRIED

- c) **Subdivision Application 51-SUB-06**
SW 18-110-18-W5M; High Level Rural
David & Jocelyn Thompson

MOTION 06-323 **MOVED** by Jack Eccles

That subdivision application 51-SUB-06 in the name of David & Jocelyn Thompson on SW 18-110-18-W5M be approved with 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. Provision of access to the subdivision and the balance of the quarter in accordance with Municipal District of Mackenzie standards and at the developer's expense.
 - b. All sewage disposals shall conform to the Alberta Private Sewage Treatment and Disposal Regulations.
 - c. Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - d. Provision of Utilities right-of-way as required by Northern Lights Gas Co-op.

CARRIED

- d) **Subdivision Application 52-SUB-06
SW 24-110-19-W5M; High Level Rural
Hasselfield Forestry Consulting Services**

MOTION 06-324 **MOVED** by Daryl Zielsdorf

That subdivision application 52-SUB-06 in the name of Hasselfield Forestry Consultant Services on SW 24-110-19-W5M be approved with 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. Provision of access to the subdivision and the balance of the quarter in accordance with MD of Mackenzie standards and at the developer's expense.
- b. All sewage disposals shall conform to the Alberta Private Sewage Treatment and Disposal Regulations.
- c. Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
- d. Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and based on the current market value. The current assessed value for this property is \$70.73 per acre. Municipal reserve is charged at 10%, which is \$7.07 per subdivided acre. 12.70 acres times \$7.07 equals \$89.79.
- e. Provision of Utilities right-of-way as required by Northern Lights Gas Co-op and ATCO Electric.

CARRIED

6. IN CAMERA

a) Illegal Development

MOTION 06-325 MOVED by Councillor Froese

That the Municipal Planning Commission go in camera at 6:45 p.m.

CARRIED

MOTION 06-326 **MOVED** by Councillor Froese

That the Municipal Planning Commission come out of camera at 7:05 p.m.

CARRIED

MOTION 06-327 **MOVED** by Councillor Froese

That the Planning and Development department be directed to have legal Counsel send a letter to the landowner/developer requesting that the development cease on Plan 1160NY, Block 1, Lot 1.

CARRIED

7. NEXT MEETING DATE

Next Municipal Planning Commission meeting date is scheduled for Wednesday, December 13, 2006 at 9:30 a.m. in La Crete.

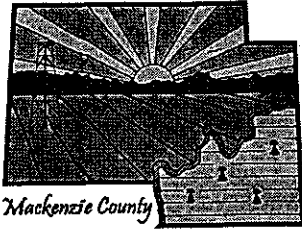
8. ADJOURNMENT

MOTION 06-328 **MOVED** by Manfred Gross

That the meeting be adjourned at 6:58 p.m.

CARRIED

These minutes were adopted this 13th day of December 2006.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Municipal Planning Commission Meeting Minutes December 13, 2006

BACKGROUND / PROPOSAL:

Information item. The adopted minutes of the December 13, 2006 meeting are attached.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That the Municipal Planning Commission meeting minutes of December 13, 2006 be received for information.

Author: C. Gabriel

Review Date: January 17, 2007

CAO 

**Municipal District of Mackenzie No. 23
Municipal Planning Commission Meeting**

Wednesday, December 13, 2006 @ 9:30 a.m.

**Mustus Lake Center (MD Office)
La Crete, Alberta**

PRESENT

Peter Braun	Chair, Councillor
Daryl Zielsdorf	Vice-Chair, MPC Member
Jack Eccles	MPC Member
Ed Froese	Councillor
Paul Driedger	Director of Planning
Vicky Krahn	Planning Administrative Support
Eva Schmidt	Planning Supervisor

ABSENT

Manfred Gross	MPC Member
---------------	------------

1. CALL TO ORDER

Peter Braun called the meeting to order at 9:45 a.m.

2. ADOPTION OF AGENDA

MOTION 06-329 **MOVED** by Jack Eccles

That the agenda be adopted as presented.

CARRIED

3. ADOPTION OF MINUTES

MOTION 06-330 **MOVED** by Daryl Zielsdorf

That the minutes of the November 23, 2006 Municipal Planning Commission meeting be adopted as presented.

CARRIED

4. DEVELOPMENT PERMIT APPLICATIONS

- a) **Development Permit Application 293-DP-06**
Sandra Doerksen
Home Based Business (Private Day Care), Addition
and Deck
Plan 862 1341, Block 20, Lot 6 (10206-103 Avenue)
La Crete

MOTION 06-331 **MOVED** by Jack Eccles

That Development Permit 293-DP-06 on Lot 6, Block 20, Plan 862 1341 be revised and reissued with the following conditions:

1. Minimum setbacks: 7.62 meters (25 feet) front yard; 2.43 meters (8 feet) rear yard or 1.52 meters (5 feet) when using subsurface utilities; 1.52 meters (5 feet) side yard, from the property lines.
2. The home based business shall not involve the storage of goods in the public view, a change in appearance of the residence or its accessory buildings.
3. Shall not employ any employees who do not reside on-site.
4. An unlighted sign to identify the home based business may be placed in a window or exterior of the house and the sign shall not exceed 1.1 meters (12 square feet).
5. At all times, the privacy of the adjacent dwellings shall be preserved and the home based business shall not unduly offend the surrounding residents by way of excessive lighting, noise, traffic, congestion, late visitations by clients, etcetera.
6. This Permit may be revoked at any time, if, in the opinion of the Development Authority, the Private Day Care has become detrimental or otherwise incompatible with the amenities of the neighborhood.
7. The outside of the addition may be required to be renovated to include:
 - a. new siding to match the mobile home,

The renovations shall be done to the satisfaction and discretion of the Development Authority. The Developer has until November 29, 2007 to finish the renovations in accordance with this permit.

8. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.
9. 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 300 square feet."*

CARRIED

- b) Development Permit Application 326-DP-06
Quality Motors
Repair Shop/Storage (Tarp Structure)
Plan 762 0383, Block 15, Lot 10 (9602-99 Street)
La Crete**

MOTION 06-332 MOVED by Councillor Froese

That Development Permit 326-DP-06 on Plan 762 0383, Block 15, Lot 10 (9602-99 Street) be approved with the following conditions:

1. Minimum structure setbacks: 9.1 meters (30 feet) front yard; 9.1 meters (30 feet) rear yard; 3.05 meters (10 feet) interior side yard; 9.1 meters (30 feet) exterior side yard, from the property lines.
2. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Road/Maintenance Department for M.D. of Mackenzie at 928-3983. Access to be constructed to MD of Mackenzie standards and at the developer's expense.

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

Reference to Repair Shop be deleted as it is only a storage building.

CARRIED

- c) **Development Permit Application 328-DP-06**
Jeff and Martha Stoesz; Mobile Home
NE 6-106-15-W5M (Plan 062 7138, Block 3, Lot 4)
River Drive Developments; La Crete Rural

MOTION 06-333 **MOVED** by Daryl Zielsdorf

That Development Permit 328-DP-06 on NE 6-106-15-W5M (Plan 062 7138, Block 3, Lot 4) be approved with the following conditions:

1. Minimum building setbacks: 38.1 meters (125 feet) front yard; 7.6 meters (25 feet) rear yard; 7.6 meters (25 feet) side yard except in the case of a corner lot, where the exterior side yard setback shall be increased to 15.2 meters (50 feet), from the property lines.
2. The undercarriage of the mobile home shall be screened from view by skirting or such other means satisfactory to the development officer.
3. 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."*
4. Building to be connected to the Municipal water and the cost of connection fee will be borne by the owner where applicable.
5. All sewage disposal systems to be in conformance with the Alberta Private Sewage Treatment and Disposal Regulations.
6. PRIOR to installation of a new access or changing location of existing access, complete a Request for

Access form by contacting the Road/Maintenance Department for M.D. of Mackenzie at 928-3983. Access to be constructed to MD of Mackenzie standards and at the developers expense.

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

CARRIED

- d) **Development Permit Application 329-DP-06
United Farmers of Alberta; Covered Storage
Plan 892 1327, Block 5, Lot 14 (9806-99 Street) and Plan
902 0454, Block 5, Lot 18 (9801-100 Street); La Crete**

MOTION 06-334 **MOVED** by Councillor Froese

That Development Permit 329-DP-06 on Plan 892 1327, Block 5, Lot 14 (9806-99 Street) and Plan 902 0454, Block 5, Lot 18 (9801-100 Street) be approved with the following conditions:

1. Minimum building setbacks: 9.1 meters (30 feet) front yard; 9.1 meters (30 feet) rear yard; 3.05 meters (10 feet) interior side yard; from the property lines.
2. New construction only. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
3. If the developer requires water and sewer services to the building, the building must be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner where applicable.
4. If water and sewer services are required, contact John Klassen, Utilities Supervisor at 928-3835 prior to commencement of any construction to identify water line size for service and fire protection.
5. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Road/Maintenance Department for M.D. of Mackenzie at 928-3983.

Access to be constructed to MD of Mackenzie standards and at the developer's expense.

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

CARRIED

- e) **Development Permit Follow-up
Joe Martens; Yardsite Permit Follow-up
NW 6-104-16-W5M; Tompkins**

MOTION 06-335 **MOVED** by Daryl Zielsdorf

That the Planning and Development Department be directed to have Legal Counsel send a letter to the landowner.

CARRIED

5. SUBDIVISION APPLICATIONS

- a) **Subdivision Application 48-SUB-06
Pt. of Fort Vermilion Settlement, Range 3, River Lot 7
Fort Vermilion
Joe Rosenberger**

MOTION 06-336 **MOVED** by Jack Eccles

That Developer's Agreement 48-SUB-05 on Fort Vermilion Settlement, Range 3, River Lot 7 be approved.

CARRIED

**6. RURAL COUNTRY RESIDENTIAL ACCESS
REQUIREMENTS**

Paul and Eva gave an update on their meeting with Rob Lindsay, Alberta Infrastructure and Transportation, Willie and Barb Driedger, subdivision applicants, Richard Harder, adjacent landowner, and Bruce Gudim with Maltais.

Alberta Infrastructure and Transportation originally agreed to a 20 meter service road right of way but had since requested an additional 10 meter easement along the right of way and they requested a bulb to the north of the subdivision to connect with the rural road. At the meeting, Alberta Infrastructure and Transportation agreed to settle for the 20 meter service road right of way without the bulbing requirement providing the Municipal District of Mackenzie commits to allowing only residential zoning on the adjacent quarter section to the south of the subdivision or if the land is rezoned for commercial or industrial use, the Municipal District of Mackenzie take the responsibility to upgrade the service road to meet Alberta Infrastructure and Transportation requirements.

Council made a commitment at their December 12, 2006 meeting that the service road on Willie Driedger's subdivision will only be used for residential traffic. We will send Alberta Infrastructure and Transportation a letter to that effect.

Municipal Planning Commission requested that adjacent landowners and developers be made aware of Alberta Infrastructure and Transportation requirements when developing next to a major highway.

MOTION 06-337 **MOVED** by Daryl Zielsdorf

Ensure proper notification is given to adjacent landowners where provincial access requirements may impact them.

CARRIED

7. ACTION LIST

MOTION 06-338 **MOVED** by Jack Eccles

That action list for November 27, 2006 be received as information.

CARRIED

8. **NEXT MEETING DATE**

Municipal Planning Commission meeting dates are scheduled as follows:

- Tuesday, January 16, 2007 in La Crete at 10:00 a.m.
- Wednesday, January 31, 2007 in Fort Vermilion at 6:00 p.m.
- Monday, February 12, 2007 in La Crete at 10:00 a.m.

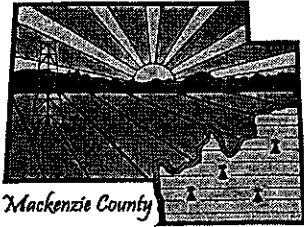
9. **ADJOURNMENT**

MOTION 06-339 **MOVED** by Councillor Froese

That the meeting be adjourned at 10:25 a.m.

CARRIED

These minutes were adopted this 20th day of December 2006.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	CAO and Director Reports

BACKGROUND / PROPOSAL:

The following reports are attached for information:

- Director of Corporate Services Report
- Director of Planning & Emergency Services
- Manager of Utilities & Facilities

The CAO report will be distributed on meeting day.

OPTIONS & BENEFITS:

For information.

COSTS & SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That the Director of Corporate Services report be accepted for information.

That the Director of Planning & Emergency Services report be accepted for information.

That the Manager of Utilities & Facilities report be accepted for information.

That the CAO report be accepted for information.

Author: C. Gabriel **Review Date:** January 17, 2007 **CAO** 

MD of Mackenzie, January 24, 2007

To: William Kostiw, CAO

From: Joulia Whittleton, Director of Corporate Services

The following items or issues have been pursued by me and/or Finance staff during the last couple of weeks:

- **2007 Budget**
 - Prepared the January 25 budget package.
- **Finance Committee**
 - Prepared the January 22, 2007 Finance Committee package; attended the meeting.
 - Assisted with the Union negotiations January 22 and 23
 - Drafted the new purchasing policy
 - Met with Jake Fehr – Fort Vermilion Airport leasing agreement – this item will be presented at the January 24 meeting.
- **2006 Year-End**
 - Working on the 2006 year-end
 - Performed the year-end review of gravel tickets and prepared the year-end schedule – the independent measurements are pending.
 - Met with Ernst & Young in Edmonton on January 19th – discussed future interim audits and undertaking operational reviews audits.
- **FOIP course**
 - Attended three-day FOIP course in Edmonton.
- **Zama trip**
 - Setup and coordinated an interdepartmental meeting in Zama between Utilities and Finance staff.
- **Fuel Tenders**
 - Checked with AAMD&C -- they will perform a free fuel cost analysis for us and will send us information with respect to their program -- should be ready by the end of next week; coordinated sending the 2006 fuel information to Prairie Fuel (they have a contract with AAMD&C with respect to fuel contracts administration)
- **Tall Cree water billing**
 - Dealing with the collection issue – they promised to pay for October and November bill shortly.

Respectfully submitted,



Joulia Whittleton

Manager of Utilities and Facilities Report For January 24, 2007 Regular Council Meeting

Utilities:

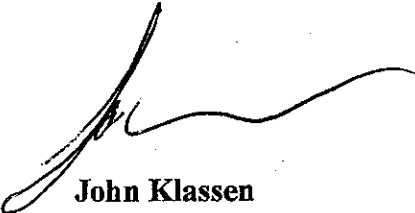
- In order to maintain or obtain certification for our Utilities staff a certain amount of CEU's need to be obtained through courses or seminars pertaining to water and waste water, attached is information on a few courses to be taken by staff in early 2007.
- Myself and one operator from each hamlet plan to register for the annual AWWOA operators' seminar in Banff.
- Met with Engineers, CAO and Councilor Wardly in Zama on January 16th to discuss water plant upgrade.

La Crete and area Public Works

- One grader was down for two weeks due to engine problems, during that time we double shifted one of the other graders.
- Attended management meeting to review RFD's and discuss operations on January 17th.
- Mackenzie Regional Waste Commission meeting in Rainbow Lake on January 20th.
- Provide information and support to Finance Committee for Union negotiations during the January 22nd meeting.
- Continuing to work on Budget and prepare for spring projects.
- We plan on advertising for the position of Facilities maintenance/Parks and Playgrounds Leadhand in the next couple of weeks.

Attachments:

1. Courses and Seminar information.
2. Current certification levels of all County Utility Operators.
3. Managers calendar for January, February and March 2007.



**John Klassen
Manager of Utilities and Facilities
Mackenzie County**

Planning and Emergency Services

Director's Report

January 24, 2007

GENERAL ADMINISTRATION

- Met with FVSD to discuss Fire Service membership
- Difficult finding casual admin support
- Met with CAO to review organizational structure
- Attended initial Operations Committee meeting to establish TOR
- Reviewed Communications Concerns
 - Will be providing some options for Council during the 2007 budget deliberation

PLANNING

- Met with Developers to discuss proposed Country Residential development
- Met with Developer to discuss proposed subdivision
- Attended Ag Land Task Force meeting
- Attended MPC Meeting

- Statistics (2006)
 - Development Activity
 - Issued 349 development permits to date
 - Subdivision Activity
 - Received 54 subdivision applications
 - Subdivision and Development Appeals
 - Received 3 subdivision appeals to the SDAB and 1 appeal to the MGB.

EMERGENCY SERVICES

Emergency Medical Services

- Attended EMS training night
 - Administration
 - Reviewed 2007 operating and capital budgets
 - 2006 Inventory of all EMS supplies was completed

 - Staffing
 - Still actively recruiting for both EMT's and Paramedics in both District's
 - Interviewed for additional staff
-

- Training / Education
 - Establishing a Standard First Aid/CPR and Emergency First Aid training schedule for all County staff
 - Weekly training days at the main MRES training centre for any emergency services staff that can attend
 - Paramedic preceptorship currently in progress with one Paramedic student at EMS Station 1
 - Two of our current staff members are now in their second year paramedic training.
 - One should be completed by February
 - One should be completed by Fall
 - Five of our current staff members started with the paramedic training program at Portage College January 15th
- Statistics (2006 responses – breakdown not confirmed)
 - 595 Calls – detailed breakdown will be provided at future meeting
- Vehicles / Buildings / Equipment
 - MCI unit body was refurbished
- Public Awareness
 - Researching EMS education outreach program for public schools

Fire Services

- Administration
 - Met with High Level Fire Service to discuss mutual responses
 - Met with FVFR Chief Officer to discuss 2007 budget and projects
 - Major concern with communications
 - Need to look at a more effective communications system
 - Will be meeting with other emergency services with similar geographical issues to review their communications systems
- Members
 - Some new members joined our fire services
- Training / Education
 - Emergency Medical Responder Course
 - Students are preparing for the provincial exam
 - Province approved the 2007 regional training grant
 - Will be applying in partnership with High Level and Rainbow Lake
 - Each department has weekly training/practice or other activities at the fire stations

- Statistics (2006 responses – breakdown not confirmed)
 - 81 Calls – detailed breakdown will be provided at future meeting
- Vehicles / Buildings / Equipment
 - Construction of mezzanine at the Fort Vermilion Fire Station well under way by the fire service members
- Public Awareness
 - Articles in MD Image on winter safety

ICE BRIDGE

- Met with Alberta Infrastructure and Transportation
 - Tompkins Ice Bridge
- Ice Bridge capacity at 65 tonnes on January 15th
- River elevation has been receding causing some issues with the approaches onto the ice bridge from shore
- Daily inspections at the ice bridge

Respectfully submitted,

Paul Driedger

8. b)

CAO REPORT TO COUNCIL
January 24, 2007

This report is a brief overview of Mackenzie County business affairs and projects. January has been very busy with budgets, negotiations, contract and tender preparations and general matters. I feel progress is being made on all fronts and hopefully we can maintain "peace" throughout the upcoming election season (October 2007).

The following is a summary of some of our projects and events.

1. Ice Bridge

Page 01

- This project has been reasonably successful and after settling a few procedural matters I think the balance of the season will go well.
- Further to this, we are requesting Council's consideration to extend or expand the crossing by development of an alternate lane to the south of the island (approx. \$12,000). We feel this is necessary to give us more options for the spring as well as next year.
- Recommend that Council approve the concept and funding.

2. Gravel Crushing

- We have generally completed a review of existing pits and because of conditions in the lease agreements, I am requesting consideration for the following:
- Recommend that Council approve crushing of a minimum of 150,000 m³ at three sites. These sites are Atlas, Fidler, and Anderson (see attached). Estimated cost is \$2,300,000.00.

3. Regional Water

Page 05

- This project is a long term effort to develop a regional partnership between the County, Towns, and First Nations.
- There is an urgency to resolve this matter and especially to establish a long term water supply.
- Recommend that we establish or investigate alternate sources of raw water by exploratory drilling in a critical path. Estimated max cost is \$65,000.00.

4. Graders

Page 07

- See attached.

5. Airports

- These projects probably need more investigation and planning to determine need, viability and cost.
- Recommend that Council contract with a consulting engineer to establish some basic criteria. Estimated cost is \$30,000.00

6. Signing Authority for Contracts and Agreements

- Recommend that Council or designated officers be the signing Authority for Major Contracts and Agreements.

7. Meetings & Negotiations

- AAMD&C Northern Reeves & CAO's meeting was hosted by Mackenzie County on January 22, 2007 and was very successful.
- The union negotiations were concluded on January 22, 2007 and a tentative three year agreement was reached which will be presented to Council for ratification on February 13, 2007.
 - Recommend that Council accept the tentative agreement at the February 13, 2007 Council meeting.
- Out of scope staff negotiations will be conducted by the Finance Committee ASAP.

In summary, I feel the business affairs of the County are in good order; however, Council should review overall operations in the next few months.

Thank you and I look forward to a successful 2007 as well as Council's directions on the big picture of our operations.

Attachments

	Page
a. Ice Bridge	01
b. Regional Water	05
c. Grader Proposal	07

Information

d. Bridges	13
e. Health Funding	41
f. Fair Share	43
g. Ralph Woods	47
h. F. O. Map	49
i. Luke Ouellette, Minister of Infrastructure and Transportation Letter	53
j. Jordon Copping, Executive Assistant Office of the Premier Letter	55

a)

Table 1 Ice strength for continuous travel

This table is for clear, blue ice on lakes and on rivers. This table does not apply for parked loads, or where ice faults are evident.

Permissible load (clear, blue ice)	Effective Ice Thickness in Millimetres	
	Lake	River
One person on foot	50	60
Group, in single file	80	90
Passenger car 2000 kilograms	180	210
Light truck 2500 kilograms	200	230
Medium truck 3500 kilograms	260	300
Heavy truck 7000 to 8000 kilograms	350	410
10,000 kilograms	380	440
25,000 kilograms	630	730
45,000 kilograms	800	920
70,000 kilograms	1000	1150
110,000	1250	1440

This table is intended to provide general guidance only

Table 2 Ice strength for stationary loads and working on ice

This table is for clear, blue ice on lakes and rivers. This table applies to loads to be stationary on ice for more than two hours.

Permissible load (clear, blue ice)	Effective Ice Thickness in Millimetres	
	Lake	River
1,000 kilograms	200	230
2,000 kilograms	300	350
4,000 kilograms	450	520
8,000 kilograms	600	690
25,000 kilograms	1100	1270
45,000 kilograms	1500	1730
70,000 kilograms	1800	2070
110,000 kilograms	2300	2650

This table is intended to provide general guidance only

When ice is

- Less than 500 millimetres thick, temperature must be constant for three days.
- Between 500 and 1000 millimetres thick, temperature must be constant for four days.
- Over 1000 millimetres thick, temperature must be constant for five days.

During a sudden drop in temperature and for three to five days following such a decline, the minimum ice thickness should be adjusted. If the temperature drop is excessive, severe thermal stressing or cracking of the ice will require caution and temporary load restrictions.

If drop is

- 5 percent or less — multiply 1.4 x minimum ice thickness
- 5 to 10 percent — multiply 2.0 x minimum ice thickness
- 10 percent + — multiply 2.4 x minimum ice thickness

Under thawing temperatures where the average air temperature exceeds 0 degrees Celsius, increase the required ice thickness given in the tables by 20 percent or, reduce the allowable weight by one-third.

Additional necessary precautions

Continuous use areas

Construction of flooded areas for ice crossings, parking areas or bridge erection requires daily measurements for ice thickness, air temperature and ice cracks. Currents can create wear to the underside of the ice and reduce its thickness.

Vehicle speed

Vehicle speed should be reduced as ice thickness and water depth decreases. Water pressure waves under the ice requires this.

It is recommended that vehicle speeds should be less than 30 kilometres per hour for safe passage on the appropriate thickness of effective clear ice i.e. Table 1, over depth of water less than 15 metres. Vehicle speeds should be less than 15 kilometres per hour when approaching shore or travelling parallel and close to shore.

Heavy lifts

Timer mats should be used to spread the surface area bearing on ice to support crawler tracks and outrigger pads when using mobile cranes to hoist heavy lifts.

Other precautions when travelling on lakes

- Spacing of at least 800 metres between vehicles when travelling in convoy.
- Truck doors should be removed or securely fastened in the fully open position while travelling over ice.
- When travel is in isolated areas and over great distances, there should be an accompanying vehicle.
- Continuous travel will fatigue ice and cause failure. Change roads on ice landings frequently.

Other precautions when travelling on rivers

- Ice bridges are to be located where channels are narrowest and deepest. Avoid shallow water and sand bars.
- Ice bridges installed for the full winter season should be given a 100 millimetre flood once a month.

b)

4.0 Schedule and Fees

4.1 Project Schedule

Allowing for a reasonable turn around time on data gathering, stakeholder interview schedules, we anticipate this project will take approximately 2 ½ months of total elapsed time to complete.

Based upon the work plan and project parameters outlined, the following project schedule will be followed:

Project Initiation (ISL)	February 5, 2007
Information Gathering - conclude (ISL)	February 16, 2007
Stakeholder Engagement - conclude (Corvus and ISL)	March 9, 2007
Regional Service Options - (ISL)	March 9, 2007
Governance and Technical Report - Draft	March 23, 2007
Workshop - Tentative	March 30, 2007
Exit Interviews - (Corvus and ISL)	April 9, 2007
Final Report - (Corvus and ISL)	April 20, 2007

The timeframes that are contained in the above project schedule are tentative and require confirmation during the project initiation meeting. Timeframes are based upon timely scheduling of interviews, return of technical information and review of reports by the Project Manager. Delays in any of the activities may impact the overall timing of the final report/presentation/workshop.

4.2 Fees

Figure 4.2 shows our proposed breakdown of hours, fees and disbursements.

\$75000 - Grant.
65000 - ?

\$140000



**Engineering
and Land Services**

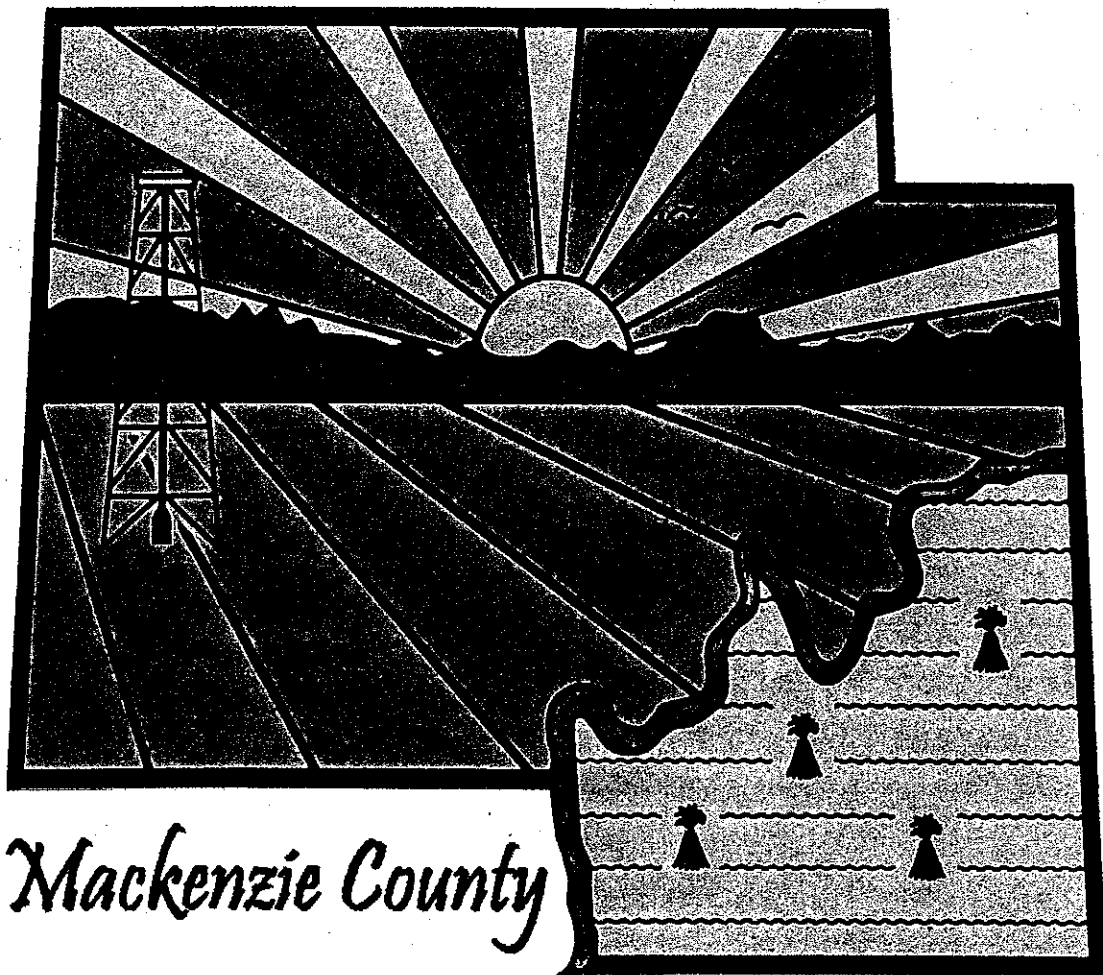
Estimated Hours and Cost

District of Mackenzie
Regional Water Study

TASK	Sub sultant (BA)	DISBURSEMENT		TOTAL COST
		ISL	Sub Consultant (CBA)	
	(\$)	(\$)	(\$)	(\$)
1. Establish Project Background and Design	600	\$164		\$4,039
2. Stand-alone Water Treatment Plants		\$86		\$1,801
3. Regional Water Supply System Alternatives		\$284		\$5,959
4. Cost Estimates		\$172		\$3,602
5. Stakeholder Engagement	2,000	\$3,249	\$3,450	\$23,679
6. Preparation of Draft Report	1,000	\$264		\$11,544
7. Workshop	1,800	\$1,112		\$8,147
8. Exit Interviews	1,000	\$3,218		\$11,578
9. Preparation of Final Report	1,200	\$62		\$4,502
TOTAL HOURS				
TOTAL COST	10,600	\$8,610	\$3,450	\$74,850

Taxes (GST) is not Included

C.)

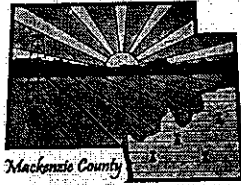


Mackenzie County

**Mackenzie County
Grader Proposal**

Request

Jan / 07 /



Mackenzie County Grader Proposal *Tandem Drive and All-wheel Drive*

Mackenzie County requests proposals for two-six new graders: buy, lease or rental agreements with a buyback price included. Per hour cost projections are also requested per each of your machines.

Tandem Drive Graders are to have a machine operating weight of 32,900 to 39,000lbs, and with net flywheel horsepower ranging between 200 and 250.

All-wheel Drive Graders are to have a machine operating weight of 34,000 to 40,500lbs, and with net flywheel horsepower ranging between 220 and 265.

Conditions:

1. Delivery time for six machines to be included in proposal.
2. FOB machine at Mackenzie County shops for delivery and pick-up.
3. FOB repairs and warranty parts at Mackenzie County shops. No deductible and no additional charges.
4. No charges on oil sampling (S.O.S) if required.
5. 72 hour guarantee up time or temporary replacement of machine at no charge including transportation.
6. Deluxe snowplow lighting package.
7. Safety gear to be included: #2 first aid kit, 10lb fire extinguisher, strobe light.
8. High output alternator 75-100 amp.
9. 14' Mulboard standard, with 2' "right side extension".
10. Oils with flow capabilities to 40 degrees Celsius.
11. Tires: Michelin SnoPlus 14:00 x 24.

Attachments:

1. Rear scarifier 9 shank/ripper installed.
2. Hydraulic snow wing SWM-100 Welco Beales (or equivalent) installed with hydraulic float control system and three position pitch control.
3. Complete six piece fender set installed (Fenderco brand or equivalent).

Special Conditions:

1. Identify service and technician locations.
2. Identify parts availability and parts department location.
3. Price must be valid for 35 days after closing.
4. Delivery time for two machines must be by April 1, 2007. Followed by the remaining four machines to be delivered by June 29, 2007.

Mackenzie County requires trade-in values for the following machines:

Unit #	Make/Model	Hours	Buyback Agreements
2114	2003 Cat 160H \$256,310 purchase price	6000	7500hrs or 60 months due June 2008 - \$144,000
2115	2004 Cat 160H \$254,254 purchase price	4883	7500hrs or 60 months due October 2008 - \$144,000
2116	2004 Volvo 740B \$260,035 purchase price	3930	7500hrs or 60 months due April 2009 - \$129,085
2117	2005 Volvo 740B \$248,300 purchase price	2650	7500hrs or 60 months due February 2010 - \$123,098

Mackenzie County reserves the right to refuse any or all proposals.

Supplier's Signature _____

**Mackenzie County requests these proposals be submitted by 1:00 p.m.,
February 21, 2007.** Please drop off proposals or mail to the following address:

**Mackenzie County
Attention: William Kostiw
4511-46 Avenue
Box 640
Fort Vermilion AB T0H 1N0**

If you have any questions contact:

William	Fort Vermilion Office	(780) 927-3718 (780) 841-1801
John	La Crete Office	(780) 928-3983 (780) 841-1680
Willie	La Crete Public Works Shop	(780) 928-2866 (780) 841-1666
Brent	Fort Vermilion Public Works Shop	(780) 927-3718 (780) 841-1166

Grader Spec Comparison

<u>Make</u>	<u>Model</u>	<u>Drive</u>	<u>6 CYL Engines</u>	<u>Net Horsepower</u>	<u>Turning Radius</u>	<u>Operating Weight</u>
<u>John Deere</u>	<u>872D</u>	<u>AWD</u>	<u>Deere</u>	<u>Min 205- Max 245</u>	<u>23 Feet 6"</u>	<u>Standard Total 36,210lbs (16421kg)</u> <u>With Front Push Block Total 42240lbs (19159kg)</u>
<u>John Deere</u>	<u>772D</u>	<u>AWD</u>	<u>Deere</u>	<u>Min 185- Max 230</u>	<u>23 Feet 6"</u>	<u>Standard 34, 280 LBS (15549kg)</u> <u>With front push block 40,790lbs (18502kg)</u>
<u>Cat</u>	<u>163H</u>	<u>AWD</u>	<u>Cat</u>	<u>Min 180- Max 220</u>	<u>24 Feet 6"</u>	<u>35, 890 lbs</u>
<u>Volvo</u>	<u>G976</u>	<u>AWD</u>	<u>D9 Volvo</u>	<u>Min 225- Max 265</u>	<u>26 Feet</u>	<u>40, 500 lbs (18370kg)</u>
<u>Volvo</u>	<u>G946</u>	<u>AWD</u>	<u>D7 Volvo</u>	<u>Min 195- Max 235</u>	<u>24 Feet</u>	<u>36, 700 lbs (16645kg)</u>
<u>John Deere</u>	<u>870D</u>	<u>Tandem</u>	<u>Deere</u>	<u>Min 180- Max 235</u>	<u>23 Feet</u>	<u>Standard 34, 750 lbs (15,760kg)</u> <u>With Front Push block 40,630lbs (18430kg)</u>
<u>John Deere</u>	<u>770D</u>	<u>Tandem</u>	<u>Deere</u>	<u>Min 165- Max 215</u>	<u>23 Feet</u>	<u>Standard 32,670 lbs (14,819kg)</u> <u>With Front Push Block 39,180lbs (17772kg)</u>
<u>Case</u>	<u>885</u>	<u>Tandem</u>	<u>Cummins</u>	<u>205</u>	<u>23 Feet 11"</u>	<u>37,950lbs</u>
<u>Komatsu</u>	<u>675-3</u>	<u>Tandem</u>	<u>Komatsu</u>	<u>200</u>	<u>22 Feet 8"</u>	<u>34,390lbs (15.600kg)</u>
<u>Cat</u>	<u>160M</u>	<u>Tandem</u>	<u>Cat</u>	<u>230</u>	<u>NA</u>	<u>35,030 lbs (15870 kg)</u>
<u>Volvo</u>	<u>G970</u>	<u>Tandem</u>	<u>D9 Volvo</u>	<u>Min 210- Max 250</u>	<u>26 Feet</u>	<u>39,000 lbs (17,700 kg)</u>
<u>Volvo</u>	<u>G960</u>	<u>Tandem</u>	<u>D7 Volvo</u>	<u>Min 195- Max 235</u>	<u>24 Feet</u>	<u>36,800 lbs (16,690 kg)</u>

d)

EXH Engineering Services Ltd.

RED DEER (BRIDGES)
7710 Edgar Industrial Court
Red Deer, Alberta T4P 4E2
Telephone: (403) 342-7650
Fax: (403) 314-2201
Email: bridges@exheng.com

FAX MEMO

Date: January 11, 2007
Number of pages: 21 (includes cover page)
EXH File: Mackenzie Three Year Plan

To: MacKenzie County
Attn: Bill Kostiw
Re: Mackenzie County Three Year Plan Information
Fax: 780 928 3636

cc:

From: Danielle Timoffee, Bridge Tech

If all pages are not received please notify this office immediately.

Phone: (403) 342-7650
Fax: (403) 314-2201

Original to Follow:
Fax Only:



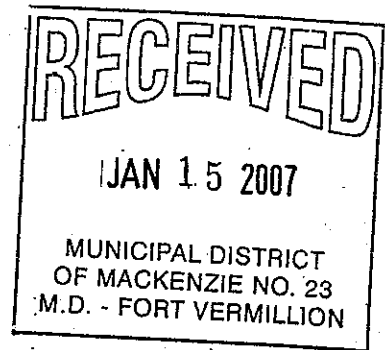
Information Only Urgent Review Reply ASAP Please Comment

Bill

Please see the attached letter and Bridge Planning Summary for Mackenzie County. If you have any questions about the attached information please give me a call.

Regards,

Danielle



EXH Engineering Services Ltd.

RED DEER OFFICE:
7710 Edgar Industrial Court
Red Deer, Alberta T4P 4E2
Telephone: (403) 342-7650
Fax: (403) 342-7691
E-mail: reddeer@exheng.com
www.exheng.com

January 11, 2007

EXH File: Mackenzie Three Year Plan

Mackenzie County
Box 1690
Bag 3
La Crete, AB
T0W 2H0

Attention: Mr. Bill Kostiw, CAO

RE: Clarification of AIT's Response to 2006 Request for Bridge Funding

This letter is intended to provide clarification in response to Alberta Infrastructure and Transportation's (AIT's) reply to the Mackenzie County's 2006 Bridge Request List.

Specific comments for each of the bridge files are as follows:

Bridge File 86154

Criterion for Bridge Request: Sloughing of the embankment proposes a significant safety hazard on this windy section of road. The upper culvert has begun to collapse and the lower culvert was inaccessible due to debris blockage. The County is planning to improve the road over this crossing and replacement of the culvert would be required in order to accommodate an anticipated grade raise of approximately 1 m. It is anticipated that the replacement culvert will be 1500mm to 1800mm diameter CSP

This was the number one priority on the 2006 request list. AIT agreed that replacement is required. Donald Saunders has sent correspondence to EXH stating that this is a high priority. Construction is tentative for 2007. The design for this project will be done by March 2007.

Bridge File 81336

Criterion for Bridge Request: The existing bridge is in poor condition and annual BIM inspections are required. The 2001 assessment and the 2005 BIM rated the girders "3". The assessment also recommended superstructure replacement in 2003. To date, it has been difficult to find the required girders (8.5m HC girders 0° skew) and replacement of all girders with Type "SC" is now proposed. The assessment also considered replacement with a 3.99m SPCSP culvert

This was the number two priority on the 2006 request list. AIT has stated that this structure is in poor to adequate condition and that replacement can be deferred. This bridge is already on a reduced inspection cycle; the structure was inspected last week and the BIM will be sent for review and data entry in due course. It is recommended that funding for replacement in 2008 be sought.

Mackenzie County
January 11, 2007
Page 2 of 4

EXH File: Mackenzie Three Year Plan

Bridge File 76738

Criterion for Bridge Request: The 2001 assessment recommended that minor repairs (girder patching, extending backwall, replace wingwall planks and replace one strut) to the structure be completed.

This was the number three priority on the 2006 request list. AIT has stated that minor repairs are required. They have suggested that the repairs on this structure should be completed in conjunction with repairs on other structures within the County. AIT has stated that there will be no further action at this time. The repairs for this structure should be completed under the 2007 Bridge Maintenance Contract and funding for any GAP eligible work should be sought in 2007.

Bridge File 72702

Criterion for Bridge Request: This structure requires a significant amount of repairs. These repairs include: replace end post; all blocking and correct splices (9 bolts); replace bearings during next rehab; straighten U7L7E and U7L6E; replace wheelguard blocking and split wheelguards; erect four vertical clearance signs.

This was the number four priority on the 2006 request list. AIT has stated that minor repairs are required, with the heat straightening of members U7L7-E and U7L6-E being the most important. AIT believes these repairs could likely be deferred until after the next regular BIM. AIT has stated that there will be no further action at this time. The repairs for this structure could be completed under the 2007 Bridge Maintenance Contract but this is fairly specialized work. Funding for repairs should again be requested in the 2007 funding request submission.

Bridge File 76728

Criterion for Bridge Request: There are issues at this site with abutment stability. Bridge has already been strutted, and all four backwall corners are pushing inwards past the last bearing piles. 6th pile on the west abutment is broken likely from backwall pressures.

This was the number five priority on the 2006 request list. AIT has stated that repairs that were recommended in 2001 were not completed. They have suggested that the repairs on this structure should be completed in conjunction with repairs on other structures within the County. AIT has stated that there will be no further action at this time. The repairs for this structure should be completed under the 2007 Bridge Maintenance Contract and funding should be requested in the 2007 funding request submission.

Bridge File 76279

Criterion for Bridge Request: Structural condition rating has dropped from 66% to 38.9% between BIM cycles. Necessary repairs to this structure include: repairs to bridge rail, curb spalls at post locations, shimming piles, patching overlay.

This was the number six priority on the 2006 request list. An assessment was also requested, however, AIT believes that repairs are minor and that an assessment can be deferred until after the next BIM. They have suggested that the repairs on this structure should be completed in

Mackenzie County
January 11, 2007
Page 3 of 4

EXH File: Mackenzie Three Year Plan

conjunction with repairs on other structures within the County. AIT has stated that there will be no further action at this time. The repairs for this structure should be completed under the 2007 Bridge Maintenance Contract and funding should be requested in the 2007 funding request submission.

Bridge File 09041

Criterion for Bridge Request: The girders on this bridge are deteriorating. There have been some repairs in the past, but the condition appears to be worsening. Repairs should be made to this structure in order to sustain a replacement year of 2025.

This was the number seven priority on the 2006 request list for repairs. An assessment was also requested and AIT agreed that an assessment should be completed. EXH has commenced work on the assessment.

Bridge File 76278

Criterion for Bridge Request: Struts have already been installed on this structure. Considering that only 50% of the piles are bearing on the south abutment and 33% on the north abutment as well as the south cap rolling. There are a number of repairs that should be completed including: repairing the bridge rail, repairing curbs, patch spalls, replace split strut, shim piles, band split pile, replace hazard marker.

This was the number eight priority on the 2006 request list for repairs. An assessment was also requested. AIT stated that the assessment is a low priority, and could be deferred until after the next regular BIM. AIT says that recommended concrete repairs are minor and can be deferred. Additional repairs (repairs to bridge rail, replacing split strut, shim piles, band split piles and replacement of a hazard marker) are not eligible for GAP funding. Repairs should be completed in conjunction with other bridge repairs in the County.

Bridge File 79355

Criterion for Bridge Request: Structural condition rating has dropped from 61% to 38.9% between BIM cycles. Necessary repairs to this structure include: repairs to curb, shimming piles, repairing punchouts.

This was the number nine priority on the 2006 request list for repairs. An assessment was also requested; AIT stated that an assessment is not required. Only recommended repairs to concrete would be eligible for funding. The repairs should be completed in conjunction with repairs on other structures within the County and funding should be requested in the 2007 funding request submission.

Bridge File 78318

Criterion for Bridge Request: The bridge is located in middle of s curve; blind from both directions, with serpentine road alignment both sides. North cap appears to be bearing on drift pins only. Stream enters at approx. 30° angle, possibly affecting NW wingwall stability, scouring on downstream southeast bank.

Mackenzie County
January 11, 2007
Page 4 of 4

EXH File: Mackenzie Three Year Plan

This was the number ten priority on the 2006 request list for replacement in 2009. An assessment was requested for 2008. AIT has stated that they will inform the County if/when funding is available to complete the assessment. Funding for replacement should be requested on the 2007 bridge request submission.

Bridge File 78209

Criterion for Bridge Request: Superstructure is a mixture of PC and PSS girders. The PC girder span is not very good; PSS girders are in bad shape. Both PC curbs cracked. The 2nd PSS girder from East and West cracked and have exposed rebar. Heavy loads crossing this structure are likely weakening the already compromised condition. An assessment with Level 2 girder inspection should be performed to determine the extent of deterioration and to determine a plan of action.

An assessment was requested on this structure. AIT stated that repairs that were recommended on the 2004 BIM (replace 2 bridge rail posts) should be completed. An assessment is a low priority for AIT at this time. Therefore, we recommend that the repairs for this structure be completed under the 2007 Bridge Maintenance Contract.

Additional information and bridge files can be found in the attached Mackenzie County Maintenance Summary.

Please indicate which structures you would like added to the 2007 Bridge Maintenance RFP so that an engineering budget can be estimated.

Please contact me at (403) 342 7650 if you have any questions.

Sincerely,



James Morgan, P. Eng.
EXH Engineering Services Ltd.

JM/jm

cc: Jeff Johnston, EXH Engineering Services Ltd. - Grimshaw
Rene Richards, EXH Engineering Services Ltd. - La Crete

Carol Gabriel

From: Colin Fisher [cfisher@exheng.com]
Sent: Friday, December 22, 2006 10:26 AM
To: 'Donald Saunders'
Cc: 'Kevin Henshaw'; 'Mary Jane Driedger'; bkostiw@md23.ab.ca; 'James Morgan'
Subject: RE: Prairie Point Access Hydrology Report (SE 09-108-14-5)
Attachments: 86154 Channel Capacity DS Dec 22 06.pdf; 86154 field pickup cross sections.pdf; Prairie Point Channel Capacity EXH Dec 22 06.pdf

Hi Donald,

Kevin Henshaw and I have reviewed the Hydrology and Preliminary Culvert Sizing Report that we sent to the MD of Mackenzie on July 20, 2006, along with your comments from August 8. Considering that we had a survey and measurements from a field pick-up, we had all the information that we normally have when completing a bridge planning report and we also have no new information to date (and do not feel that we need more information). As a result, we stand behind our recommendation of a design discharge of $9 \text{ m}^3/\text{s}$ for this site. We would like to come to an agreement with you on a culvert size and type via email and proceed straight to detailed design.

We reviewed your site measurements and plugged them into our channel capacity, using an overbank flow of 0.5 m (1.3 m total flow depth) and the result is a discharge of $5 \text{ m}^3/\text{s}$ (I have attached a worksheet for your information). Based on the other information provided in our report we feel that this is a bit too low.

Following are a few items to highlight or expand upon from our original report:

1. **Drainage Area:** Although we estimated the contributing drainage area to be 18 km^2 , the total drainage area is about 65 km^2 . The total drainage area appears to provide a very large amount of storage, but in a wet year when the water table is high in the basin a large storm could result in significant run-off. If you compare our original design discharge with the total drainage area, the unit discharge, q , is $0.14 \text{ m}^3/\text{s}/\text{km}^2$. This is typical of design discharges within this region with comparable high-storage topography.
2. The floodway immediately upstream is quite wide. The low-land vegetation within 10-20 m on either side of the channel indicates that there is a significant amount of water flowing through this draw from time to time.
3. **Channel measurements:** I have attached the measurements that Owen took at the site September 5, 2005. This was just after the beaver dams had been removed. It appears as though he measured the channel outside of the area affected by the beaver dams immediately adjacent to the culvert. This is the most representative location to measure the channel as the channel within the area affected by beavers may have been altered by silt and debris build-up. Please include this as additional back-up to our July report. The dimensions that are in that report are an average of these measurements along with the surveyed cross sections. Your measurements fall within our range as well.
4. This is a low-risk site. With the high fill, upstream floodplain and low traffic volume, the consequences of some additional backwater is quite low.
5. Accommodation of 300mm long Northern Pike is recommended for this site by Pisces Environmental Consultants Ltd. (QAES).

6. Flow range recommended in our original report was 7-10 m³/s.

Considering the information above, and since there are few consequences associated with a bit of extra backwater at this site under flooding conditions, we feel that a design discharge of 7 m³/s may be acceptable (I have attached a channel capacity worksheet of our proposed design discharge and design channel dimensions).

Upon review of the road at this site, it is winding, and the k_{sag} is approximately 10. We need to discuss the County's needs for this road with them directly, but we feel that we should improve this gradeline to a k_{sag} of at least 20 to meet a design speed of 60 km/hr. This will result in a grade raise of approximately 1.5 m and a 2.4 m diameter culvert would have 6.0m of cover. A SPCSP is likely the best option for this much cover.

For 7m³/s, under the condition shown on the attached channel capacity sheet, a 2120mm SPCSP would result in approximately 0.5m of head over the culvert. A 2430m diameter culvert would result in approximately 0.2m of freeboard. Therefore, a 2430 mm diameter SPCSP is recommended for this site. This recommended culvert size will have to be confirmed during detailed design by confirming hydraulics and considering fish passage accommodation.

Please call to discuss this when you've had a chance to review the information.

Happy holidays,
Colin

From: Donald Saunders [mailto:Donald.Saunders@gov.ab.ca]
Sent: Tuesday, August 08, 2006 8:39 AM
To: Colin Fisher
Cc: Kevin Henshaw
Subject: RE: Prairie Point Access Hydrology Report (SE 09-108-14-5)

Hi Colin,

From the two cross sections you provided it looks like you took an average of the upstream and downstream bed widths to arrive at the 2.3m bedwidth used in the report. I don't agree with this approach as the upstream channel capacity would govern the flows to the site. I also visited the recently, after the beaver dams were removed, and thought the upstream bedwidth was in the order of 1.5m, with a depth of about 0.8m.

Obviously I don't have all the survey information that EXH has, but I still think the flow of 9m³/s is high...

Regards,

Donald Saunders, P. Eng.
Bridge Engineer
Peace Region
Alberta Infrastructure and Transportation

From: Colin Fisher [mailto:cfisher@exheng.com]
Sent: Tuesday, August 08, 2006 8:16 AM
To: Donald Saunders
Cc: 'Kevin Henshaw'; 'Mary Jane Driedger'
Subject: RE: Prairie Point Access Hydrology Report (SE 09-108-14-5)

Donald,

The bedwidth was arrived at based on our survey as well as field measurements. When we go to design, I do not plan on deviating from the suggested design flow as we have basically completed the normal procedure that we follow for our Preliminary Design.

Regards,
Colin

From: Donald Saunders [mailto:Donald.Saunders@gov.ab.ca]
Sent: Saturday, August 05, 2006 5:27 PM
To: Colin Fisher
Cc: Kevin Henshaw; Mary Jane Driedger
Subject: Prairie Point Access Hydrology Report (SE 09-108-14-5)

Hi all,

I took a quick look at the Hydrology and Preliminary Sizing Report for the culverts on the Prairie Point Access Road (SE 09-108-14-5) I am in agreement that a bridge sized culvert is required. The selected design discharge of 9 m³/s may be a little on the high side as the estimated bed width of the channel seems high, but this can be reviewed during the design of a new structure.

I have assigned bridge file #86154 to this site. Please ensure that all future correspondence regarding this site references this number. Also, I have noted that this is the MD's #1 request for bridge funding, I am in the process of reviewing all the submitted request lists and will be responding to the MD's requests in the near future.

If anyone has any concerns regarding the above please feel free to contact me.

Regards,

Donald Saunders, P. Eng.
Bridge Engineer
Peace Region
Alberta Infrastructure and Transportation

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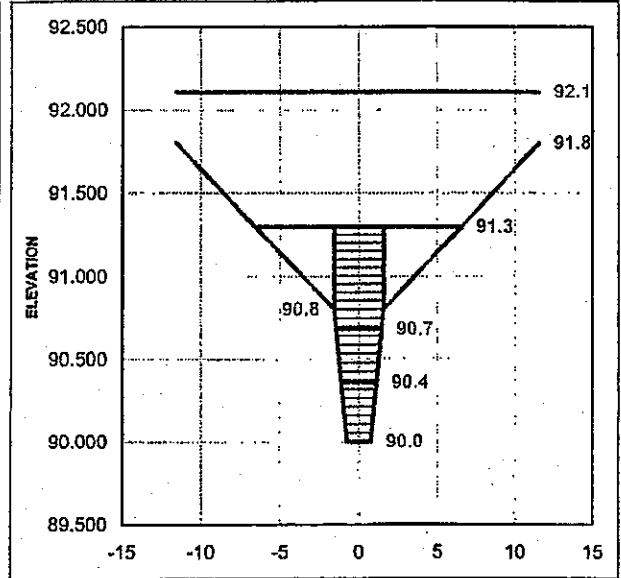
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Channel Discharge Capacity

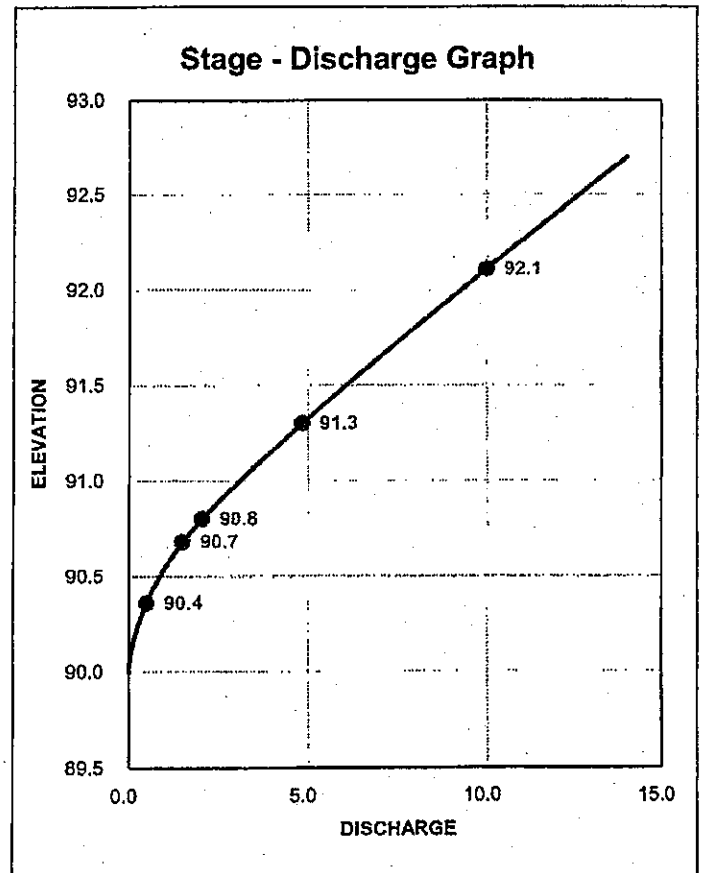
Channel	High Bank - Flood Plain
Bank Height (m) = 0.8	Height (m) = 1.0
Bank Sideslope = 1.:1	Ground Slope = 10.:1
Roughness "n" = 0.05	Roughness "n" = 0.08
Streambed Width (m) = 1.5	Add to Floodway (m) = 0
Slope (m/m) = 0.008	Floodway Width (m) = 3.1
Top of Bank Width (m) = 3.1	Add to Flood Plain (m) = 0
Floodway / Bank Width = 1.0	Flood Plain Width (m) = 23.1

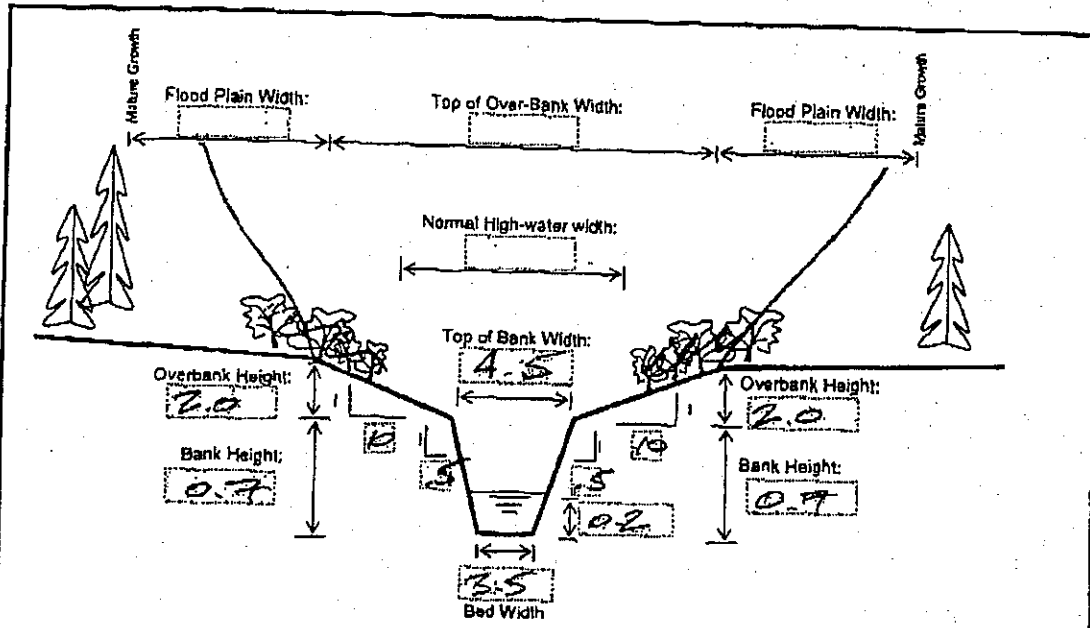
Drainage Area (km ²) = 18	A.T. Runoff Depth (mm) = 40
Time to Peak (hr) = 20	Runoff Potential (m ³ /s) = 10

	Channel Depth	Overbank Depth	Water Elev	Channel Width	Discharge Q (m ³ /s)	Velocity V (m/s)
Max. Basin	2.1	1.3	92.1	23.1	10	1.7
48% Design	1.3	0.5	91.3	13.1	5	1.4
42% Bank Full	0.8	0.0	90.8	3.1	2	1.1
Fish High	0.7	-0.1	90.7	2.9	1.5	1.0
Fish Low	0.4	-0.4	90.4	2.2	0.5	0.7
Centerline Streambed	Elevation		90.0	Station	0.0	



Channel Depth	Overbank Height	Water Elev	Channel Width	Water Width	Discharge Q	Velocity V
0.07	0.00	90.1	1.6	1.6	0.0	0.3
0.17	0.00	90.2	1.8	1.8	0.1	0.5
0.27	0.00	90.3	2.0	2.0	0.3	0.6
0.37	0.00	90.4	2.2	2.2	0.5	0.8
0.47	0.00	90.5	2.4	2.4	0.8	0.9
0.57	0.00	90.6	2.6	2.6	1.1	0.9
0.68	0.00	90.7	2.9	2.9	1.5	1.0
0.78	0.00	90.8	3.1	3.1	1.9	1.1
0.88	0.08	90.9	4.6	3.1	2.4	1.2
0.98	0.18	91.0	6.7	3.1	3.0	1.2
1.08	0.28	91.1	8.7	3.1	3.5	1.3
1.18	0.38	91.2	10.7	3.1	4.1	1.4
1.28	0.48	91.3	12.8	3.1	4.7	1.4
1.38	0.58	91.4	14.8	3.1	5.3	1.5
1.49	0.68	91.5	16.8	3.1	6.0	1.5
1.59	0.79	91.6	18.8	3.1	6.6	1.5
1.69	0.89	91.7	20.9	3.1	7.2	1.6
1.79	0.99	91.8	22.9	3.1	7.9	1.6
1.89	1.09	91.9	23.1	3.1	8.6	1.6
1.99	1.19	92.0	23.1	3.1	9.2	1.7
2.09	1.29	92.1	23.1	3.1	9.9	1.7
2.19	1.39	92.2	23.1	3.1	10.6	1.7
2.30	1.50	92.3	23.1	3.1	11.3	1.7
2.40	1.60	92.4	23.1	3.1	11.9	1.8
2.50	1.70	92.5	23.1	3.1	12.6	1.8
2.60	1.80	92.6	23.1	3.1	13.3	1.8
2.70	1.90	92.7	23.1	3.1	14.0	1.8



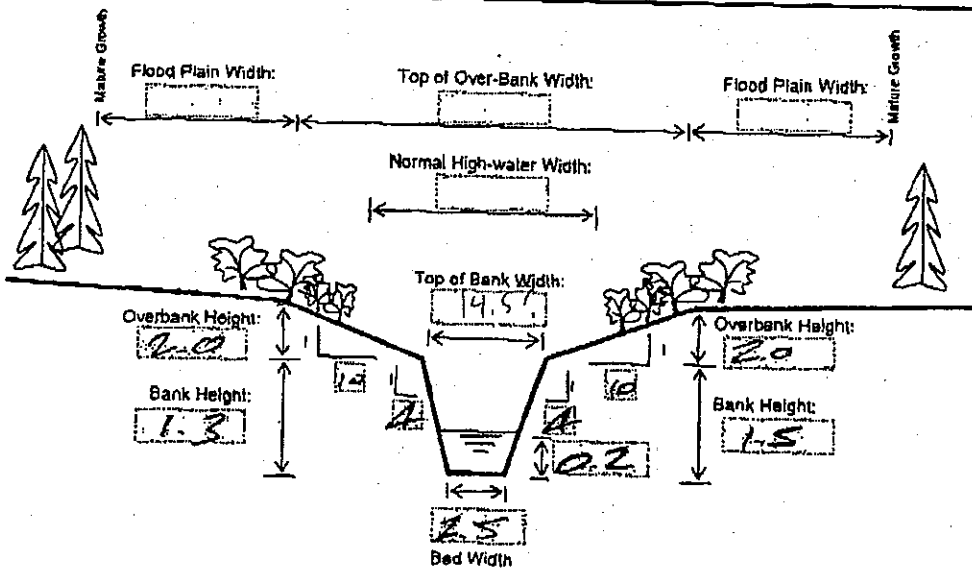


Typical Upstream Channel Cross Section and High Water Mark (NTS)

LOOKING US / DS, from [122] m US

Indicate On Sketches:
 -Channel composition and vegetation
 -Overbank composition and vegetation
 -Where section is taken or if it is a fictitious typical section.

Note:
 -For larger basins (>100km²) take sections and photos of u/s crossings on this stream and significant tributaries if reasonably accessible.



Typical Downstream Channel Cross Section and High Water Mark (NTS)

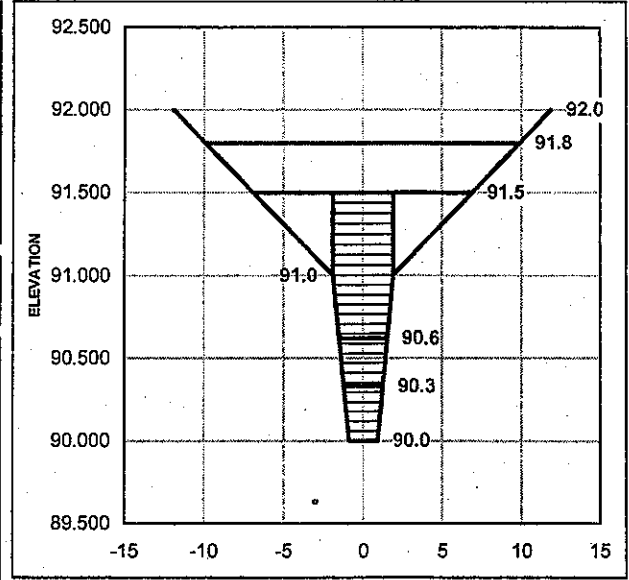
LOOKING US / DS, from [62] m DS

Channel Discharge Capacity

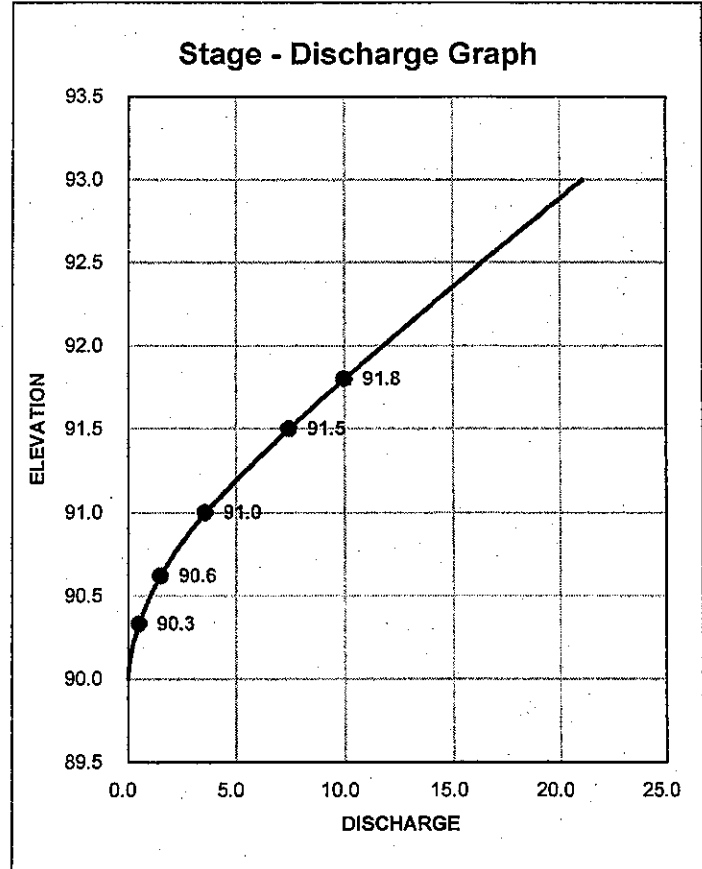
Channel	High Bank - Flood Plain
Bank Height (m) = 1.0	Height (m) = 1.0
Bank Sideslope = 1.:1	Ground Slope = 10.:1
Roughness "n" = 0.05	Roughness "n" = 0.08
Streambed Width (m) = 1.8	Add to Floodway (m) = 0
Slope (m/m) = 0.008	Floodway Width (m) = 3.8
Top of Bank Width (m) = 3.8	Add to Flood Plain (m) = 0
Floodway / Bank Width = 1.0	Flood Plain Width (m) = 23.8

Drainage Area (km ²) = 18	A.T. Runoff Depth (mm) = 40
Time to Peak (hr) = 20	Runoff Potential (m ³ /s) = 10

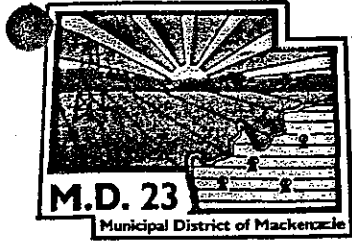
	Channel Depth	Overbank Depth	Water Elev	Channel Width	Discharge Q (m ³ /s)	Velocity V (m/s)
→ Max. Basin	1.8	0.8	91.8	19.8	10	1.7
75% Design	1.5	0.5	91.5	13.8	7	1.6
48% Bank Full	1.0	0.0	91.0	3.8	4	1.3
Fish High	0.6	-0.4	90.6	3.0	1.5	1.0
Fish Low	0.3	-0.7	90.3	2.5	0.5	0.7
Centerline Streambed	Elevation		90.0	Station	0.0	



Channel Depth	Overbank Height	Water Elev	Channel Width	Water Width	Discharge Q	Velocity V
0.08	0.00	90.1	2.0	2.0	0.0	0.3
0.19	0.00	90.2	2.2	2.2	0.2	0.5
0.30	0.00	90.3	2.4	2.4	0.4	0.7
0.41	0.00	90.4	2.6	2.6	0.7	0.8
0.53	0.00	90.5	2.9	2.9	1.1	0.9
0.64	0.00	90.6	3.1	3.1	1.6	1.0
0.75	0.00	90.8	3.3	3.3	2.1	1.1
0.86	0.00	90.9	3.5	3.5	2.7	1.2
0.98	0.00	91.0	3.8	3.8	3.4	1.3
1.09	0.09	91.1	5.6	3.8	4.2	1.3
1.20	0.20	91.2	7.8	3.8	5.1	1.4
1.31	0.31	91.3	10.1	3.8	5.9	1.5
1.43	0.43	91.4	12.3	3.8	6.8	1.5
1.54	0.54	91.5	14.6	3.8	7.8	1.6
1.65	0.65	91.7	16.8	3.8	8.7	1.7
1.76	0.76	91.8	19.1	3.8	9.7	1.7
1.88	0.88	91.9	21.3	3.8	10.7	1.7
1.99	0.99	92.0	23.6	3.8	11.7	1.8
2.10	1.10	92.1	23.8	3.8	12.7	1.8
2.21	1.21	92.2	23.8	3.8	13.7	1.8
2.33	1.33	92.3	23.8	3.8	14.7	1.9
2.44	1.44	92.4	23.8	3.8	15.8	1.9
2.55	1.55	92.6	23.8	3.8	16.8	1.9
2.66	1.66	92.7	23.8	3.8	17.9	2.0
2.78	1.78	92.8	23.8	3.8	18.9	2.0
2.89	1.89	92.9	23.8	3.8	20.0	2.0
3.00	2.00	93.0	23.8	3.8	21.1	2.0



Q935-81-101



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

July 16, 2004

Mr. John Engle der, P. Eng.
Alberta Transportation
Room 301, Provincial Building
Bag 900-29
Peace River, Alberta T8S 1T4

Dear Mr. Engle der:

Re: Bridge Files 76302, 79359, 81938, 81939, 81940, 81942 and 81943

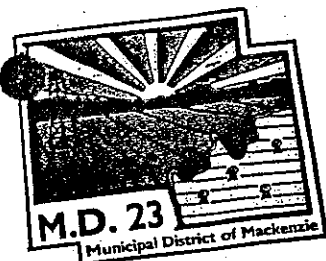
As stated in previous correspondence, the Municipal District of Mackenzie No. 23 does not recognize the extension of Highway 58 as a local road and, therefore, has no interest in the maintenance of the road or any of its bridges.

If you have any questions or concerns regarding this matter feel free to contact me at (780) 928-3983.

Sincerely,

Jason Gabriel
Project Services Technologist

pc: Ajit Paramapathy, Bridge Manager, Peace Region, Alberta Transportation



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

April 15, 2004

Mr. Stewart Hagan, P. Eng.
MPA Engineering Ltd.
Box 7392
Peace River, Alberta
T8S 1T1

Dear Mr. Hagan:

Re: Garden River Road Bridge Inspections, Bridge file # 79359 and 81939

In response to your attached letter dated April 1, 2004 regarding the above noted bridges, please be advised that the Garden River road is not a municipal road. The Municipal District of Mackenzie No.23 has no interest with the Garden River road or any of its bridges.

This information may be of concern to the Little Red River Cree Nation as they are presently seeking a License of Occupation for the purpose of a road.

Any correspondence regarding the Garden River road should be directed to John Engleder with Alberta Transportation, Peace River office.

Sincerely,

Jason Gabriel
Project Services Technologist

Attach

pc: John Engleder, P. Eng.
Alberta Transportation



Engineering Ltd.

Box 7392
Peace River, Alberta, T8S 1T1

(780) 624-8151, fax (780) 624-5676
Website: www.mpaeng.ca

April 1, 2004

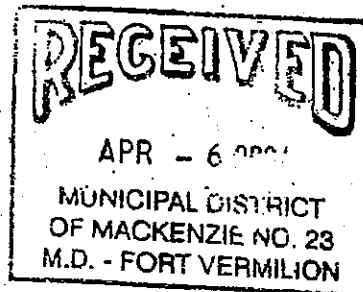
Alberta Transportation, Peace Region
Bag 900, Box 25
Peace River, Alberta
T8S 1T4

Attention: Mr. Ajit Paramapathy, P. Eng

Dear Ajit,

RE: MD of McKenzie Major Bridge Inspections

We are enclosing herewith 1 copy of the following major bridges on local roads within the Municipal District of McKenzie, which have been inspected, reviewed and entered into the BIM system.



Bridge File Numbers:

Lot 1 - 79359, 81939

Lot 2 -

Lot 3 -

Lot 4 -

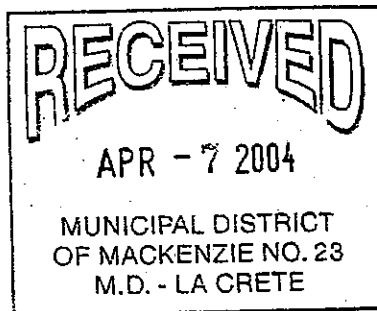
Lot 1 - Bridges requiring assessment for maintenance beyond minor and routine maintenance.
Lot 2 - Bridges requiring maintenance for which AT normally provides funding assistance.
Lot 3 - Bridges requiring maintenance for which the Municipality is responsible to fund.
Lot 4 - Bridges that require no maintenance.

Sincerely,

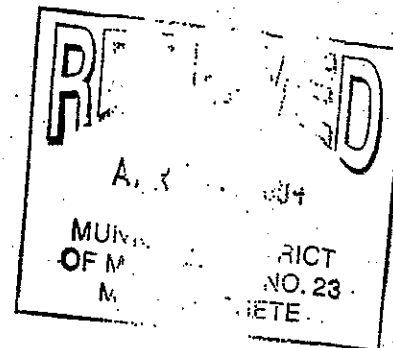
MPA Engineering Ltd.

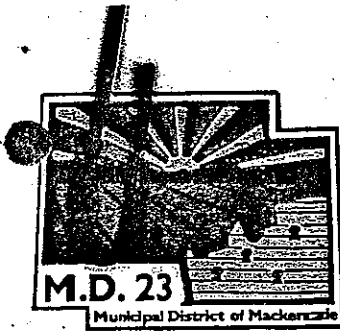
Per;

Stewart Hagan, P. Eng.



cc: Bridge Systems Engineer – Byron Chelak
MD of McKenzie
Brian Pientsch





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

March 18, 2004

Mr. Brian Pientsch, C.E.T.
MPA Engineering Ltd.
Box 7392
Peace River, Alberta
T8S 1T1

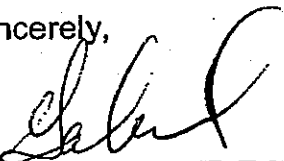
Dear Mr. Pientsch:

Re: Bridge Files 81939 and 79359, Garden River Road

In response to your attached letter dated March 8, 2004 regarding the above noted bridges, please be advised that the Garden River road is not a municipal road. The Municipal District of Mackenzie No.23 has no interest with the Garden River road or any of its bridges and, therefore, cannot authorize any bridge repairs.

Any correspondence regarding the Garden River road should be directed to John Engleder with Alberta Transportation, Peace River office.

Sincerely,

pc: 

Michel Savard, R.E.T., RPT (Eng)
Director of Operational Services

/jg

Attach

pc: John Engleder, P. Eng.
Alberta Transportation



Engineering Ltd.

10011 - 102 Street
Grande Prairie, Alberta, T8V 2V5

(780) 402-7017, fax (780) 814-5872
website: www.mpaeng.com

Delivered via email

December 22, 2006

File: 81939

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

Attention: John Klassen

Dear John,

Re: Low Rating Advisory

The following bridge site has a rating of two (2) or less:

File No.	Stream / Location / Highway	Rating	Element	Reason for low rating
81939	Pakwanutik River / west of Garden River / Local Road	2	Caps	Severe rot in caps and piles

A design is being completed, however I recommend a reducing the inspection cycle to six months and restrict loads to no more then 3 ton.

If more information is required please call.

Sincerely,

MPA Engineering Ltd.
per:

Colin Roy, C.E.T.

C:\aBIMs\Peace Region\2006\November\BIM low rating 81939 SGr1.doc

cc: Brian Pientsch, MPA Engineering
David Morrison, Alberta Infrastructure and Transportation



Engineering Ltd.

10011 - 102 Street
Grande Prairie, Alberta, T8V 2V5

(780) 402-7017, fax (780) 814-5872
website: www.mpaeng.com

Delivered via email

December 22, 2006

File: 79359

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

Attention: John Klassen

Dear John,

Re: Low Rating Advisory

The following bridge site has a rating of two (2) or less:

File No.	Stream / Location / Highway	Rating	Element	Reason for low rating
79359	Pakwanutik River / west of Garden River / Local Road	2	Caps	Severe rot in caps and piles

A design is being completed, however I recommend a reducing the inspection cycle to six months and restrict loads to no more then 3 ton.

If more information is required please call.

Sincerely,

MPA Engineering Ltd.
per:

Colin Roy, C.E.T.

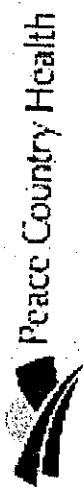
C:\aBIMs\Peace Region\2005\November\BIM low rating 79359 SQ

cc: Brian Pientsch, MPA Engineering
David Morrison, Alberta Infrastructure and Transportation

Population Funding

Health Region	Regional Population				2005/2006		2006/2007		% of Prov. Avg.
	AH&W 05/06	AH&W Increases	Projected 06/07	RHA Funding \$	Per Capita	RHA Funding \$	Per Capita		
Chinook	156,090	0.9	157,495	249,773	1,600	270,402	1,717	107%	108%
Palliser	101,980	1.7	103,714	139,574	1,369	152,228	1,468	92%	92%
Calgary	1,179,925	2.4	1,206,243	1,645,830	1,395	1,793,475	1,484	93%	93%
David Thompson	297,483	1.6	302,243	442,760	1,488	481,149	1,592	100%	100%
East Central	107,166	2.4	109,736	169,314	1,580	185,833	1,693	106%	107%
Capital	1,014,667	1.3	1,027,858	1,731,550	1,707	1,872,175	1,821	114%	115%
Aspen	171,228	1.8	174,310	193,544	1,130	212,497	1,219	76%	77%
Peace Country	136,464	1.9	139,057	180,121	1,320	196,858	1,416	88%	89%
Northern Lights	75,445	3.5	78,086	65,891	873	76,840	964	58%	62%
MH Undistributed				25,000					
	3,240,448	1.9	3,300,743	4,843,377	1,495	5,241,457	1,588	100%	100%

Notes: RHA Funding does not include Province Wide Service Funding provided to Calgary, Capital and East Central
 (Thousands of Dollars)



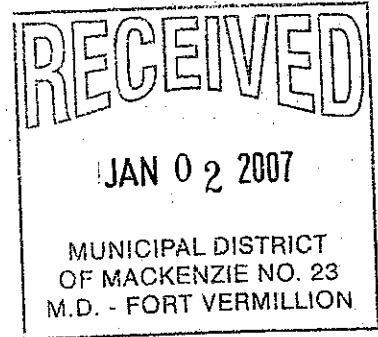
9.



OFFICE OF THE MAYOR

December 20th, 2006

Reeve William Neufeld & Council
Municipal District of Mackenzie No. 23
P.O. Box 640
Fort Vermilion, ALBERTA
T0H 1N0



Dear Reeve Neufeld & Council:

RE: FAIR SHARE AGREEMENT PRESENTATION

The City of Grande Prairie is pleased to invite you to an "in-depth" BC Fair Share presentation by Colin J Griffith of Colin J Griffith & Associates, the former CAO of Fort St. John, BC and one of the main architects of this Agreement.

The presentation will be from 7:00 p.m. – 8:30 p.m. on Wednesday, February 28th, 2007 @ the Trumpeter Hotel & Meeting Centre – Richmond Room C. Space is limited to nine representatives from each municipality.

Come and find out for yourself if the BC Peace Fair Share Agreement has erased the "Alberta Advantage".

Can a "made in Alberta" Fair Share Agreement bring long term financial stability to northern Alberta?

Tired of worrying how your municipality is going to pay for its infrastructure deficit?

Come out and learn how the BC Fair Share Agreement has transformed local politics in the BC Peace.

Please let us know if you will be attending the presentation by Telephone: (780) 538-0310, Fax: (780) 513-4014 or Email: jbauman@cityofgp.com

We look forward to your support and participation at this presentation.

Yours truly,

MAYOR WAYNE AYLING

CITY OF GRANDE PRAIRIE



Attendance
Confirmation Sheet

Fair Share Agreement Presentation
By Colin J Griffith of Colin J Griffith & Associates

Wednesday, February 28th, 2007
7:00 p.m. – 8:30 p.m.

Trumpeter Hotel & Meeting Centre
– Richmond Room C
Grande Prairie, ALBERTA

Please return the following information by February 14th to
Jeanette Bauman:

Telephone: (780) 538-0310

Fax: (780) 513-4014

OR

E-mail: jbauman@cityofgp.com

Municipality/Government Ministry Represented:

Name(s) of those attending:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____

9)

Carol Gabriel

From: Ralph Woods [Ralph.Woods@gov.ab.ca]
Sent: Monday, December 18, 2006 12:10 PM
To: 'cao@clearhillscounty.ab.ca'; 'reeve@clearhillscounty.ab.ca'; 'cao@md23.ab.ca';
'reeve@md23.ab.ca'; 'cao@mdnorth22.ab.ca'; 'reeve@mdnorth22.ab.ca';
'robert@mdfairview.ab.ca'; 'reeve@mdfairview.ab.ca'; 'mdpeace@wispernet.ca';
'reeve@wisperner.ca'; 'cao@mdbiglakes.ca'; 'reeve@mdbiglakes.ca'
Cc: Glen Gache
Subject: Dec 12, 2006 Meeting
Attachments: Minutes From Dec. 12 Presentation.doc; Access Guidelines.ppt

On Nov. 22, 2005, you were mailed an invitation to attend the meeting held on Dec 12, 2006 at the Travellers here in Peace River. I have attached the minutes from that meeting and a copy of the PowerPoint presentation I presented.

I would also ask that should you have and comments you would like to bring forward from the Draft that I had enclosed, please sent me a note or e-mail.

Ralph Woods

Land Management Specialist

Peace/Upper Hay Area

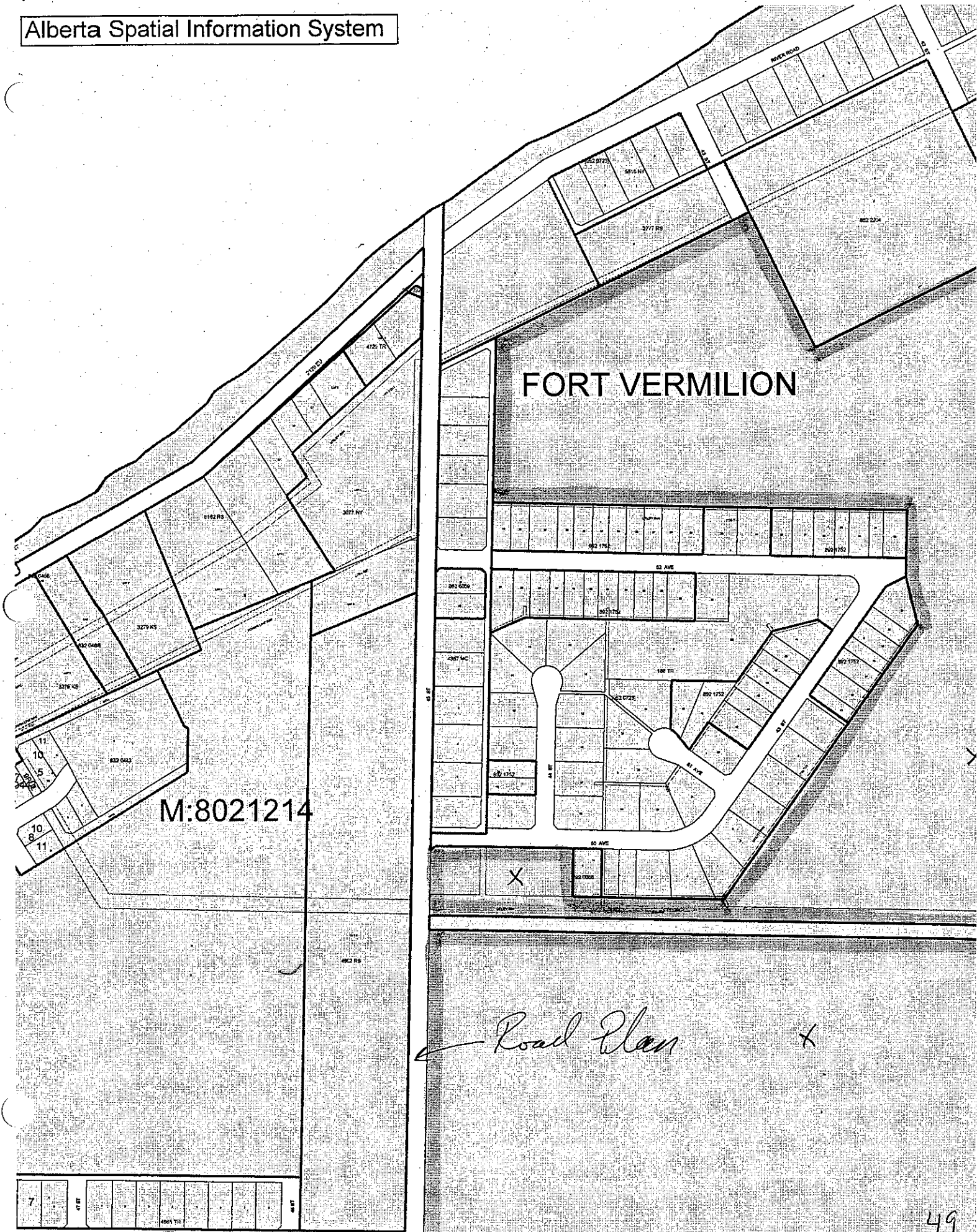
Phone: (780) 624-6331

Fax: (780) 624-7124

Ralph.Woods@gov.ab.ca

<<Minutes From Dec. 12 Presentation.doc>> <<Access Guidelines.ppt>>

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.



M:8021214

FORT VERMILION

Road Plan

Bill: Knelsen S & G owns the land east of 45 st.

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0026 673 863	FORTVER;2;7A	962 066 030 +1
LEGAL DESCRIPTION		
FORT VERMILION SETTLEMENT		
LOT SEVEN-A (7A)		
RANGE TWO (2), AS SHOWN ON A PLAN OF SURVEY OF THE SAID SETTLEMENT		
SIGNED AT OTTAWA ON THE 7TH DAY OF JUNE A.D. 1907, CONTAINING 205		
HECTARES (507 ACRES) MORE OR LESS		
EXCEPTING THEREOUT		
A) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON POST		
AND PITS ON THE EASTERN BOUNDARY THEREOF DISTANT SOUTHERLY THEREON ONE		
HUNDRED AND THIRTY SEVEN AND THREE TENTHS (137.3) FEET, MORE OR LESS		
FROM THE SOUTH BANK OF THE PEACE RIVER AS SAID IRON POST AND PITS ARE		
SHOWN ON SAID PLAN OF SURVEY; THENCE ON AN ASTRONOMICAL BEARING TWO		
HUNDRED AND FORTY SEVEN (247) DEGREES A DISTANCE OF TWO HUNDRED AND		
TWENTY SEVEN (227) FEET; THENCE SOUTHERLY AND PARALLEL WITH THE SAID		
EASTERN BOUNDARY SIX HUNDRED AND TWENTY SIX (626) FEET; THENCE ON AN		
ASTRONOMICAL BEARING SIXTY SEVEN (67) DEGREES TO THE SAID EAST BOUNDARY		
THENCE NORTHERLY ALONG THE SAID EASTERN BOUNDARY TO THE POINT OF		
COMMENCEMENT, CONTAINING		
	HECTARES	(ACRES) MORE OR LESS
B) PLAN 2171EU - ROAD	1.21	3.00
C) PLAN 3383ET - SUBDIVISION	1.44	3.58
D) PLAN 4357MC - SUBDIVISION	PORTION	
E) PLAN 4357MC - SUBDIVISION	3.09	7.64
F) PLAN 2777RS - SUBDIVISION	0.121	0.30 (FOR STREET ONLY)
G) PLAN 188TR - SUBDIVISION	15.7	38.80
H) PLAN 7920058- SUBDIVISION	38.3	94.58
I) PLAN 8522204- SUBDIVISION	5.42	13.39
J) PLAN 9620961- SUBDIVISION	4.76	11.76
EXCEPTING THEREOUT ALL MINES AND MINERALS		
AND THE RIGHT TO WORK THE SAME		
ESTATE: FEE SIMPLE		
MUNICIPALITY: MUNICIPAL DISTRICT OF MACKENZIE NO. 23		
REFERENCE NUMBER: 862 123 001		
PAGE 2		
# 962 066 030 +1		

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE
962 066 030	20/03/1996	SUBDIVISION PLAN
OWNERS		
KNELSEN SAND & GRAVEL LTD.. X		
OF LA CRETE		



ALBERTA
MINISTER OF INFRASTRUCTURE
AND TRANSPORTATION

AR30347

January 11, 2007

Mr. Bill Neufeld
Reeve
Mackenzie County
PO Box 640
Fort Vermilion, AB T0H 1N0

Dear Reeve Neufeld:

Thank you for your letter of December 8, 2006 in follow-up to your council's meeting with Alberta Infrastructure and Transportation officials at the Alberta Association of Municipal Districts and Counties Convention held on November 14, 2006 in Edmonton.

The department has received your Resource Road Program applications for four projects. These applications, along with all other applications received provincially, will be reviewed by Alberta Infrastructure and Transportation staff and the Interdepartmental Review Committee. Project applications will be prioritized and approved based upon their overall ranking and available budget.

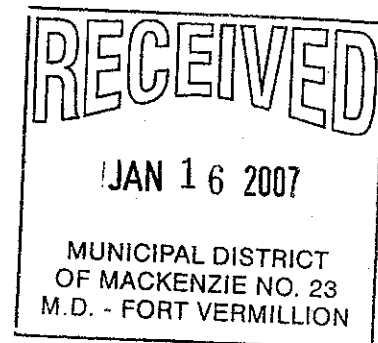
With regard to your request to re-designate some local roads in Mackenzie County to provincial highways, at this time the department is not considering expanding the present provincial highway network.

I appreciate your writing with regard to these important infrastructure issues.

Sincerely,

Luke Ouellette
Minister of Infrastructure and Transportation
M.L.A., Innisfail-Sylvan Lake

cc: Mr. Frank Oberle, MLA, Peace River





FAXED
01/09

Office of the Premier

Legislature Building, Edmonton, Alberta, Canada T5K 2B7
Telephone (780) 427-2251 Fax (780) 427-1349

January 3, 2007

Mr. Bill Neufeld
Reeve
Municipal District of Mackenzie No. 23
PO Box 640
Fort Vermilion, Alberta
T0H 1H0

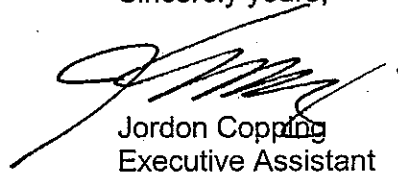
Dear Mr. Neufeld:

Thank you for your letter of December 21, 2006 to Premier Stelmach with your kind words of congratulations.

I very much regret to inform you that due to prior commitments on his calendar Premier Stelmach is unable to meet with you on January 15th, 16th, 18th or the evening of the 17th. Therefore, I have taken the liberty of passing your request along to the appropriate Ministers for their consideration. They will follow-up with you shortly and keep Premier informed of your discussions.

Best wishes for continued success in 2007. Premier Stelmach looks forward to a positive working relationship and finding a mutually convenient time to meet with you.

Sincerely yours,



Jordon Copping
Executive Assistant

JC/cm

cc: Honourable Dave Hancock, Q.C.
Minister of Health and Wellness

Honourable Ray Danyluk
Minister of Municipal Affairs and Housing

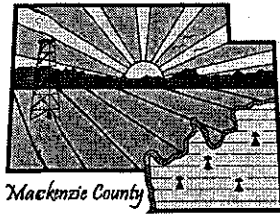
Honourable Luke Ouellette
Minister of Infrastructure and Transportation

Frank Oberle, M.L.A.
Peace River

RECEIVED

JAN 16 2007

FOR FORT VERMILION



Mackenzie County

P.O. Box 640, Fort Vermilion, AB T0H 1N0
Phone (780) 927-3718 Fax (780) 927-4266
www.mackenziecounty.com

January 19, 2007

«Title» «First_Name» «Last_Name»
«Job_Title»
«Company_Name»
«Address_Line_1»
«Address_Line_2»
«City», «State»
«ZIP_Code»

«GreetingLine»

RE: REQUEST FOR PROPOSALS – ENGINEERING SERVICES

Mackenzie County is requesting expressions of interest or proposals for consulting and engineering services for 2007 and beyond. A long term solution would be preferred, subject to a satisfactory proposal and adequate service provided by the chosen firm(s). The County reserves the right to select a firm that has the best proposal(s), not necessarily the lowest price.

Services are required in the following categories and you may submit a proposal on all or any number of services you feel fits your firm's expertise.

Category I – Civil Engineering

(ie. roads, bridges, streets, sidewalks, drainage projects, etc.)

Category II – Materials Management

(ie. gravel pits, gravel crushing, etc.)

Category III – Utilities

(ie. Water & waste water treatment and installation, regional projects, etc.)

Category IV – Municipal Planning & Development

(ie. subdivisions, town planning, signage, etc.)

Category V – Special Services

(ie. environmental planning (river crossings, etc.), multi municipal projects including First Nations)

«Company_Name»

Page 2

January 19, 2007

Category VI – Structural Engineering

(ie. office buildings, shops, etc.)

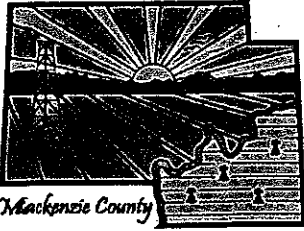
Mackenzie County is inviting you to send in a proposal and call me to arrange a time to meet with Council to discuss the opportunities of providing services to a very vibrant growing municipality. Please include your rates and identify the key personnel that will serve us as well as the senior member of your team.

Thank you for your consideration and please call if you require clarification or to set up a preliminary meeting.

Yours truly,

William Kostiw
Chief Administrative Officer

pc: Council



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	Paul Driedger, Director of Planning
Title:	Area Structure Plan for Hamlet Country Residential Frank and Tena Goertzen

BACKGROUND / PROPOSAL:

Around 1998 the MD of Mackenzie paid Mackenzie Municipal Services Agency to draft a Community Development Plan including Frank Goertzen's quarter section. Mr. Goertzen later had his planner draft a new Area Structure Plan for that same quarter section that differed somewhat from the municipality's plan. The Goertzens paid for this Area Structure Plan.

OPTIONS & BENEFITS:

The developers, Frank and Tina Goertzen, contacted the development staff with the request that Mackenzie County cover the cost of a new Area Structure Plan for their quarter section. The developers informed the development staff that when they began their multi-lot hamlet country residential subdivision the lot sizes were not limited to the sizes contained in the current Mackenzie County Land Use Bylaw. For this reason the developers did not feel that they should be required to pay for a new area structure plan as they had already completed one and the changes made to the lot sizes had not been something that they were aware of.

The new subdivision plan that Frank Goertzen presented in 2006, and was turned down because the lot sizes were too small, was different than the Area Structure Plan that he had done a couple of years ago, creating more lots than his original plan showed. Since the municipality has already paid to do one Area Structure Plan and the developer has chosen to re-create it, Mackenzie County should not have to pay for a new area structure plan for this area.

Author: Eva Schmidt, Planning

Reviewed By: _____

CAO _____

The developers submitted a design in 2006 for the next phase of subdivision with lots at 1.22 acres to 1.49 acres in size. The requirements of the Land Use Bylaw for this zone are as follows:

*With municipal sewage system:
Minimum 0.81 hectares (2.0 acres)
Maximum 2.47 hectares (5.0 acres)*

*With private sewage system:
Minimum: 1.2 hectares (3 acres)
Maximum: 2.47 hectares (5.0 acres)*

The developers have indicated that they were not aware of the impending changes to the lots sizes in 2004 when multiple changes were made to the Land Use Bylaw. The old Land Use Bylaw didn't have a minimum size for Hamlet Country Residential lots.

The requirements in the old Land Use Bylaw for Hamlet Country Residential were:

D. Lot Area

Up to a maximum of 2.47 hectares (5.0) acres or at the discretion of Council.

The developers feel that as a result of this change to the Land Use Bylaw they need to complete a new area structure plan in order to proceed with further development on the balance of their quarter section. The reality is that if the developer had stayed with the original design or even his original design there would likely be no need for a new area structure plan.

The developer feels that, since they were not aware of the changes made to the lot sizes in 2004, they should not be required to pay for another area structure plan and have requested that Mackenzie County pay for it instead.

Council has the following options:

Option 1

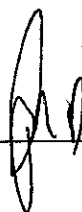
That Frank and Tina Goertzen's request for Mackenzie County to pay for the cost of a new Area Structure Plan for on SE 10-106-15-W5M be received as information.

Option 2

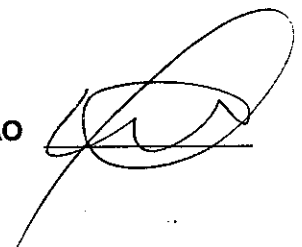
That administration find out what the cost would be to draft a new Area Structure Plan for SE 10-106-15-W5M and bring it back to Council for decision.

Author: _____

Reviewed by: _____



CAO _____



COSTS & SOURCE OF FUNDING:

Unknown.

RECOMMENDED ACTION:

That Frank and Tina Goertzen's request for Mackenzie County to pay for the cost of a new Area Structure Plan for on SE 10-106-15-W5M be received as information.

Author: _____ Reviewed by: _____ CAO _____

7.8 HAMLET COUNTRY RESIDENTIAL DISTRICT 1 "HCR1".

The general purpose of this district is to allow for the development of serviced multi-lot country residential subdivision and development within Hamlet boundaries.

A. PERMITTED USES

- (1) Ancillary building or use
- (2) Park
- (3) Playground
- (4) Single detached dwelling

B. DISCRETIONARY USES

- (1) Bed and breakfast.
- (2) Home based business.
- (3) Modular homes (no double wide mobile homes)
- (4) Public use.

C. PARCEL DENSITY

The number of lots shall be at the discretion of the Development Officer.

D. LOT AREA

With municipal sewage system:

Minimum 0.81 hectares (2.0 acres)

Maximum 2.47 hectares (5.0 acres)

With private sewage system:

Minimum: 1.2 hectares (3 acres)

Maximum: 2.47 hectares (5.0 acres)

E. MINIMUM TOTAL FLOOR AREA

At the discretion of the Development Officer.

F. MINIMUM FRONT YARD SETBACK

Lot fronting onto a Provincial Highway:

41.1 metres (135 feet) from right of way.

Lot Fronting onto a local (rural) road:

22.9 metres (75 feet) from right of way.

Lot fronting onto an internal subdivision road:

15.2 metres (50 feet)

G. MINIMUM SIDE YARD SETBACK

- (1) Exterior Side Yard Width:
4.6 meters (15 feet)
- (2) Interior Side Yard Width:
4.6 meters (15 feet)

H. MINIMUM REAR YARD SETBACK

7.6 meters (25 feet)

I. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

- (1) Buildings shall be either of new construction or moved in unless otherwise approved by the Development Officer.
- (2) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and the character of the site to the satisfaction of the Development Officer.

J. ADDITIONAL REQUIREMENTS

- (1) When reviewing an application for subdivision or a development permit application, the Development Officer may consider the following:
 - a. access to the subject property and the construction standards for roads to be built;
 - b. the provision, operation and maintenance of water and sewer facilities;
 - c. water supply for fire fighting purposes;
 - d. site drainage; and
 - e. development of parks and recreation areas.
- (2)
 - a. Connection to the municipal water system.
 - b. Connection to the municipal sewer system.
- (3) The Development Officer may decide on such other requirements as are necessary having regard to the nature of the proposed development and the intent of this district.

K. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

L. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

Areas for MR lots and Park

Plan 022 5319

	Hectare	Acre
Lot 1MR	0.173	0.427
Lot 10MR	<u>0.466</u>	<u>1.152</u>
	0.639	1.579

Plan 042 4700

Lot 15MR	0.986	2.437
Lot 8PUL	0.035	0.086
Lot 11PUL	<u>0.032</u>	<u>0.079</u>
	1.053	2.602

Plan 032 5931

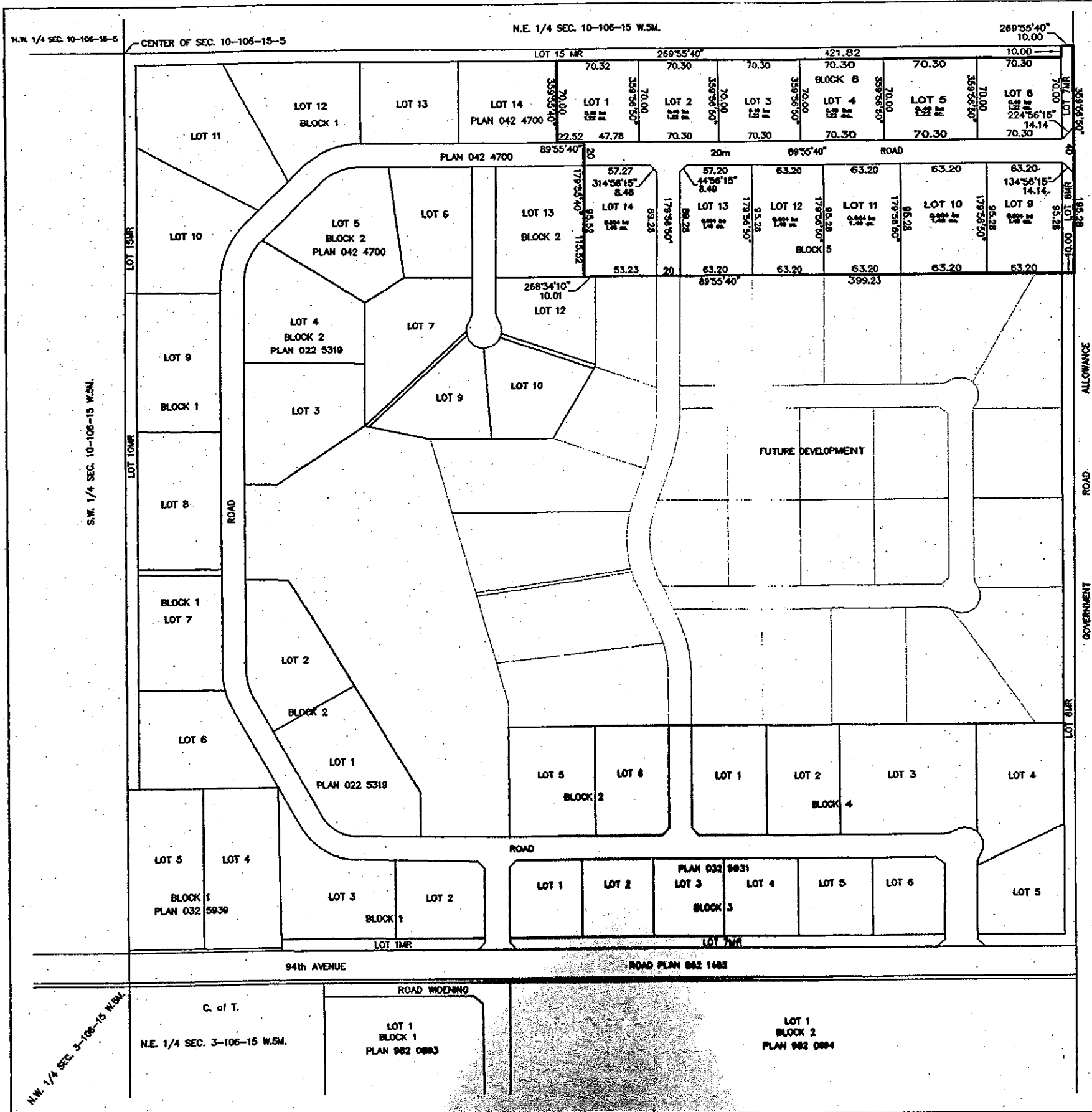
Lot 7MR	0.361	0.893
Lot 6MR	<u>0.852</u>	<u>2.105</u>
	1.213	2.998

Park

4.546 11.234

TOTAL AREAS

7.451 18.413



SURVEYOR:
WARREN BARLOW, A.L.S.

REGISTERED OWNERS:
FRANK GOERTZEN
AND
TINA GOERTZEN

SUBDIVISION AUTHORITY:
MUNICIPAL DISTRICT
OF MACKENZIE No. 23

FILE No. : _____



LEGEND:

- Distances shown are in metres and decimals thereof.
- Boundary shown thus: _____

containing Area: 7.75 ha, 19.2 acres.
Road area: 1.00 ha, 2.51 acres.
MR area: 0.18 ha, 0.43 acres.

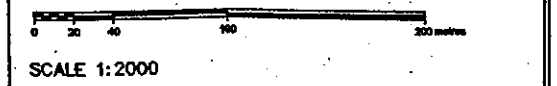
ABBREVIATIONS:

- ha indicates hectares.
- N., E., S., & W. indicates North, East, South & West.
- Sec. indicates Section.
- Twp. indicates Township.
- Rge. indicates Range.
- M. indicates Meridian.
- ac. indicates Acres.

NOTES

No.	Date	Revision / issued	By	App.
4				
3				
2				
1	MAY 11, 2006	ORIGINAL PLAN	DMH	WSB

TENTATIVE PLAN
SHOWING PROPOSED
SUBDIVISION OF PART OF
S.E. 1/4 SEC. 10, TWP. 106, RGE. 15, W. 5 th M.
and PART OF LOT 6MR, PLAN 032 5931
HAMLET OF LA CRETE
MUNICIPAL DISTRICT OF MACKENZIE No. 23
ALBERTA
2006

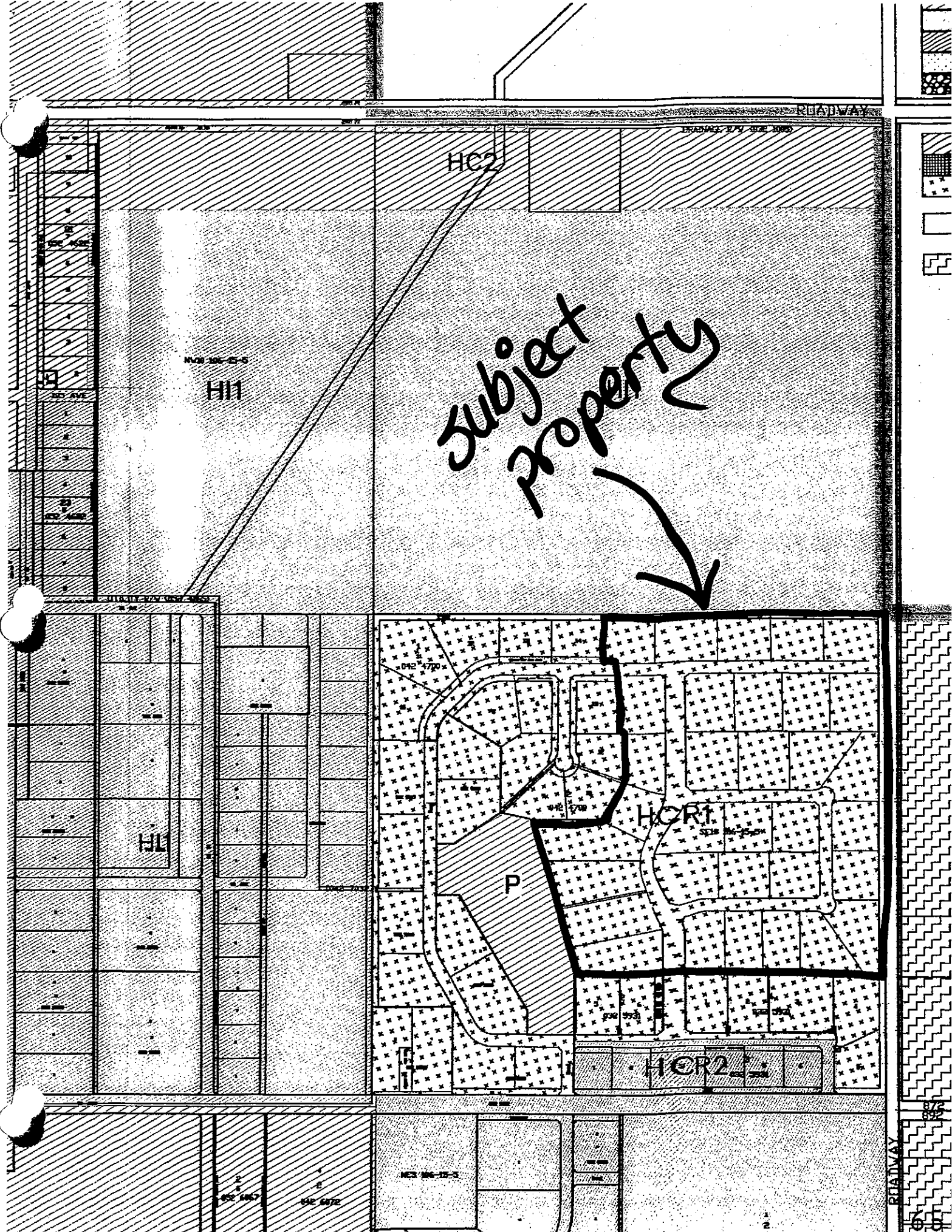


BARLOW SURVEYING

Ph. (780) 928-4880
(780) 928-4889
Fax (780) 928-4881

Drawn: DMH
Checked: WSB
MAY 11, 2006
JOB No. 06-083
Dwg No. 06-083TP

Suite 304, 10013-101 Ave., Box 190, La Crete, AB, T0H 2H0



Subject Properties



HC2

H11

H1

HCRT1

P

HCRT2

RAILWAY

RAILWAY

UTILITY R/W USE 1985

DRAINAGE R/W USE 1985

UTILITY R/W USE 1985

HCRT2

036 5927

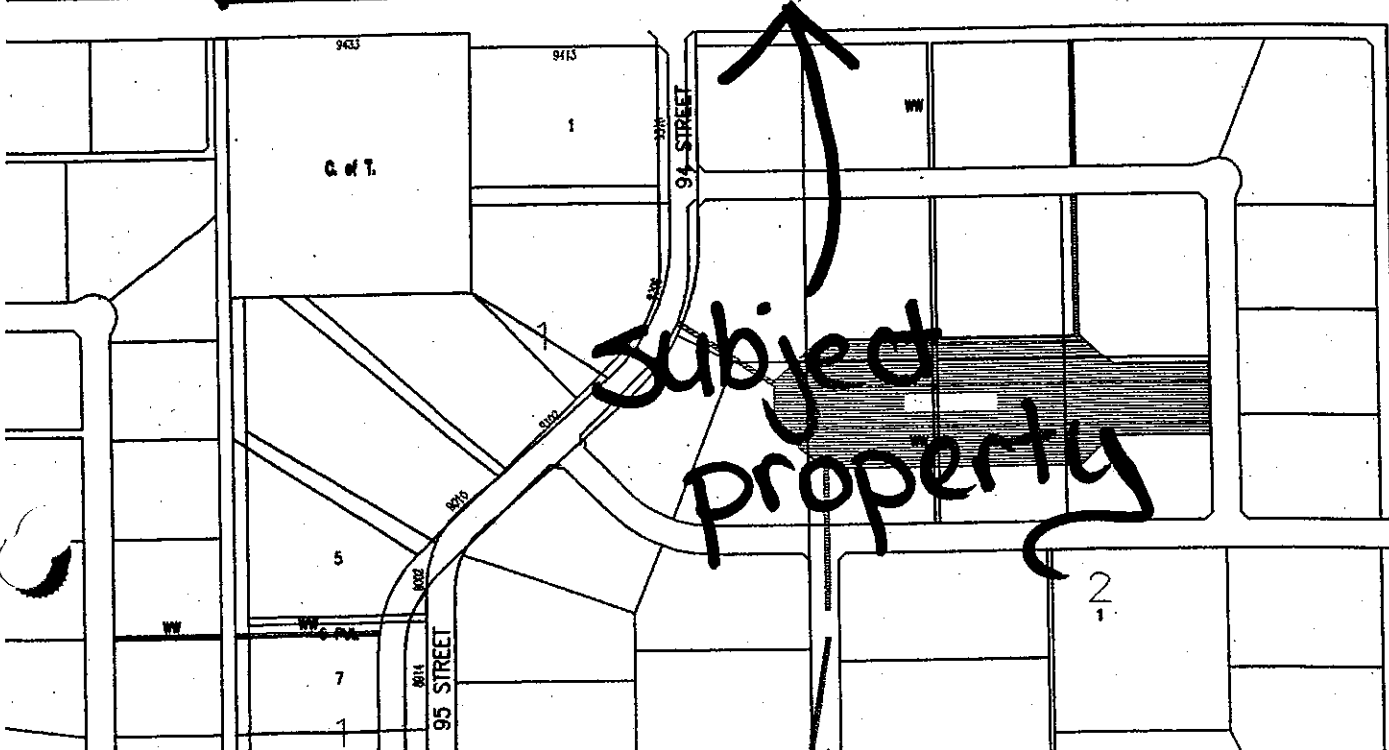
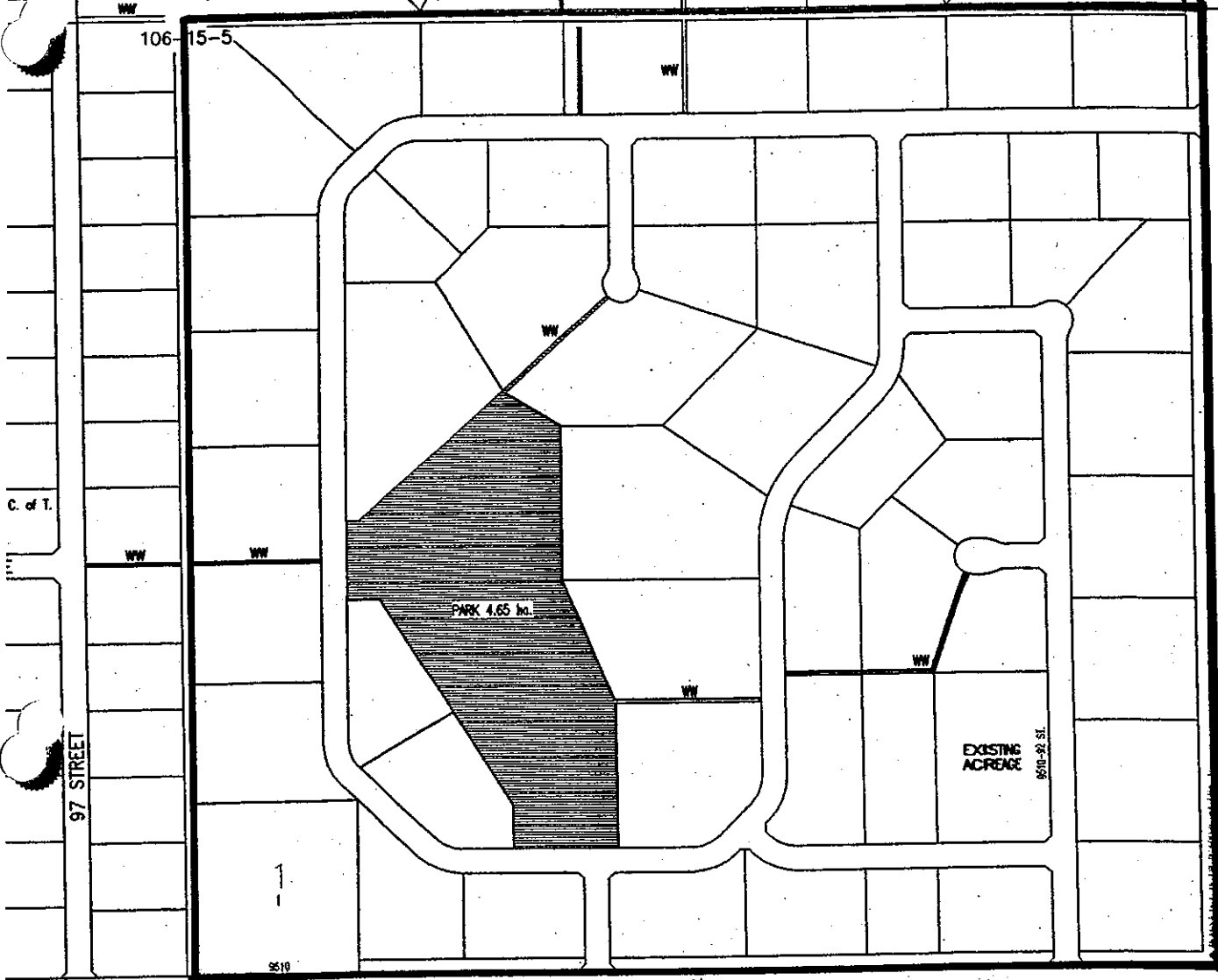
042 6472

HCRT2

036 5927
036 5928
036 5929

1

Community Development Plan





MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	Paul Driedger, Director of Planning
Title:	Municipal Land Use Planning Discussion Paper

BACKGROUND / PROPOSAL:

Alberta Association of Municipal Districts and Counties have drafted a Land Use Planning Discussion Paper and have sent it out to be reviewed and commented on by municipalities. They would like a response by January 26, 2007.

OPTIONS & BENEFITS:

The paper takes a look at land use planning practices across Alberta, planning inconsistencies and the difficulties municipalities are experiencing in hiring planners.

Attached is a survey that needs to be returned to AAMD&C on or before January 26, 2007.

COSTS & SOURCE OF FUNDING:

Unknown.

RECOMMENDED ACTION:

Complete the survey for the Land Use Planning Discussion Paper and return the survey to Alberta Association of Municipal Districts and Counties.

Author: Eva Schmidt, Planning

Reviewed By: 

CAO 



aamdc
trade • jubilee

Partners in Advocacy & Business

Municipal Land Use Planning

Discussion Paper

Acton Consulting Ltd.
Brownlee LLP
EBA Engineering Consultants Ltd.
December 1, 2006

Executive Summary

An Integrated Approach

In this report we recommend an integrated approach to municipal land use planning, which considers the interdependency of the provincial government and of municipal authorities to ensure land use planning in Alberta is efficient and effective. In order to ensure that effective municipal land use planning takes place it is important for the Government of Alberta to take a leadership role. This can be accomplished by:

- Providing a vision for land use planning in the province
- Setting effective land use policies
- Establishing principles, standards, and criteria for annexations and amalgamations
- Ensuring an unbiased, transparent, swift, and cost effective process is in place to resolve disputes
- Ensuring Alberta municipalities have necessary resources for effective land planning

Guiding Principles

In considering issues and options with respect to municipal land use planning it is important to identify the principles that should form the foundation of the province's land use planning framework.

- **Fairness** – Municipalities, residents, landowners, and other affected stakeholders are treated in an equitable manner.
- **Autonomy** – Municipalities must be provided with the maximum level of local control over land use planning that enables the province to meet its development priorities.
- **Equitability** – In a mediated solution, all partners are equal, all residents are equal and no one municipality or neighborhood is more important than another.
- **Equal Opportunity** – All municipalities have the opportunity to grow, and prosper within their boundaries.
- **Flexibility** – One size fits all solutions do not take into account the diversity of Alberta communities and the diversity of relationships that are currently in place.
- **Cooperation** – Municipalities must work together to support joint planning and to enable opportunities for sustainable development and prosperity to be maximized.
- **Sustainability** – Sustainable development requires municipalities to consider the scarcity of financial, environmental, and social resources over the life span of a development initiative.
- **Transparency** – Decision making processes associated with land use planning must be open and transparent to all affected parties.
- **Timeliness** – Processes must be established such that applications, appeals, and disputes are resolved in a timely manner.

Intra-Municipal Planning

Issues

- **Transformational Growth** - As municipalities embrace new forms of economic development they may have an impact on desired land uses. In the absence of a long term vision for municipal land use municipalities may take on growth with long term unintended consequences.
- **Effective Land Use** - Municipalities have the right to self determination within their borders, and have a responsibility to their electorate to ensure that development is occurring in a manner that maximizes economic opportunity while making responsible use of the land base and resources. In some cases, municipalities have elected to develop in a manner that may be questionable from a sustainable land use standpoint.
- **Capacity** - Effective land use planning requires manpower, experience, and financial resources. Both large and small municipalities in Alberta are facing issues with meeting their requirements for skilled land planning staff.
- **Provincial Land Use Policies** - Section 622 of the Municipal Government Act enables the Minister to establish land use policies. The existing provincial land use policies are overly general and advisory with respect to regional and inter-municipal land use planning, service provision, planning processes, and inter-municipal cooperation.

Recommendations

- **Capacity Development** - Capacity may be developed for municipalities by:
 1. Increasing the number of qualified land planners
 2. Providing best practices on land planning and policy development
 3. Providing training to new councils on effective land planning
 4. Providing guidelines to municipalities on effective land use
 5. Providing a land planning secretariat
- **Enhanced Provincial Land Use Policies** - Through consultation with Alberta municipalities the Minister of Alberta Municipal Affairs should review and update the province's land use policies.

Inter-Municipal Planning

Issues

- **Process** – Existing processes for appeals and approvals is too long and too expensive. In addition the process is too open to political considerations.
- **Ensuring Room for Growth** – One of the primary reasons for an annexation application is the need for expansion to accommodate anticipated growth. Many urban municipalities do not want to annex already subdivided land within a rural municipality.
- **All municipalities are not equal** – There is often significant inequity between the resource and financial ability of the respective municipalities to negotiate and draft a policy or agreement. The criterion used by the MGB to evaluate annexation applications also has the potential to create bias towards cities and towns.
- **Regional Services** – The provision of municipal services such as sewer and water can become a relevant issue in boundary adjustment disputes. Regional services are used as a cost effective alternative by many municipalities in Alberta. The Alberta government encourages service provision of this type.
- **Cost and Revenue Sharing** – Many of the stresses associated with inter-municipal cooperation are related to the issues of cost and revenue sharing. Cost sharing is preferable to revenue sharing for transparency reasons. The case for cost and revenue sharing requires more study.
- **Fringe Areas** – Issues relating to development in fringe areas are a key source of conflict for adjoining municipalities. The current dispute resolution mechanism is not effective for resolving disputes.
- **Regional Planning** – Voluntary arrangements have been criticized on the basis that they do not ensure the emergence of regional growth strategies or an integrated plan for infrastructure in transportation, waste and water management, public safety, and environmental management.

Recommendations

- **Voluntary Inter-municipal Development Plans (IDPs)** – As a mechanism to address issues relating to growth, fringe zones, regional services, cost and revenue sharing, dispute resolution, and regional planning. IDPs will need to be modified to make them effective.
- **Mandatory Inter-municipal Development Plans (IDPs)** – Should only be considered in cases where disputes exist.
- **Incentives** – The Government of Alberta should work with municipalities to identify effective incentives for inter-municipal cooperation.
- **Section 76 Principles** – The Government of Alberta should establish these principles, standards, and criteria for annexations as well as for land planning.
- **Mandatory Mediation** – During a dispute, failure to reach an agreement within a defined period of time would automatically trigger mediation. Mediation could occur for a defined time frame before triggering a more directive dispute resolution mechanism.

- **Binding Arbitration** - adopt a mandatory process of binding arbitration that would be initiated in the event that a mediated settlement could not be reached in a defined period of time.

Draft

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Draft

Introduction

Alberta is in a period of rapid economic growth. This has characterized the province since 1993, the last time real GDP fell. Projected forecasts for provincial GDP growth range from 3.5% to 7% over the next two years. Current growth is driven by high energy prices and capital investment in the oil sands. Planned investments in major projects amount to \$128 billion, with almost \$80 billion of this total arising from the oil sands. Alberta's growth has resulted in an influx of migrants hoping to take advantage of the job and economic opportunities. Net provincial migration totaled slightly less than 18,000 persons in 2004, slightly more than 36,000 in 2005, and is likely to reach 45,000 in 2006.

There are two main issues with growth of this magnitude. One is that pressures of growth manifest themselves in the short-term. Some results include demand for additional sub-division growth and strains on waste management, water, and public services ranging from police and fire to pressures on education. These demands have regional planning implications. The second issue arising from this sustained growth is land banked through negotiation and annexation in the late 1970s and early 1980s to accommodate anticipated growth has been effectively brought into use.

Land-use and annexation issues will increasingly test local government relationships. In many areas of Alberta municipalities have historically been able to cooperate successfully. However, examples of inter-municipal cooperation are sometimes overshadowed by the situations where problems arise.

In order to accommodate future population growth, support economic prosperity and achieve a high quality of life in the province, planning must occur in a rational and strategic way. To fully take advantage of the current economic boom, municipalities must build complete and strong communities, make efficient use of existing infrastructure and preserve natural and agricultural resources. By doing so, they will maximize the benefits of growth while minimizing the inherent costs.

This discussion paper is intended to assist the provincial government in the preparation of a principled, fair and balanced process for municipal land use management in Alberta. We begin by identifying a set of guiding principles. These principles will guide the analysis of options for effective land use management. Next, we identify issues and options with respect to both intra-municipal planning and inter-municipal planning. Finally, this discussion concludes with a

recommendation for an integrated approach to land use management based on sound provincial leadership, enabled municipalities, and effective inter-municipal cooperation. Throughout the paper, in sections entitled "Working Together" we highlight positive examples of municipalities working effectively at dealing with land use planning issues.

1.0 Current Land Use Planning Framework Context

Interest is increasing across the province on issues relating to municipal land use, sustainable growth and development, provincial land use and resource consumption. This interest is evident in the work undertaken by various organizations including ABMA, AAMDC, Alberta Municipal Affairs (through the Minister's Council on Municipal Sustainability), and Alberta Sustainable Resource Development, and in the Province of Alberta's land use framework. This growing body of work has identified a number of emerging themes including:

- a need for stronger provincial leadership
- a need for strengthened land use policies
- support for a greater emphasis on inter-municipal and regional planning and growth management
- the need for measures to address multi-jurisdictional planning by regions
- a need for provincial incentives for planning by regions

While this discussion makes a case for some changes in the way land use planning occurs in Alberta, it is important to convey two key messages. First, in the majority of cases intra-municipal and inter-municipal land planning is being conducted effectively in Alberta under the current policies, processes and regulations. Second, each municipality and region of the province is different. Some urban/rural relationships are very healthy and collaborative, and some regions are not experiencing the growth pressures of those located in the Highway 2 Corridor or in the northern, resource-rich areas.

2.0 An Integrated Approach

This report proposes an integrated approach to municipal land use planning, taking into account the interdependency of the provincial government and municipal authorities to ensure effective land use planning in Alberta.

As a result of the 1995 MGA, which granted municipal authorities relative independence in matters of land planning, the provincial government has taken an excessively detached role in land planning. This detached role has taken three primary forms. First, section 622 of the MGA directs that the provincial government may establish land use policies for the province. While some policies have been developed, they are quite general and non-directive. Second, section 76 of the Municipal Government Act provides that the Minister may establish principles, standards, and criteria to be taken into account with regard to amalgamations and annexations. While some principles standards and criteria have been developed, they do not apply specifically to annexations. Third, following the dissolution of the regional planning commissions, the province has not effectively responded to capacity shortages in Alberta municipalities with respect to land planners.

It is important for the Government of Alberta to take a leadership role, if not a management role to ensure that effective municipal land planning takes place.

This can be accomplished by:

1. Providing a vision for land use planning in the province.
2. Setting effective land use policies.
3. Establishing principles, standards, and criteria for annexations and amalgamations.
4. Ensuring an unbiased, transparent, swift, and cost effective process is in place to resolve disputes.
5. Providing incentive-based approaches to encourage effective planning and inter-municipal cooperation.
6. Ensuring Alberta municipalities have the resources necessary to engage in effective intra-municipal land planning through training, funding, and making provisions for experienced human resources.
7. Providing effective tools and templates for inter-municipal cooperation, such as standardized Inter-municipal Development Plan (IDP) templates.

The Province's emerging role will enable planning that is integrated across natural and municipal boundaries and reflects a broad geographical perspective.

Once the provincial government has effectively assumed its leadership role, municipalities must support this direction by engaging in effective intra-municipal planning. This should include the development of a long range (25-50 year) strategy for growth and development. This planning must occur within the context of the leadership provided by the province. Only once municipalities have a clear vision of growth and development within their own borders does it become possible to engage in effective inter-municipal planning. This planning should also be guided and supported by the leadership of the provincial government.

In cases where disputes occur it is important to ensure they are resolved in a manner that is timely and cost-effective while ensuring that the fundamental principle of municipal autonomy is retained. This paper represents a new framework of good faith negotiation, mandatory mediation, and arbitration to ensure effective dispute resolution. Finally, in cases where disputes are long term or where the Minister feels it is appropriate, broader mandated solutions may be required such as mandatory IDPs.

Provincial Leadership	Land Use Policies
	Section 76 Principles
Enabled Sound Management	Capacity Building
	Voluntary IDPs
	Incentives
Dispute Resolution	Good Faith Negotiation
	Mandatory Mediation
	Mandatory Arbitration
Mandated Solutions	Mandatory IDPs

Through the analysis of issues and options our discussion paper will build a case for this integrated framework.

3.0 Historical Foundations

Prior to 1995, municipal land planning in Alberta was managed by the Alberta Planning Board and 10 regional planning commissions. The Alberta Planning Board had the power to assess and review regional plans and ensure they conformed to provincial policy. The board reviewed amendments to regional plans and acted as an appeal board in the case of subdivision development plans. Regional Planning Councils and the Department of Municipal Affairs also provided planning expertise and support to local governments in moving forward with regional and local plans.

In 1995, the provincial government amended the Municipal Government Act (MGA) by introducing the Municipal Government Amendment Act. This amendment did away with the existing regional planning and land use structure in the Province and removed many legislative restrictions on municipal activities. The new legislation provided municipal governments with greater autonomy and operating freedom by granting them "natural person" powers. Natural person powers gave municipalities the authority to enter into contracts, engage in financial transactions, purchase goods and services, and enact all the day-to-day and long-term agreements that permit business to proceed. Section 9 of the MGA reinforces the broad nature of the powers granted municipal governments under the notion of 'spheres of jurisdiction' where it states the intent is "...to give broad authority to councils and to respect their right to govern municipalities in whatever way the councils consider appropriate with the jurisdiction given them under this or any other enactment." By empowering municipal governments, the MGA promoted the notion that all municipal governments – regardless of population size or status (urban or rural) – were equal in powers under the Act and could act accordingly.

Prior to 1995, the Alberta Planning Board made land use and subdivision decisions that municipalities often resented because the decisions contradicted local planning documents. As a result, rural municipalities lost confidence in the Alberta Planning Board process. This collective memory has led to resistance from rural municipalities to suggestions of forms of regional government or regional planning that threaten local autonomy.

Under the new MGA, voluntary arrangements led by municipal governments are considered the best mechanism for regional planning. These voluntary arrangements are considered to provide the best outcomes for their residents and through cooperative means enable regional collaboration for issues ranging from cost-sharing to tax-sharing to regional planning.

4.0 Current Roles

The roles and responsibilities of the principle actors involved in municipal land planning are set out within the MGA. Generally the following roles apply.

Municipality

- Develops a plan for intra-municipal growth and development.
- Establishes land use bylaws for developments within the municipalities.
- Provides for the following Planning Authorities as per the Municipal Government Act: Subdivision, Development, Inter-municipal Service Agency, Municipal Planning Commission, Appeal Board.
- Engages in initiatives with adjacent municipalities for joint provision of services and inter-municipal land planning.
- Engages in good faith negotiations with respect to annexations, joint initiatives, and disputes with affected municipalities.
- Engages in mediation in cases where disputes cannot be resolved through good faith negotiation.
- Applies for annexations by giving written notice to affected municipal authorities.
- Applies to the Municipal Government Board for annexations with a report outlining the progress of negotiations.
- May make appeals to the MGB on developments within another municipality

Municipal Government Board (MGB)

- Hears appeals relating to disputes between municipalities and makes recommendations to the Minister.
- Rules on annexation matters between municipalities and makes recommendations to the Minister.
- Hears appeals on property assessments from decisions of a local Assessment Review Board.
- May investigate, analyze and make findings of fact in respect to disputes.

Minister and Cabinet

- Has a wide discretion in respect to proposed annexations. The Cabinet must give consideration to the Board's report and then it may (or may not) by order annex land from one municipal authority to another.
- The Provincial Cabinet may also, in its discretion, require one municipality to pay compensation to another or dissolve a municipal authority as well as implement a number of ancillary matters such as changing the status of a municipality.

5.0 Guiding Principles

The following principles based on a balanced, fair approach that values all stakeholders equally should form the foundation of a provincial land planning framework.

- **Fairness** – Intra and inter-municipal land planning and its associated structures and processes must ensure that municipalities, residents, landowners, and other affected stakeholders are all treated in an equitable manner.
- **Autonomy** – The 1995 MGA is based on the notion of municipal autonomy. Municipalities must be provided with the maximum level of local control over land use planning that enables the province to meet its development priorities. Municipal Councils are locally elected and need to make decisions locally.
- **Equitability** – In a mediated solution, all partners are equal, all residents are equal and no municipality or neighborhood is more important than another.
- **Equal Opportunity** – All municipalities have the opportunity to grow and prosper within their boundaries. Wherever possible, development in one municipality cannot result in the loss of an equal or greater opportunity in an adjacent municipality.
- **Flexibility** – Municipalities should be given the opportunity to identify options that work best for themselves and for the region. “One size fits all” solutions do not take into account the diversity of Alberta communities and the diversity of relationships that are currently in place.

- **Cooperation** – Land planning is most effective when it embraces a regional approach. Municipalities must work together to support joint planning and to enable opportunities for sustainable development and prosperity to be maximized.
- **Sustainability** – Effective municipal land use planning must consider the implications of economic, environmental and social impacts to the community. Sustainable development requires municipalities to consider the scarcity of financial, environmental, and social resources over the life span of a growth or development initiative.
- **Transparency** – Decision making processes associated with land use planning must be open and transparent to all affected parties. This transparency applies at all levels of stakeholder interaction and for every decision making body (municipal, inter-municipal, and provincial).
- **Timeliness** – Processes must be established such that applications, appeals, and disputes are resolved in a timely manner. As long as municipalities are fighting over growth they are not capitalizing on it.

6.0 Changing Philosophies

As the province continues to grow and evolve, our approach to municipal land planning must evolve with it. Some of the philosophical underpinnings of municipal land planning must change to ensure the recommended approach follows the guiding principles identified in section 5.0.

Sustainability

Sustainability is a widely used term yet it lacks a common definition when applied to municipal development. Sustainability has a broad application to most areas of municipal planning as municipalities seek to ensure sustainable:

- economic development
- municipal infrastructure
- quality of life
- environmental footprint

- resource consumption

The degree to which Alberta communities have considered each of these factors in planning for growth has changed depending on the growth pressures being faced. We are evolving from a period of concentration on economic development towards a focus on other forms of sustainability. Meeting the requirements of a broader definition of sustainability requires a less insular approach to land use planning. Intra-municipal planning must be supported by inter-municipal level and provincial level planning and cooperation.

Urban Versus Rural

Traditionally, some land uses have been considered to be purely "urban" in nature while others were considered as purely "rural". The 1995 MGA enabled rural municipalities to develop non-traditional economic opportunities and as a result, the distinction between urban and rural has become increasingly blurred. There are now urban municipalities which have successfully accommodated heavy industry within their boundaries. Similarly, rural municipalities have successfully accommodated commercial and residential development which years ago might have been thought to be purely urban in nature. High density growth, commercial, and industrial development in "rural" communities has resulted in many of the same development pressures faced by traditionally urban centers.

At one time, only large urban centers had the capacity to engage in effective municipal land planning. Since 1995, many traditionally rural municipalities have acquired the sophistication to effectively deal with subdivision and development issues.

Discussions based on urban versus rural differences in sophistication and growth needs are increasingly irrelevant, and prevent meaningful dialogue and action.

Re-framing growth

Many of Alberta's cities and towns have experienced a period of unfettered growth and development. The demand for single family homes and the prohibitive cost of urban renewal projects for developers has resulted in significant expansion of the ecological footprint of Alberta's largest municipalities. This expansion has exhausted surplus land within municipal boundaries, and created some of the lowest population densities of any large municipalities in North America. However, larger municipalities are not solely responsible for this sprawl. When

adjoining municipalities place developments on another city or town's border they are contributing to the sprawling geographic footprint of that municipality.

The practice of municipal mergers has been based, in part, on the anticipated efficiencies to be gained from concentrating services and administration. Efforts to capitalize on these economies of scale in Halifax, Toronto, Ottawa, Hamilton, and Sudbury have failed to meet their objectives. Evidence with regards to the cost gains from amalgamations and mergers arising from lower governance costs are trivial at best. Such gains may even be negative. The cost of providing government services may actually rise with larger sized government. McFarlane (2001, p.5) cites research that concludes that 80% of local government activities do not possess economies of scale that would disadvantage smaller communities.

Alberta's growth is beginning to put a strain on municipal services, natural resources, and municipal infrastructure. As a result, we must redefine what we mean by "growth". All municipalities have the right to growth but that growth may take on many forms – population, geographic, tax base, density. However, the "up, not out" catch phrase does not reasonably consider the pressure faced by municipalities to provide new development. Developers and the electorate place pressure on municipalities to expand. The province needs to set clear direction on what constitutes responsible growth with respect to population density and ecological footprint.

7.0 Intra-Municipal Planning

7.1 Issues

Transformational Growth

As municipalities embrace new forms of economic development they may have an impact on desired land uses. Conflicting land uses may end up too close together, impacting on surrounding areas where congestion, pollution, noise, or landscape disturbance may create conflicts. Long term costs associated with infrastructure requirements must also be considered. The absence of a long term vision for municipal land use may result in unintended long term consequences. Municipalities require the capacity, planning, and best practices necessary to deal with the pressures of transformational growth.

Working Together

The County of Wetaskiwin No. 10

This municipality represents a very unique blend of mixed uses that have been planned in an innovatively cooperative, sustainable and environmentally responsible manner. The land use districts in the land use bylaw reflect the diversity of lifestyles and the commitment to a balanced, socially, economically and environmentally sustainable land use framework. The County has been a leader in environmental planning, having regard for its environmentally sensitive areas including several recreational lakes that are a playground for many people from the surrounding urban and rural areas. The County has been a leader in shared/joint utility services with its urban neighbors, especially in the Lakes district, in order to make efficient use of utility services and to protect these environmentally sensitive areas notwithstanding intense urban and recreational development. The County has also been a leader in joint economic development and planning for industrial growth with its neighbors to ensure an economically sustainable pattern of development well into the future. The County has stressed the importance of a healthy and socially sustainable community which has contributed to a stable work force and population as well as stable healthy relationships with its neighbors. This is the vision of the County: a socially, economically, environmentally, cooperatively and balanced sustainable community.

Effective Land Use

Municipalities have the right to self determination within their borders, and have a responsibility to their electorate to ensure that development is occurring in a manner that maximizes economic opportunity while making responsible use of the land base and resources. In some cases, municipalities have chosen to develop in a manner that may be questionable from a standpoint of sustainable land use. An example of this relates to adopted municipal bylaws associated with density levels. There are examples in the province of municipalities where council has adopted bylaws for residential development restricting maximum densities and minimum lot widths to a level that would require densities to be far below provincial averages. This requires more land to be taken out of agricultural production in the surrounding counties as the towns continue to experience rapid growth at very low densities. While municipalities should have discretion with respect to development within their own boundaries, the province may consider setting a basic urban density to be achieved as a guideline for future annexation.

Working Together

Strathcona County – Intra-municipal Planning

Strathcona is a leader in planning community growth for the future. Through an innovative Municipal Development Plan Review process, the county is planning for the next 20 years and beyond. The current MDP, created in 1998, has been under review since 2004 to update the plan to better reflect the ever-changing vision of this fast growing community. The review process involves in-depth research, identification of key planning policies, extensive public review, open houses, written questionnaires and re-drafts of the MDP which are subjected to intense public debate and scrutiny. The process takes up to two to three years to complete, but the resulting plan for the future contains a wealth of development-related information on growth management, residential and commercial development, industry and energy sector planning, environmental issues, parks and recreation, safety services, social development, transportation, and agriculture.

Strathcona is currently updating its award winning Alberta Industrial Heartland partnership with Sturgeon County, Lamont County and the City of Fort Saskatchewan. This innovative joint industrial planning and economic development partnership has put this area on the world stage for attracting international and domestic industrial development. As well, Strathcona is proceeding with its award-winning Centre in the Park development creating a community centre, sustainable housing and mixed uses and a state of the art District Energy System which has again received national and international recognition. Strathcona is continuing to look for new, innovative planning techniques to manage sustainable growth while minimizing the impact on the natural environment (eg. Exchanging open space for density credits). Strathcona's unique Boundary Accord with the City of Fort Saskatchewan has guaranteed boundary stability to both municipalities for 30 years (no annexations) while also paving the way for new innovative partnerships which respect each other's autonomy and strong sense of community.

Capacity

Effective land use planning requires manpower, experience, financial resources, and tools. With the elimination of the regional planning commissions in 1995, smaller communities lost their associated land planning resources. In some cases, these resources have not been replaced.

Small municipalities face challenges in ensuring these resources are in place. Larger municipalities are having trouble hiring for these positions because of the ongoing labor shortage. Provincial government initiatives such as the municipal internship program have the potential to be a positive approach to dealing with this issue. Internship positions for land planners were added in 2006.

Provincial Land Use Policies

One of the themes emerging from growing body of land use publications in Alberta (section 7.0) is that implementing Provincial Land Use Policies should be mandatory in municipal planning documents and that the Province should revise the policies to strengthen them. Many municipalities already refer to provincial land use policies when developing land use plans.

Section 622 of the Municipal Government Act reads "The Lieutenant Governor in Council may by order, on the recommendation of the Minister, establish land use policies." Furthermore, "Every statutory plan, land use bylaw and action undertaken pursuant to this Part by a municipality, municipal planning commission, subdivision authority, development authority, or subdivision and development appeal board or the Municipal Government Board must be consistent with the land use policies."

The province has developed a body of policies. However, the existing provincial land use policies are general and advisory with respect to regional and inter-municipal land use planning, service provision, planning processes, and inter-municipal cooperation. Land use policies that provide a more directive approach to intra-municipal and inter-municipal land planning would allow the province to integrate a provincial vision for growth and development into municipal planning processes without removing the relative autonomy of municipal government.

7.2 Options

Capacity Development

Most issues associated with intra-municipal development can be resolved through capacity building. While most municipalities in Alberta possess capacity to engage in effective land planning, there are still cases where capacity can be improved.

Capacity may be developed for municipalities by:

1. Increasing the number of qualified land planners.
2. Providing best practices on land planning and policy development.
3. Providing training to new councils on effective land planning.
4. Providing guidelines to municipalities on effective land use.
5. Providing tools and best practices to municipalities for intra-municipal planning.

Another potential way for the provincial government to ensure all municipalities in Alberta have the capacity to engage in effective planning would be the provision of a land planning unit within Alberta Municipal Affairs. This unit could provide advice and resources to municipalities when requested. A unit of this type would replace the capacity lost with the elimination of the regional planning commissions without violating the principle of municipal autonomy.

Enhanced Provincial Land Use Policies

Through consultation with Alberta municipalities, the Minister of Alberta Municipal Affairs may choose to review and update the province's land use policies. Land use policies may take into account the best practices employed by Alberta municipalities as well as provincial expectations for land use arising from the provincial Land Use Framework being developed by the Sustainable Resource and Environmental Management (SREM) cross-ministry initiative.

Regional Planning Commissions

Reintroducing the Regional Planning Commissions (RPCs) would provide a mechanism to address capacity issues for municipal planning bodies and ensure the effective application of land planning principles. These commissions would have the power to assess and review regional plans and ensure they conformed to provincial policy. They would also provide expertise and support to municipal governments in moving regional plans and local planning forward.

However, the Regional Planning Commissions violate the principle of municipal autonomy enshrined in the 1995 MGA. In their previous incarnation, the RPCs were also subject to political considerations that could potentially violate the principles of fairness and equitability. Many Alberta municipalities would resist the re-introduction of Regional Planning Commissions and the associated loss of autonomy.

7.3 Recommendations

The three options provided can be evaluated on two sets of criteria. First, are the options in line with the guiding principles identified in section 5.0 of this discussion paper? Second, do the options address the issues identified with respect to intra-municipal land planning in section 8.2 of this discussion paper?

The following tables provide a comparison of each of the three options:

1. Developing local land planning capacity
2. Enhancing provincial land use policies
3. Reintroducing Regional Planning Commissions

For each option, we have considered whether it can meet the guiding principles (table 8.1) and address land use issues (table 8.2).

Table 8.1 – Options versus Principles

Option	Fairness	Autonomy	Equitability	Equal Opportunity	Flexibility	Cooperation	Sustainability	Transparency	Timeliness
Capacity Development	✓	✓	✓	✓	✓	✓	✓	✓	-
Enhanced provincial land use policies	✓	✓	✓	✓	✓	-	✓	✓	-
Regional planning commissions	X	X	X	X	X	-	-	-	-

Table 8.2 – Options versus Issues

	Transformational Growth	Effective Land Use	Capacity	Provincial Land Use Policies
Capacity Development	✓	✓	✓	-
Enhanced provincial land use policies	✓	✓	-	✓
Regional planning commissions	✓	✓	✓	-

Based on this comparison, two sets of options address the issues we have identified for intra-municipal land management.

Option 1 - The province could explore options to provide capacity to municipalities while enhancing provincial land use policies as a mechanism to ensure autonomous municipalities have the resources necessary to engage in effective planning. This would include developing a land planning unit within Municipal Affairs to provide support to municipalities.

Option 2 – The province could re-implement regional planning commissions while enhancing provincial land use policies as a mechanism to guide the commissions in conducting planning on behalf of municipalities.

Option 1 is clearly preferable from a principles-based approach. The removal of municipal autonomy and potential violation of the principles of fairness, equitability, equality of opportunity and flexibility make Option 2 an unreasonable approach. This is especially true given the positive examples of intra-municipal planning that are available across the province.

8.0 Inter-Municipal Planning

8.1 Overview

The City of Calgary and the Municipal District of Rocky View have been mediating an annexation application by the City for the past 18 months. On October 31, 2006 staff from the City of Calgary and the MD of Rocky View made a presentation at the Urban Development Institute lunch. The following were some of the comments made by the staff members.

- The participants in an annexation mediation process must accept that all municipalities are equal.
- A successful process is a mutual interest based process.
- The participating municipalities must agree to coordinate the meetings and to ensure that the costs are shared, the meetings are mutually agreed to and the participants must remain the same during the entire process.
- Existing uses must be grandfathered, there must be a commitment to continue to maintain the rural roads and their standards, and there must be landowner involvement at time of planning.
- The urban municipality must be willing to compensate the rural municipality for lost opportunities.
- The urban municipality must agree to continue the rural tax rate and provide farm exemptions for an extended period of time.
- The participating municipalities must establish priority issues – entranceway, industrial, employment centres or other important regional issues (For example, Gasoline Alley is a priority issue for Red Deer).
- Annexation for the benefit of one but to the detriment of the other is no solution.

Annexations get the most attention when discussing inter-municipal planning. However, in terms of the level of activity taking place between municipalities across the province, they represent a

relatively small percentage. Municipalities are generally doing a good job of working together across the province for the provision of shared services and joint planning.

Information provided by the Municipal Government Board indicates that there were 160 Annexation applications between 1995 and 2004. 152 of these involved the full agreement of all the affected parties, no Municipal Government Board hearing was required and the annexation proposal was approved. The eight remaining applications were the subject of landowner objections resulting in a Municipal Government Board hearing. Six of these were approved, one was altered and one was refused.

8.2 Issues

Process Issues

During consultation with municipal administrative officials, a number of concerns were expressed with respect to current processes regarding annexations, appeals, and development applications. These concerns might be summarized as:

1. The duration of the processes is too long and too expensive.
2. Guidelines are unclear on the appropriate participation of residents, taxpayers, landowners, and electors.
3. The process allows for final decision-making by Cabinet without hearing the stakeholders and with no mechanism for appeal.
4. There is a concern that the MGB lacks effectiveness, and that board members lack knowledge on the issues they are adjudicating.

The time, effort and expense involved in an annexation or amalgamation proposal can be very significant. In a major annexation or amalgamation proposal, the costs can be excessive. While this is of benefit to lawyers and consultants, it does not necessarily benefit municipalities or their citizens. Also, the time required of municipal staff can be very extensive and is an additional cost to the municipalities involved.

In contested annexation or amalgamation applications, frequently there are extensive lobbying efforts by the municipalities involved as well as other affected parties. Since the Provincial Cabinet has the final say, persuading provincial politicians to one's point of view is critical.

A serious, negative consequence of a contested annexation proposal or inter-municipal dispute is the acrimony and distrust which can be created. The dispute resolution processes tends to promote a very adversarial approach. The compulsory negotiation process in the new legislation is intended to minimize adversarial approaches to boundary adjustments. This may work in many instances but when significant dollars are at stake or there are issues that the parties consider to be significant, it is almost certain that confrontational attitudes will persist. The annexation and dispute resolution processes can cause tension and conflicts for many years after the hearings are concluded and the decision issued.

Ensuring Room for Growth

One of the primary reasons for an annexation application is the need for expansion to accommodate anticipated growth. In these types of applications, the most common disputes involve the projected rate of growth and the land required to accommodate that growth.

Many urban municipalities do not want to annex already subdivided land within a rural municipality – it is very difficult to coordinate the re-subdivision and re-development of the land. Examples are evident from the City of Calgary. The annexation of Pump Hill, a five acre parcel, took almost 20 years for the servicing agreements and re-subdivision to occur. The annexation of East Springbank in Calgary resulted in a density negotiation at the time of annexation for a mere three lots per acre because it was determined that this would be acceptable to the existing residents and would allow for relatively easy negotiations on servicing in the future.

All municipalities are not equal

As previously noted, taking disputes before the MGB for resolution involves major costs. One of the rationales often given for the request for provincial funding during inter-municipal disputes is that relative municipal government finances and staffing creates an uneven playing field. In many cases there is significant inequity between the resource and financial ability of the respective municipalities to negotiate and draft a policy or agreement.

The criterion used by the MGB to evaluate annexation applications also has the potential to create bias towards cities and towns. Under the previous legislation, the Local Authorities Board was charged with the responsibility of holding hearings into annexation and amalgamation applications. Over a period of time, the Local Authorities Board adopted certain guidelines in its

decisions, which it used as criteria for deciding annexation and amalgamation applications. Under the current legislation, the Municipal Government Board assumes a responsibility similar to the Local Authorities Board under the old legislation. Certainly, the Municipal Government Board is not compelled to follow the same criteria used by the Local Authorities Board. However, it is probable that the Municipal Government Board will use criteria of a similar nature.

The Local Authorities Board first identified specific criteria for annexation and amalgamation in an annexation decision involving the City of Leduc and the County of Leduc. In that decision (Board Order No. 18534), the Local Authorities Board identified the following criteria:

1. The need for the land to permit uninterrupted growth and development.
2. The ripeness of the land for development.
3. The immediacy of jurisdictional transfer and whether it is the rational time to make boundary adjustments.
4. The question of whether boundary adjustments are the best solutions, or whether there are other alternatives such as voluntary inter-municipal agreements.
5. The determination of which municipality can best service the land and whether the applicant is capable of providing more efficient and economical services.

It can be reasonably said that criteria 1 and 5 create a bias towards urban centers during annexation applications. Criterion 1 implies that an urban center's need for land by necessity creates the right to annex land held by its neighbor. Criterion 5 will almost always result in a ruling in favor of an urban center in cases where the urban center controls services or water rights for the region.

Regional Services

The provision of municipal services such as sewer and water can become a relevant issue in boundary adjustment disputes. This can arise in different contexts. If only the initiating municipality is capable of providing such services, then this can be justification for annexing a particular area. Also, if an urban municipality is already serving an area outside its boundary with these types of services, then it leads to the argument that the area should be annexed. The relative costs of providing such services can also be a relevant consideration in determining which municipal jurisdiction should control a particular area.

Regional services are used as a cost effective alternative by many municipalities in Alberta. The Alberta government encourages service provision of this type. Large urban centers usually do not choose to become involved. Technology enables a molecular model of regional service delivery that was not possible before, as is the case with regional pumping and filtering stations for water services. Old style hub and spoke services are not required, yet they are still the primary service model around large towns and cities.

Draft

Working Together**Edmonton Regional Water Customers Group**

The Edmonton Regional Water Customers Group includes Strathcona County, the City of St. Albert, the Town of Morinville, the Capital Region Southwest Water Services Commission and the Parkland Regional Water Services Commission. This group obtains their water from the City of Edmonton through water supply agreements with Epcor Water Services Inc. For more than 30 years, their cooperative alliance has enabled over 50 municipalities to jointly manage their water supply needs such that the most efficient use of water is achieved at the lowest possible cost. In addition, conservation measures, water demand issues, infrastructure requirements, water education and other critical measures for water use are jointly planned, managed and implemented to ensure the most cost efficient investment of resources into critical water infrastructure for the mutual benefit of both Epcor and its regional customers. Water rates and supply terms are collectively reviewed, negotiated and tested before the Alberta Energy and Utilities Board to ensure the fairest rates and terms of supply are maintained. All of these benefits are jointly achieved by the members of the Edmonton Regional Water Customers Group without surrendering their local autonomy to set their own water rates for their own local customers, plan their own budgets and infrastructure needs, and encourage and support future growth in their respective jurisdictions by providing a secure, cost-effective and reliable source of water. There was no need to amalgamate the locally owned water systems into one super regional water system (as Edmonton and Epcor had pressured for) as that would have defeated all the efficiencies, cost savings, local accountability and autonomy that the municipalities and regional water services commissions enjoy and pass onto their customers. Bigger is not also better but working together cooperatively, innovatively and with autonomy and accountability is always better.

Starland Regional Water Authority

Recognizing a need to establish a secure and safe supply of potable water, Starland County, Village of Morrin and the Village of Munson established the Starland Regional Water Authority in 2004. The Authority purchases all of its potable water supply from the Town of Drumheller and has completed installation of facilities that provide for a supply to all of its member municipalities. The Authority has recently acquired the assets of a water co-op in the area and has increased its customer base. Additionally, it will have an ongoing service relationship with a third party co-op that is a customer of the Authority.

Lethbridge Regional Water Services Commission

The Lethbridge Regional Water Services Commission was established in 2003 by the County of Lethbridge and the Town of Coaldale and they maintain equal representation on the Commission Board. Purchasing all of its water supply from the City of Lethbridge, the Commission facilitates water supply to County customers closest to the City, to the Town of Coaldale and beyond the Town of Coaldale to residential and industrial customers of the County. Since its establishment, the Commission has also helped facilitate a reliable water supply to the Town of Coalhurst, bringing the number of urban and rural parties affected to a total of four.

Cost and Revenue Sharing

Many of the stresses associated with inter-municipal cooperation are related to the issues of cost and revenue sharing. As the provincial and federal governments made an effort to put their fiscal house in order during the 1990s, they did so in part at the expense of local governments. The result for municipalities was a significant increase in responsibility without a corresponding increase in revenues. Land use planning is inextricably linked to economic development and tax assessment as municipalities attempt to diversify their revenue sources to address service demands. As a result, land use planning must be discussed within a context of addressing fiscal inequities among municipalities and among levels of government.

Large cities and towns in Alberta have identified a "financial inequity" between large municipal centers and surrounding municipalities. This is generally based on one of two arguments:

1. Residential communities on the borders of large municipal centers make use of services and infrastructure without contributing to the residential tax base.
2. Large scale industrial and commercial developments which are in close proximity to adjoining municipalities make use of the city or town's resources and residents as workers while providing its municipal taxes to the community in which it is located.

For both arguments there needs to be a consideration of full cost accounting. First, we must consider the rural municipalities and the rural population who come into the towns and cities and make their purchases from the urban stores, support the doctors and dentists and other professional services, and support the local sports teams and facilities. Second, it is important to recognize that most residential development does not pay for itself or for the services provided to them by the property taxes they pay. Neither does agricultural land. This is one reason it is critical that rural municipalities acquire industrial and commercial development and need to increase the density of their country residential populations. Third, industrial development outside of a city's borders flows money into the city through the salaries of the employees who are residents of the city. Financial inequities likely exist, but before developing mechanisms to address perceived inequities, a more complete assessment of its magnitude must be completed on a case by case basis.

There are variations in the models which can be used for inter-municipal cost and revenue sharing. Each of these models should be considered based on the principles of fairness, equitability, equal opportunity, and transparency.

Shared-cost and user-pay models of cost sharing, especially on joint services, have benefits. First, they are transparent. It is easy to define the services being provided and the cost of providing them. Second, they are politically palatable. It is relatively easy to link cost to service in a manner that is fair and equitable. Positive models of cost sharing exist across the province. There are numerous examples where there has been inter-municipal cooperation and where agreements have been achieved in many types of situations. Most commonly, these agreements relate to cost-sharing for the provision of specific services. Examples include such things as joint economic development authorities, solid waste authorities, and joint fire fighting agreements. Other good examples are the Regional Services Commissions created by the Province at the request of municipal jurisdictions. Underlying these various types of joint agreements is the realization that some services can be undertaken more efficiently and more cost-effectively when done in cooperation. Undoubtedly, these types of inter-municipal agreements are to be encouraged. However, these types of agreements tend to be done on an ad hoc basis and also tend to address relatively narrow issues.

In 2002, AAMDC and AUMA established the Rural/Urban Cost Sharing Task Force. The task force developed a cost-sharing toolkit as part of the recommendations of the AAMDC/AUMA Rural/Urban Cost-sharing Task Force Report entitled "Cost-sharing for Success: A Pro-active Approach". The Associations embraced an opportunity to demonstrate leadership in rural/urban cooperation and have provided tools through the toolkit website to assist municipalities with the development of cost-sharing agreements. This toolkit provides a positive approach to cost sharing on joint projects based on best practices from Alberta communities.

Cost sharing on items for which there is no natural linkage between the two municipalities is more difficult to justify. Large cities have claimed that they provide social services, recreation, and infrastructure that are not provided by the surrounding communities while non-resident citizens benefit as free riders. The costs associated with many of these services are being increasingly borne by the larger municipalities due to a lack of provincial government involvement in areas that are of provincial jurisdiction. This is an issue between the province and

the large cities, not between the large cities and the surrounding municipalities. It is difficult to ensure transparency, fairness and equitability for cost sharing on items of this type.

Rather than sharing costs it has been suggested that municipalities may elect to share revenue. Amicable revenue sharing agreements have been negotiated in many cases between neighbor municipalities. An important consideration when evaluating revenue sharing agreements of this type is to ensure adequate compensation to the municipality housing the industrial development. This compensation must account for the dislocation of citizens, infrastructure strain, and other negative factors such as pollution and noise caused by the development. So long as the principles of equal opportunity and equitability are met, revenue sharing models can be negotiated between independent municipalities.

Working Together

County of Beaver/Town of Viking – Joint Industrial Park

Expansions to an existing industrial park in the county and the town boundaries created friction between the two communities. The Town originally contemplated annexing the Industrial Park from the County. However, the County opposed to annexation because it had invested a considerable amount of time and money planning, developing, servicing and marketing the Industrial Park. Just when it was about to begin to return some revenue to the County for these long term efforts, they were facing a potential annexation of the land and loss of the revenue. The County needed servicing for the Industrial Park to accommodate the new growth and the Town had capacity in their utility systems to provide that servicing. The landowners in the Industrial Park as well as new developers in the park wanted to stay in the County to enjoy the lower tax rates in the County as well as the distance separation from the urban development in the Town. The Town and the County decided to take the boundary out of the picture, shelf the annexation idea, and work together on jointly developing, planning, servicing, and sharing in the net revenues from the growth in the Industrial Park. The Town would also extend some municipal services to the Industrial Park which would generate more utility revenues. The County would continue to provide roads and other services, handle all the planning approvals, tax the lands at their current tax rates, market and sell the lands as they had been doing but now in partnership with the Town. The Town and the County had a servicing study done on the lands and developed a business plan for the build out of the Industrial Park, identifying what costs were going to be invested in the Park, dividing those costs up on a 50/50 basis and dividing the net revenue from the Park on a 50/50 basis as well. The result is a successful cost and revenue sharing agreement that promotes both communities in times of rapid growth and results in enhanced opportunities for both communities. The two partners were able to achieve this without recourse to costly, self-defeating, and unnecessary annexations, amalgamations, or inter-municipal dispute hearings before the Municipal Government Board.

Fringe Areas

Land-use planning issues within fringe areas are a considerable source of potential conflict between adjoining municipalities. In this regard, fringe area planning issues can be placed in several broad categories.

One source of conflict in the past has been in respect to uses which have traditionally been characterized as either "urban" or "rural". As we stated above, this distinction is probably less relevant today than it may have been in the past. Both urban and rural municipalities are quite capable of handling planning issues. Also, there are relatively few land uses which must be located in one type of municipality rather than the other. Therefore, to a large extent, the appropriateness of future land uses should be determined on criteria other than whether they are urban or rural uses. More properly, the question is whether particular types of uses will impair legitimate expansion of a municipality.

One fringe area planning issue which has caused some serious problems in the past relates to allowing noxious uses in areas adjacent to urban municipalities. Intensive livestock operations are probably one of the best examples but heavy industry may also be a concern. These types of developments appear to be a constant source of conflict between urban and rural municipalities.

Undue fragmentation of land within fringe areas is also a major issue. This is a legitimate concern for urban municipalities. Undue fragmentation of land in fringe areas can, in some circumstances, be a significant impediment to future growth.

The MGA provides an adversarial approach to conflicts within the fringe areas. Filing an appeal on proposed development under section 690 of the act, results in a lengthy resolution process before the MGB. Aside from the cost and manpower requirements of responding to a 690, it results in a freeze on development during the resolution process. There have been accusations that appeals of this type are being used as a weapon in inter-municipal disputes.

Many municipalities have elected to approach fringe area disputes in a more constructive fashion. Inter-municipal development plans (IDPs) often address issues relating to development in fringe areas along with processes for mediating disputes. Other municipalities have agreements with neighbors calling for mandatory consultation on any development within a specified distance of the neighboring municipality's border. While the nature of the consultation is often not well defined, this is clearly a positive example of inter-municipal cooperation.

Working Together

Strathcona County/Fort Saskatchewan Boundary Accord

Strathcona County and the City of Fort Saskatchewan entered into an innovative, cooperative agreement in 2001 to ensure the long term stability of their respective boundaries to better provide long range planning, fiscal management and delivery of services. The boundary accord dealt with a number of issues including: annexation; updates to older, restricting agreements; amendments to individual Municipal Development Plans; creation of an Intermunicipal Relations Committee for resolution; and other requirements as specified by both parties. Strathcona County and Fort Saskatchewan showed each other ultimate respect by recognizing the need of each municipality to maintain its local autonomy and its future by ensuring boundary stability for 30 years, while at the same time committing to each other to work together in the best interests of both communities and the surrounding region to plan for sustainable critical transportation infrastructure enabling future growth of both municipalities in a logical, efficient and balanced manner without the fear, expense and delay of inefficient contested annexations and intermunicipal disputes to the Municipal Government Board. They have both reaped the benefits of peaceful prosperity ever since.

Regional Planning

Under the MGA, voluntary regional cooperation is used as the mechanism for regional planning. Voluntary arrangements have been criticized on the basis that they do not ensure regional growth strategies that provide an integrated plan for infrastructure in transportation, waste and water management, public safety, and environmental management, nor do they ensure arrangements are made to address financial inequality between regions.

In many areas of the province regional planning does not consistently and effectively occur. In the absence of provincial guidelines and criteria for regional planning there is limited incentive to engage in large scale coordinated efforts due to the time and resources involved. This is especially true in areas where inter-municipal conflicts are limited and growth has not resulted in border issues. Effective inter-municipal planning must be embraced across the province as a best practice and not solely as a mechanism for conflict management.

Working Together

Alberta's Industrial Heartland Association: Area Structure Plans (Strathcona County, the City of Fort Saskatchewan, Lamont County and Sturgeon County)

These four municipalities work together to promote and facilitate the industrial development of the Heartland area. They have adopted area structure plans covering a total area of approximately 80 square miles. The goal is to partner together for the benefit of each individual municipality and the region as a whole by guiding development in a manner that will protect the environment and the public, while also providing an opportunity for processing, manufacturing and eco-industrial development.

The Area Structure Plans contain similar approaches to definitions, setbacks and requirements for locating industrial development. The municipalities endeavor to collaboratively plan for the area's use and infrastructure, and to promote a co-coordinated approach to emergency preparedness, public safety and health.

8.3 Options

Freeze Annexation

Some municipal jurisdictions in North America have chosen to address issues relating to growth and annexation by freezing growth around large cities. The two largest urban centers in Alberta have the worst environmental footprint of any urban centers in Canada. Low population densities in these urban centers contribute to a smaller assessment base when compared to similar municipalities. This makes the municipalities less financially viable. An annexation freeze would force urban renewal and densification.

While surrounding municipalities may support a growth freeze, this is not a viable option. A growth freeze fails to address the pressure on municipalities from citizens and developers. As mentioned previously, neighboring municipalities can contribute to urban sprawl as well. If a neighboring municipality develops land on urban borders, this development simply takes the place of expanding borders. If development outside the city takes the place of development inside the city following an annexation freeze, it violates the principle of equal opportunity.

Voluntary Inter-municipal Development Plans

Inter-municipal development plans (IDP)s have been proposed as a mechanism to address issues relating to growth, fringe zones, regional services, cost and revenue sharing, dispute resolution, and regional planning. Section 631 of the MGA makes provisions for the development of voluntary inter-municipal development plans.

The purpose of the IDP is to:

- Ensure orderly development between municipalities
- Protect urban expansion areas that lie outside their borders
- Establish a framework for joint economic development
- Improve opportunities to secure a long term economic base for the region
- Ensure planning is in place
- Ensure development is fair and equitable to the residents of both municipalities

Section 631(2)(b) of the Municipal Government Act specifically requires that an inter-municipal development plan must include a procedure for resolving, or attempting to resolve, any conflict between the municipalities that have adopted the inter-municipal development plan. It is important to note that the MGA does not provide direction as to what an IDP looks like, how it is managed and administered, or how it is amended.

If done effectively, IDPs have a number of potential advantages. First, IDPs have the capacity to encourage effective land planning within a region and provide a plan for fringe areas. Second, IDPs may address issues related to cost and revenue sharing and provide a long term framework for negotiations on future joint initiatives. Third, if a long term joint vision for growth can be developed, the annexation process can be simplified and should proceed in a manner that is more often uncontested. In addition, by removing an expensive adversarial process, annexations could be conducted in smaller parcels over time rather than in a single large scale initiative. Long term planning, following a simpler system, provides for a more gradual approach to parceling land for different municipal uses.

Many municipalities in Alberta have IDPs in place, often with mixed results. IDPs have not prevented or even moderated disputes between Red Deer and Red Deer County or between Grande Prairie and the County of Grande Prairie. IDPs that are outdated or that contain ambiguous language create fodder for further conflict. In order for IDPs to be effective, a number of issues must be resolved:

1. The province needs to more clearly define what an Inter-Municipal Development Plan is and what content it should provide.

2. While the agreement must be a long term settlement that deals with land use, taxation and services for a period greater than 20 years, an effective time period and a mechanism for renegotiation should be standardized.
3. A process for creating an IDP must be developed. This process should include standardized templates, best practices, expertise and support, and a mediation framework.
4. The municipalities involved in developing IDPs must first have a long term plan for their own intra-municipal growth through the development of current Municipal Development Plans, Capital Plans, and Community Plans, and Sustainability Plans which will inform the development process.
5. IDPs must act as a legal contract for their effective period, and neither party may withdraw from the agreement during the effective period.

If IDPs are intended to facilitate effective regional planning they may be most effective if developed regionally between multiple municipalities. Many regional partnerships currently exist in the absence of IDPs which may provide an environment in which regional IDPs could be easily implemented. Regional IDPs may be a viable option when applied to municipal districts and counties with multiple embedded urban municipalities. A key issue is that it may be difficult to provide a framework for joint negotiation between multiple parties.

Working Together

Pigeon Lake Inter-municipal Development Plan (County of Wetaskiwin No. 10, Summer Villages of Grandview, Poplar Bay, Crystal Springs, and Norris Beach)

The County of Wetaskiwin and four summer villages have entered into an inter-municipal development plan (IDP) in relation to lands on the southwest shores of Pigeon Lake. The IDP addresses coordination of development proposals and outlines requirements that would trigger preparation of area structure plans. The IDP also includes requirements for road maintenance and construction standards respecting the road network, including an agreement whereby the summer villages contribute towards the maintenance of the County controlled road that services them. Further, the IDP contains an annexation agreement component whereby the County agrees not to oppose annexation of County land to a summer village if the lands consist of small residential lots that are accessed through a road controlled by a summer village.

Town of Wainwright and the Municipal District of Wainwright #61: Inter-municipal Development Plan.

In 1998-99, the town of Wainwright and the MD of Wainwright engaged in a joint negotiation to develop an IDP. The plan contains provisions for a number of best practices including an IDP committee consisting of two councilors, an administrator, and development officers from each municipality along with a rate payer representing the fringe zone. This committee conducted negotiations and public meetings to develop the IDP. This committee is involved in good faith negotiation relating to annexations and development within an established fringe zone. As a result of this positive working relationship there has never been a contested annexation between the municipalities. The municipalities are in the process of updating the IDP to better integrate a long term development plan for the fringe zone taking into account each municipality's need to grow.

Mandatory Inter-municipal Development Plans

As a mechanism for ensuring long term planning and dispute resolution across municipal jurisdiction within the province, mandatory IDPs have been proposed between all adjoining municipalities in Alberta. While IDPs have a number of potential benefits, the notion of making them mandatory has a number of potential issues.

First, they are unnecessary where disputes do not exist, as is in most cases. Developing IDPs is a labour-intensive and cost-intensive initiative. With over 350 municipalities in Alberta negotiating IDPs with every neighboring municipality the number of IDPs could become excessive.

Second, not all municipalities have the same capacity to engage effectively in the IDP development process. Municipalities vary in the size of their land planning departments, creating an uneven playing field for IDP development. Some municipalities would require substantial support to negotiate an IDP with a larger neighbor on an equal footing.

Third, in the short term, IDPs are not dispute resolution mechanisms, they are the end result of effective dispute resolution mechanisms. While they create the potential for a period of reduced disputes in the long term, they will have the immediate impact of bringing many disputes forward as they are being negotiated. A process will be required to resolve these disputes. As discussed previously, the time and cost requirement of bringing a dispute before the MGB precludes its use in this process.

Fourth, as mentioned above, in cases where IDPs do exist, they have not prevented conflicts. Many of these conflicts have been exacerbated by the presence of a vague or outdated IDP.

There may be cases in which mandated IDPs are required. In cases where long term disputes exist or there are disputes that have the potential to be long term, it may be in the best interests of the region for the province to mandate an IDP. A trigger for this could be the dispute resolution mechanism whereby a disputed annexation or development triggered a recommendation from the dispute resolution body for the Minister to mandate an IDP.

Regional Districts

A different model of municipal management and service provision is provided by British Columbia (BC). During a period of rapid, resource based economic growth in the 1960s, similar to what is currently being experienced in Alberta, BC adopted a set of regional districts. There are now 27 regional districts in the province.

Regional districts have three basic roles. First, regional districts are governments for the region. They provide a political body for representation of residents within the region, and a structure for representing the interests of the region before other governmental bodies. Second, regional districts provide a political and administrative framework for regional service delivery on a partnership basis through the creation of "benefiting areas." Any combination of municipalities and electoral areas can jointly recover the costs from the beneficiaries. Third, regional districts are, in the absence of municipalities, the governmental bodies for rural areas. At the very least,

this means that the regional districts provides community planning and land use regulation in rural areas. Unlike Alberta, BC does not have MDs or Counties to represent rural areas of the province.

It has been suggested that a BC-style regional district system would work for Alberta as a means to address issues related to land planning, regional services, and financial inequities. It is not clear, however, that the situation today in Alberta and the situation in BC in the 1960s are all that similar. Alberta is far better equipped to deal with the pressures of growth on its local governments in 2006 than BC in the 1960s. BC did not have a system of counties and MDs, and so had a governance vacuum outside of incorporated municipal centers. Alberta MDs and Counties are well-established and have well-developed planning capacity.

Another issue to consider with respect to a regional district system is that it would require the adoption of an additional layer of government. This additional layer of government, with its associated cost and bureaucracy, would violate the principle of municipal autonomy enshrined in the 1995 MGA. It would also create issues with respect to governance structure. If each local government has a single vote regardless of its resident population, residents of more populous regions often feel disenfranchised. If voting is conducted pro rata with population it would heighten the fear of smaller local governments that their issues and priorities were not being addressed and that they have no say in regional governance.

Incentive Based Approach

The Province of Alberta could explore options to increase the scope of incentives available to municipalities to engage in effective inter-municipal planning initiatives. Desirable activities expected to increase if appropriate incentives are provided could include:

- Long range planning through MDPs
- Inter-municipal planning through IDPs
- Inter-municipal joint service initiatives
- Joint economic development
- Initiatives for socially and environmentally sustainable development

The incentives provided could take a number of forms. Direct financial incentives can be provided in the form of grant and cost sharing initiatives. Resources in the form of staff, IT

support, researchers, and equipment could be provided. Mediation services could be provided to encourage smooth resolution of disputes relating to joint initiatives. It would be most effective for the government to consult with municipalities to identify the form of incentives that would most effectively encourage the desired form of inter-municipal planning.

Section 76 Principles

Section 76 of the Municipal Government Act reads as follows:

"(76) The Minister may establish and publish principles, standards and criteria that are to be taken into account in considering the formation, change of status or dissolution of municipalities and the amalgamation of or annexation of land from municipalities."

As previously noted, these principles, standards, and criteria have never been established with respect to annexation. In the absence of these guiding principles, disputes between municipalities do not have a solid foundation for resolution. In addition, the criteria for evaluating annexation applications may change over time.

The Government of Alberta should take a strong leadership approach in land use planning by establishing these principles, standards, and criteria for annexations as well as for land planning. These principles should be developed in consultation with the municipal associations. Once developed, the principles under section 76 would give a strong direction to municipalities for inter-municipal cooperation and would provide a solid foundation for effective mediation and arbitration of disputes between municipalities.

A minimum criterion that should be met by any municipality before engaging in an annexation application relates to intra-municipal planning. As has been mentioned previously, long term planning within a municipality must be achieved before inter-municipal planning can occur. This planning should include current Municipal Development Plans, Capital Plans, and Community Plans, and Sustainability Plans, which can inform the negotiation and potential dispute resolution process.

Mandatory Mediation

In the event of a dispute the MGA requires municipalities to negotiate in good faith. Unfortunately the Act does not provide any information on what the phrase "negotiate the

proposals in good faith" means. Nor are there any apparent consequences for a municipality which does not negotiate in good faith other than that, in the event of disagreement, the municipalities involved "must ... attempt to use mediation to resolve those matters". Without ramifications for not engaging in mediation, municipalities may not give the process adequate effort. In addition, where mediation is tried, there are no timelines provided for the negotiation process. Consequently, the negotiation process may drag on for an inordinate period of time.

Alberta Municipal Affairs provides encouragement and financial assistance to municipal governments as incentives to use mediation as a solution to conflicts arising from differences in policy, annexation and land use. Alberta Municipal Affairs has introduced the Municipal Dispute Resolution Initiative, a program to facilitate inter-municipal cooperation and self-directed dispute resolution. The initiative has a self-reported success rate of over 90 per cent. Resolved disputes have centered on issues as varied as annexation, cost sharing, provision of seniors' services, road access and land use planning. The initiative was awarded a Premier's Award of Excellence in 2000 and 2002, in recognition of its benefits and its business model. The shortest mediation involved an annexation issue and was resolved within half a day. The longest mediation, also dealing with annexation, took 40 days to resolve.

Mediations have the potential to substantially reduce the cost associated with other dispute mechanisms such as tribunal hearings. Municipalities report costs for tribunal hearings that can be hundreds of thousands of dollars. In the AUMA discussion paper "Formation, Fundamental Changes, and Dissolution" a recommendation was made that the MGA be amended such that "if an agreement has not been reached in a defined time (up to 180 days) then the applicant municipality could request the Minister to appoint a mediator". A more aggressive approach to this would be an amendment such that failure to reach an agreement within a defined time would automatically trigger mediation. Mediation could occur for a defined time frame before triggering a more directive dispute resolution mechanism such as the MGB or arbitration.

Arbitration

Under the MGA any disputes that cannot be resolved by mediation are escalated to the MGB for resolution. As previously noted the process of MGB resolution is time-consuming and expensive. An alternative to the MGB would be to adopt a mandatory process of arbitration that would be initiated in the event that a mediated settlement could not be reached in a defined period of time. This would reduce the time and cost associated with long arbitration processes. The ruling of the

arbitrator could not be binding, as only a governmental body may be responsible for the development of Municipal government bylaws. The ruling could, however, be provided to the Minister for review and adoption similar to the ruling of the MGB. If the ruling of the arbitrator was based on the principles and guidelines for municipal planning provided by the Minister it is likely that the Minister would adopt the ruling.

8.4 Recommendations

The seven options provided can be evaluated on two sets of criteria. First, are the options in line with the principles of Municipal Land Use Planning that were identified in section 5.0 of this discussion paper? Second, do the options address the issues identified with respect to inter-municipal land planning in section 9.3 of this discussion paper?

The following tables provide a comparison of each of the seven options based on whether they can meet the guiding principles (table 9.1) and address land use issues (table 9.2).

Table 9.1 – Options versus Principles

Option	Fairness	Autonomy	Equitability	Equal Opportunity	Flexibility	Cooperation	Sustainability	Transparency	Timeliness
Freeze Annexations	X	X	X	X	X	X	X	✓	-
Voluntary IDPs	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mandatory IDPs	✓	X	X	✓	X	✓	✓	✓	✓
Regional Districts	✓	X	✓	✓	X	✓	✓	✓	✓
Incentive Based Approach	✓	✓	-	✓	✓	✓	-	-	-
Section 76 Principles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mandatory Mediation	✓	✓	✓	✓	✓	✓	✓	✓	✓
Binding Arbitration	✓	✓	✓	✓	✓	✓	✓	✓	✓

Table 9.2 – Options versus Issues

Option	Process	Growth/Room	Equality	Regional Services	Cost and Revenue	Fringe Areas	Regional Planning
Freeze Annexations		✓				✓	
Voluntary IDPs	✓	✓		✓	✓	✓	✓
Mandatory IDPs	✓	✓		✓	✓	✓	✓
Regional Districts				✓	✓	✓	✓
Incentive Based Approach				✓	✓	✓	✓
Section 76 Principles	✓		✓				✓
Mandatory Mediation	✓		✓				
Binding Arbitration	✓		✓				

Annexation freezes, mandatory IDPs and regional districts all violate the principles recommended in section 5. These types of “one size fits all”, top down initiatives would be a clear violation of the concepts of autonomy and flexibility. The other options collectively form a set that could be jointly implemented. First, the province of Alberta in its leadership role could adopt a set of principles under section 76, and provide some guidelines, templates, and best practices for voluntary IDPs. Second, the dispute resolution mechanism could be amended to establish a mandatory mediation process with guidelines followed by a mandatory arbitration process. Both

the mediation and arbitration processes would be guided by the principles set out under section 76. Finally, in the event that disputes are seen as long term, or where it is requested by one of the parties, the Minister may elect to mandate an IDP.

9.0 Conclusion

Throughout this paper we have reviewed a series of identified issues with municipal land use planning in Alberta. A number of potential options were evaluated base on their ability to address the identified issues and their alignment with principles identified as desirable. From these options we generated recommendations which, together, provide an integrated approach to municipal land use planning. This approach covers four key areas: provincial leadership, enabled sound management, dispute resolution, and mandated solutions.

Provincial Leadership	Land Use Policies
	Section 76 Principles
Enabled Sound Management	Capacity Building
	Voluntary IDPs
	Incentives
Dispute Resolution	Good Faith Negotiation
	Mandatory Mediation
	Mandatory Arbitration
Mandated Solutions	Mandatory IDPs

Provincial Leadership

The province of Alberta needs to take a greater leadership role in ensuring a provincial vision for sustainable growth is achieved in the province of Alberta. This leadership can be provided in two key forms. First, address the absence of clear guidelines provided by provincial land use policies. Second, provide sound principles to guide arbitration and land use planning under section 76 of the MGA. Policies, principles, and guidelines should be established with full consultation with Alberta municipalities, and should be well aligned with the principles identified in this paper.

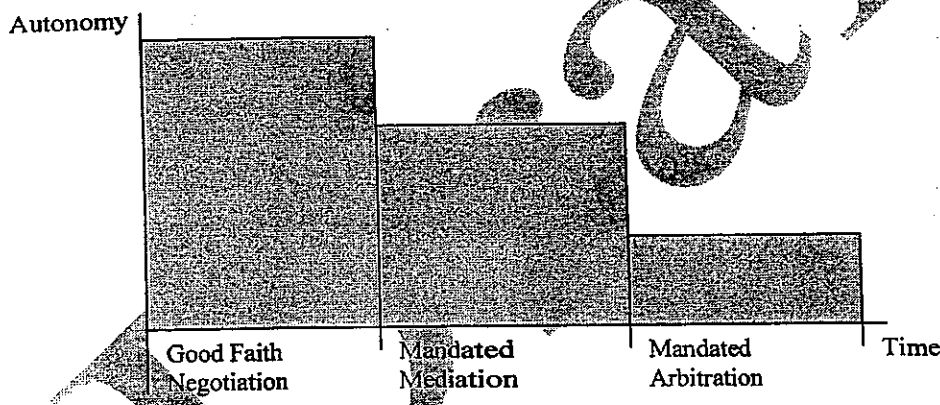
Enabled Sound Management

Sound management is best enabled by providing capacity and incentives. Municipalities require skilled human resources to ensure they have the expertise to address challenges relating to transformational development and effective land management. Voluntary measures are working

effectively in many regions of the province to address issues relating to regional planning, cost sharing, and joint services. These voluntary measures can be enhanced through incentive based approaches. Sound management is also enabled by good tools. Addressing the deficiencies present in current IDPs will encourage their adoption by municipalities as a regional planning tools. Sound practices and guidelines with respect to the development of Municipal Development Plans, Capital Plans, and Community Plans, and Sustainability Plans also enable good management practices.

Dispute Resolution

It has been identified that existing dispute resolution mechanisms relating to annexations, fringe areas, and 690 appeals are often neither timely nor cost effective. In this discussion paper we recommend an approach that maximizes autonomy for those municipalities that are able to resolve their disputes effectively, while applying a framework for effective resolution.



The process begins with a defined period of good faith negotiation and public consultation. If a resolution can not be reached it proceeds to another defined period of mandated mediation and finally, to a period of mandated arbitration resulting in a recommendation to the Minister to apply the arbitrator's decision. Decisions throughout this process are guided by the principles set out by the province.

Mandated Solutions

The proposal to make IDPs mandatory across all municipalities is contrary to the principles of autonomy and flexibility. However, in the event that disputes are seen as long term, it may be in

the best interests of the region for the Minister to mandate an IDP as a means to enable a long-term solution.

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10.0 Appendix A – Proposed Legislative Changes

A. Division 6 Annexation

Direct Negotiations

112.2 In this Division, “direct negotiations” means a process whereby the initiating municipal authority and the one or more municipal authorities from which the land is to be annexed, and any other person brought in with the agreement of those municipal authorities, enter into direct good faith discussions and negotiation of the proposal without the involvement of a mediator.

Annexations of same land

115(3) A municipal authority may not initiate an annexation of lands where those same lands are the subject of another annexation initiated by another municipal authority.

Initiation of annexation

116(2) The notice for an annexation must:

- a) describe the land proposed to be annexed,
- b) demonstrate that the proposed annexation is sustainable and necessary by including the following information:
 - i. a growth management study which correlates expected population increases and demographic trends with the proposed annexation,
 - ii. an environmental impact assessment of the proposed annexation including specific consideration of any unique physical features of the lands to be annexed and the proposed use of the lands after annexation, and
 - iii. infrastructure development plans for the proposed annexation with regard to the upgrade and extension of water, sewer and transportation infrastructure into the proposed annexed lands by the initiating municipality.
- c) demonstrate that the annexation is not solely for revenue acquisition,
- d) demonstrate that other public and municipal authorities are not negatively impacted by the proposed annexation or that the impacts can be reasonably mitigated,
- e) demonstrate that the individual property owners do not suffer major impacts or that the impacts can be reasonably mitigated,

- f) demonstrate that the initiating municipality is financially capable of accommodating the proposed annexation, and
- g) demonstrate that the proposed annexation is in accordance with the Alberta Land Use Policies, and
- h) set out proposals for
 - i. consultation with the public about the proposed annexation, and
 - ii. individual meetings with the owners of the land to be annexed and keeping them informed about the progress of negotiations and mediations.

116(3) A notice under this Part is not complete unless it contains all the information outlined in 116(2).

Direct Negotiations

117(1) After a completed notice pursuant to Section 116 has been received by the municipal authorities from which the land is to be annexed, the initiating municipality and the municipal authorities from which the land is to be annexed must meet to discuss the proposals included in the notice and commence direct negotiations about the proposals in good faith.

Costs of the municipality from which the land is to be annexed

122.1 Upon application by the municipality from which the land is to be annexed, the Board shall award that municipality its reasonable costs in responding to the notice of annexation and participating in the annexation process including the reasonable costs incurred by the municipality in its participation in direct negotiations, mediation, public consultation, preparation of annexation agreement, and any hearing before the Board under this Part.

Contents of report

124(3) The Board shall not recommend increasing the amount of land to be annexed from the land boundaries described in the application for annexation.

Annexation Order

125.2 The initiating municipality and the municipal authorities from which the land is to be annexed may jointly request that the Lieutenant Governor in Council revoke the annexation order within thirty (30) days after issuance of the order.

B. Section 76 Regulations***PRINCIPLES AND CRITERIA FOR ANNEXATION REGULATION*****Application Generally**

- 1 When considering a proposed annexation and preparing a written report for the purposes of Division 6 of Part 4 of the Act, the Board shall apply the principles and criteria specified herein.

Annexation Agreement

- 2(1) The Board must not interfere with an annexation agreement reached between the initiating municipality and the municipalities from which the land is to be annexed unless the Board determines that significant harm is reasonably likely to occur to a municipal authority, public body, land owner or resident impacted by the proposed annexation.
- 2(2) Where the Board determines that such significant harm is reasonably likely to occur, then the Board's involvement in the annexation agreement must be limited to mitigating the identified harm.
- 2(3) The Board shall not add lands which were not included in the application to the proposed annexation.

Principles and Criteria

- 3(1) The interests, needs and future growth plans of the initiating municipality and the municipal authorities from which the land is to be annexed have equal relevance and importance.
- 3(2) Alternatives to annexation such as voluntary inter-municipal agreements which deal with matters such as joint planning and revenue sharing should be considered by the initiating municipality prior to initiating annexation proceedings.
- 3(3) The onus is on the initiating municipality to provide relevant information supporting the proposed annexation including information:
 - a) establishing a need for uninterrupted short and long term growth,
 - b) detailing suitability of the proposed land to be annexed for the proposed use,
 - c) detailing appropriate and rational timing of boundary adjustments,
 - d) demonstrating that the initiating municipality is the best municipal authority to service the proposed lands to be annexed with consideration to efficient and economical servicing of the lands,

- e) demonstrating that the proposed annexation is regionally sustainable and integrated,
 - f) providing an environmental impact assessment that demonstrates that the proposed annexation is environmentally sustainable and recognizes any unique environmental or physical features of the proposed lands to be annexed,
 - g) providing infrastructure development plans for the proposed annexation with regard to the upgrade and extension of water, sewer and transportation infrastructure into the proposed annexed lands,
 - h) information establishing that the annexation is not solely for revenue acquisition,
 - e) demonstrating that other public and municipal authorities are not negatively impacted by the proposed annexation or that the impacts can be reasonably mitigated,
 - f) demonstrating that the individual property owners do not suffer major impacts or that the impacts can be reasonably mitigated,
 - g) demonstrating that the initiating municipality is financially capable of accommodating the proposed annexation,
 - i) demonstrating that the proposed annexation is in accordance with the Alberta Land Use Policies,
 - j) demonstrating how the proposed annexation is for the overall public good,
 - k) demonstrating how the proposed annexation was mutually developed between the initiating municipality and the municipal authorities from which the land is to be annexed,
 - l) detailing how the public and land owners have had full consultation and participation in the annexation process,
 - m) detailing how concerns raised by the public and land owners have been addressed in the annexation process, and
 - n) justifying any change between the boundaries identified in the notice and in the agreement.
- 3(4) The Board must be satisfied that the proposed annexation is logical and beneficial with consideration to the information outlined in 3(3) when supporting the proposed annexation in its recommendations.



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AAMDC LAND USE PLANNING FRAMEWORK SURVEY

PREPARED BY
THE ALBERTA ASSOCIATION OF MUNICIPAL DISTRICTS & COUNTIES

December 21, 2006

INSTRUCTIONS

The questions contained in this survey are directly related to the content of the draft of version of the *Municipal Land Use Planning (MLUP) Discussion Paper*. Prior to completing this survey, please review the paper.

For your convenience, the survey is divided into five sections. At the beginning of each section a brief summary is provided outlining either the issues identified or the recommendations contained within the MLUP Discussion Paper. After each summary there are three related questions for your consideration.

Please type your answers directly into the available boxes. When you have completed the survey, press the button labeled 'Click Here to Submit to AAMDC' located at the end of the survey.

If you have any questions or concerns with regards to the survey, please contact Lucas Warren at (780) 955.4075.

SECTION 1: GUIDING PRINCIPLES

In considering issues and options with respect to municipal land planning, the *MLUP Discussion Paper* presented a proposed set of principles that should form the foundation of the province's land planning framework:

- a) **Fairness** – Municipalities, residents, landowners, and other affected stakeholders are treated in an equitable manner.
- b) **Autonomy** – Municipalities must be provided with the maximum level of local control over land use planning that enables the province to meet its development priorities.
- c) **Equitability** – In a mediated solution, all partners are equal, all residents are equal and no one municipality or neighborhood is more important than another.
- d) **Equal Opportunity** – All municipalities have the opportunity to grow, and prosper within their boundaries.
- e) **Flexibility** – One-size-fits-all solutions do not take into account the diversity of Alberta communities and the diversity of relationships that are currently in place.
- f) **Cooperation** – Municipalities must work together to support joint planning and to enable opportunities for sustainable development and prosperity to be maximized.
- g) **Sustainability** – Sustainable development requires municipalities to consider the scarcity of financial, environmental, and social resources over the life span of a development initiative.
- h) **Transparency** – Decision-making processes associated with land use planning must be open and transparent to all affected parties.
- i) **Timeliness** – Processes must be established such that applications, appeals, and disputes are resolved in a timely manner.

SECTION 1: QUESTIONS

1.1 Do you agree that each of the following principles should form the foundation of municipal land use planning in Alberta?

PRINCIPLE	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE
a. Fairness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Autonomy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Equitability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Equal Opportunity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Flexibility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Cooperation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
g. Sustainability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
h. Transparency	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
i. Timeliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

1.2 Do you have any specific comments on the principles listed above?

1.3 Are there additional principles that you would like to see considered with respect to land use planning in Alberta?

SECTION 2: INTRA-MUNICIPAL LAND USE PLANNING ISSUES

Intra-municipal planning refers to planning for land use that takes place within the borders of a municipality. With limited resources and inter-municipal pressures, municipalities are facing challenges balancing responsible land use planning and economic development. The recommendations in this section are designed to empower municipal planners and enhance their ability to conduct effective planning.

With respect to intra-municipal land use planning, the following issues were identified:

- a) **Transformational Growth** – As municipalities embrace new forms of economic development they may have an impact on desired land uses. In the absence of a long-term vision for municipal land use, municipalities may take on growth with unintended long-term consequences.
- b) **Effective Land Use** – Municipalities have the right to self determination within their borders, and have a responsibility to their electorate to ensure that development is occurring in a manner that maximizes economic opportunity while making responsible use of the land base and resources. In some cases, municipalities have elected to develop in a manner that may be questionable from a sustainable land use standpoint.
- c) **Capacity** – Effective land use planning requires manpower, experience and financial resources. Both large and small municipalities in Alberta are facing issues with meeting their requirements for skilled land planning staff.
- d) **Provincial Land Use Policies** – Section 622 of the *Municipal Government Act* enables the Minister to establish land use policies. The existing provincial land use policies are overly general and advisory with respect to regional and inter-municipal land use planning, service provision, planning processes, and inter-municipal cooperation.

SECTION 2: QUESTIONS

2.1 Rate your level of concern with each of the issues identified for intra-municipal land use planning:

ISSUE	VERY CONCERNED	CONCERNED	NEUTRAL	NOT CONCERNED
a. Managing Transformational Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Ensuring Effective Land Use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Enhancing Municipal Capacity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Enhancing Provincial Land Use Policies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2.2 Do you have any specific comments on the issues identified above?

2.3 Are there additional issues you would like to see included in a discussion of intra-municipal land use planning?

SECTION 3: INTRA-MUNICIPAL LAND USE PLANNING RECOMMENDATIONS

With respect to intra-municipal land use planning, the following recommendations were made as a means to address identified issues:

- **Capacity Development** – In order to ensure that municipalities are able to address issues related to effective land use planning and transformational growth it is important to ensure that they have adequate resources. Capacity may be developed for municipalities by:
 - a) Increasing the number of qualified land planners in the province.
 - b) Providing best practices on land planning and policy development
 - c) Providing training to new councils on effective land planning
 - d) Providing guidelines to municipalities on effective land use
 - e) Providing access to land planning resources through the provincial government.
This could take the form of a planning secretariat within the provincial government.

- **Enhanced Provincial Land Use Policies** – Policies set by Alberta Municipal Affairs provide guidelines to the province's municipalities for effective land use planning. Through consultation with Alberta municipalities, the Minister of Alberta Municipal Affairs should review and update the province's land use policies.

SECTION 3: QUESTIONS

3.1 Rate your level of agreement with each of the following recommendations to address issues with intra-municipal land use planning:

PRINCIPLE	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE
a. Increase The Number of Land Planners	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Provide Best Practices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Provide Council Training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Provide Guidelines on Effective Land Use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Provide Access to Provincial Government Land Use Planning Resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3.2 Do you have any specific comments on the principles identified above?

3.3 Are there additional recommendations you would like to see to address issues related to intra-municipal land use planning?

SECTION 4: INTER-MUNICIPAL LAND USE PLANNING ISSUES

Inter-municipal planning refers planning for land use and joint projects that takes place between adjacent municipalities. Development at the municipal level can have impacts for regions within Alberta, as well as the province as a whole. The issues and recommendations in this section are designed to account for these impacts and support inter-municipal cooperation, while respecting municipal self-determination.

The following issues were identified with respect to inter-municipal land use planning and cooperation:

- a) **Process** – Existing processes for appeals and approvals are too long and too expensive. In addition the process is too open to political considerations.
- b) **Ensuring Room for Growth** – One of the primary reasons for an annexation application is the need for expansion to accommodate anticipated growth. Many urban municipalities do not want to annex already subdivided land within a rural municipality.
- c) **All Municipalities Are Not Equal** – There is often significant inequity between the resource and financial ability of the respective municipalities to negotiate and draft a policy or agreement. The criterion used by the MGB to evaluate annexation applications also has the potential to create bias towards cities and towns.
- d) **Regional Services** – The provision of municipal services such as sewer and water can become a relevant issue in boundary adjustment disputes. Regional services are used as a cost effective alternative by many municipalities in Alberta. The Alberta government encourages service provision of this type.
- e) **Cost and Revenue Sharing** – Many of the stresses associated with inter-municipal cooperation are related to the issues of cost and revenue sharing. Cost sharing is preferable to revenue sharing for transparency reasons. The case for cost and revenue sharing requires more study.
- f) **Fringe Areas** – Issues relating to development in fringe areas are a key source of conflict for adjoining municipalities. The current dispute resolution mechanism is not effective for resolving disputes.
- g) **Regional Planning** – Voluntary arrangements have been criticized on the basis that they do not ensure the emergence of regional growth strategies or an integrated plan for infrastructure in transportation, waste and water management, public safety, and environmental management.

SECTION 4: QUESTIONS

4.1 Rate your level of concern with each of the issues identified for inter-municipal land use planning.

ISSUE	VERY CONCERNED	CONCERNED	NEUTRAL	NOT CONCERNED
a. Processes Are Too Long and Expensive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Need to Ensure Room For Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. There is an Inequality Among Municipalities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Ensuring Provision of Effective Regional Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Providing Clear Guidelines For Cost And Revenue Sharing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Resolving Disputes Relating to Fringe Area Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
g. Ensuring Effective Regional Planning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

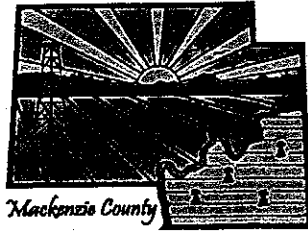
4.2 Do you have any specific comments on the issues identified above?

4.3 Are there additional issues you would like to see included in a discussion of inter-municipal land use planning?

SECTION 5: INTER-MUNICIPAL LAND USE PLANNING RECOMMENDATIONS

With respect to inter-municipal land use planning, the following recommendations were made as a means to address identified issues:

- a) **Voluntary Inter-municipal Development Plans (IDPs)** – As a mechanism to address issues relating to growth, fringe zones, regional services, cost and revenue sharing, dispute resolution, and regional planning. IDPs will need to be modified to make them effective.
- b) **Mandatory Inter-municipal Development Plans (IDPs)** – Should only be considered in cases where disputes exist.
- c) **Incentives** – The Government of Alberta should wor



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	Paul Driedger, Director of Planning
Title:	Bylaw 609/07 Subdivision Cancellation Plan 952 2134, Block 01, lot 01 on Part of SW 32-109-18-W5M

BACKGROUND / PROPOSAL:

Mackenzie County has received a request to cancel the subdivision for Part of SW 32-109-18-W5M (Plan 952 2134, Block 01, Lot 01) and in so doing revert back to one parcel.

OPTIONS & BENEFITS:

The applicant has requested that a cancellation be done to the said parcel of land. The applicant feels that due to the water runoff direction, potential sewage could run into the water supply of the homestead directly adjacent to the south.

Plan 952 2134, Block 01, Lot 01 was created in 1995, record shows that there has never been any buildings or services on this parcel of land. The applicant has indicated that he is selling the quarter and would like to sell it a whole complete quarter with no subdivisions.

Municipal Government Act, Section 658

Cancellation of plan of subdivision

658(1) On the application of one or more owners of a parcel of land in a plan of subdivision, a council may by bylaw order the plan cancelled, in whole or in part.

(2) A council may pass a bylaw under subsection (1) only with the consent of

(a) the owners of the parcel of land in the plan of subdivision,

Author: Eva Schmidt, Planning

Reviewed By: _____

CAO

- (b) every person shown on the certificate of title of the land in the plan of subdivision as having an estate or interest in it, and
- (c) the Crown in right of Alberta, if the plan of subdivision shows a highway or road or other right of way vested in the Crown for which no certificate of title has been issued.

(3) A plan cancellation may not be effected only or primarily for the purpose of disposing of reserves.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That first reading be given to Bylaw 609/07 to cancel subdivision Plan 952 2134, Block 01, Lot 01 on Part of SW 32-109-18-W5M.

MOTION 2

That second reading be given to Bylaw 609/07 to cancel subdivision Plan 952 2134, Block 01, Lot 01 on Part of SW 32-109-18-W5M.

MOTION 3

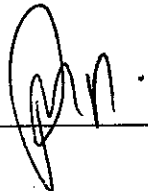
consideration be given to go to 3rd
That ~~third~~ reading be given to Bylaw 609/07 to cancel subdivision Plan 952 2134, Block 01, Lot 01 on Part of SW 32-109-18-W5M. *at this meeting*

MOTION 4

this
That ~~fourth~~ reading be given to Bylaw 609/07 to cancel subdivision Plan 952 2134, Block 01, Lot 01 on Part of SW 32-109-18-W5M.

Author: _____

Review Date: _____



CAO _____

BYLAW NO. 609/07

**BEING A BYLAW OF
THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23
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, Council of the Municipal District of Mackenzie No. 23 has determined that subdivision as outlined on Schedule A attached hereto, be subject to a cancellation, and

NOW THEREFORE, be it resolved that the Council of the Municipal District of Mackenzie No. 23 does hereby cancel the subdivision described as follows, subject to the rights of access granted by other legislation or regulations:

1. Plan 952 2134, Block 1, Lot 1 on Part of Meridian 5 Range 18 Township 109 Section 32 Quarter South West excepting thereout all mines and minerals.

First reading given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

Carol Gabriel, Executive Assistant

Second Reading given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

Carol Gabriel, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

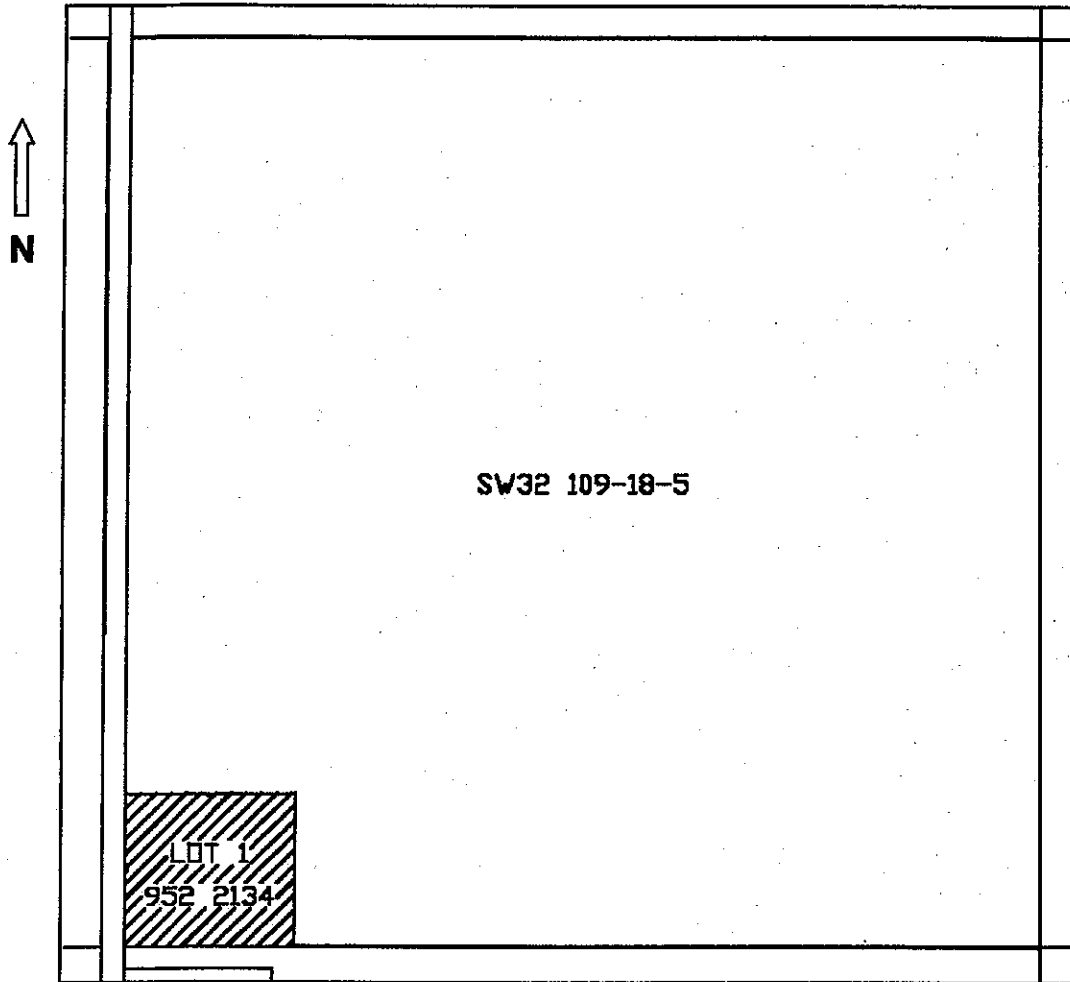
Carol Gabriel, Executive Assistant

BYLAW No.609/07

SCHEDULE "A"

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

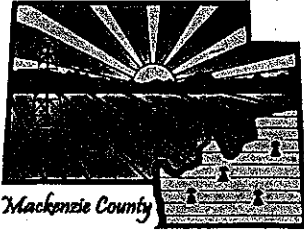
Plan 952 2134, Block 1, Lot 1 on SW 32-109-18-W5M be cancelled.



Bill Neufeld, Reeve

Carol Gabriel, Executive Assistant

EFFECTIVE THIS _____ DAY OF _____, 2007.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	Paul Driedger, Director of Planning
Title:	Bylaw 608.07 Being a Land Use Bylaw Amendment to Rezone Part of NE 17-106-15-W5M from Rural Country Residential District 2 (RC2) to Rural Country Residential District 1 (RC1) – La Crete Rural

BACKGROUND / PROPOSAL:

Mackenzie County has received a request to rezone Part of NE 17-106-15-W5M from Rural Country Residential District 2 (RC2) to Rural Country Residential District 1 (RC1) to allow for additional multi-lot country residential development.

OPTIONS & BENEFITS:

The application is from 979085 Alberta Ltd. o/a Aspen Estates (John Fehr) to rezone the remaining portion of the quarter section to accommodate rural country residential development. The subject property is lakeside property that was rezoned to Rural Country Residential District 1 and partially developed into country residential lots. The proposed Land Use Bylaw amendment would rezone the remaining portion of the quarter to Rural Country Residential District 2 which includes single family dwellings as permitted uses instead of mobile homes. The applicant was not aware that the entire quarter had been rezoned from Agricultural District 1 in the past but once this matter was clarified he requested that the rezoning be completed as he intended for houses in this area.

The subject property is in a rural area outside the hamlet boundaries, an area not currently slated for future hamlet growth.

The location could be viewed favourably by potential buyers, once subdivided, due the property being located in close proximity of the hamlet and due to the view of the lake however.

Author: Eva Schmidt, Planning

Reviewed By: _____

CAO

COSTS & SOURCE OF FUNDING:

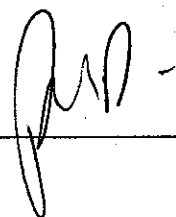
To be borne by the developer.

RECOMMENDED ACTION:

That first reading be given to Bylaw 608/07 being a Land Use Bylaw amendment to rezone Part of NE 17-106-15-W5M from Rural Country Residential District 2 (RC2) to Rural Country Residential District 1 (RC1).

Author: _____

Review Date: _____

A handwritten signature in black ink, appearing to be 'JSP', is written over the signature line.

CAO _____

BYLAW NO. 608/07
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW

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

WHEREAS, Mackenzie County has a General Municipal Plan adopted in 1995, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate a rural country residential subdivision.

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 Part of NE 17-106-15-W5M be rezoned from Rural Country Residential District 1 "RC1" to Rural Country Residential District 1 "RC1".

First Reading given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

Carol Gabriel, Executive Assistant

Second Reading given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

Carol Gabriel, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

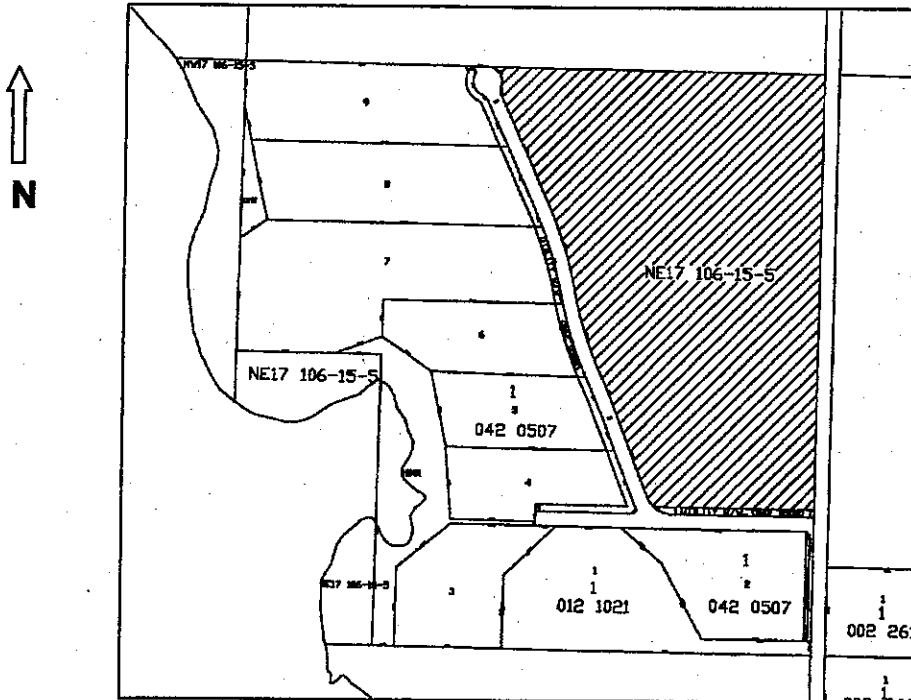
Carol Gabriel, Executive Assistant

BYLAW No. 608//07

SCHEDULE "A"

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

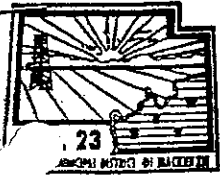
Part of NE 17-106-15-W5M be rezoned from Rural Country Residential District 2 "RC2" to Rural Country Residential 1 District "RC1".



Bill Neufeld, Reeve

Executive Assistant

EFFECTIVE THIS _____ DAY OF _____, 2007.



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT		
979085 Alberta Ltd-Old Aspen Estates.		
ADDRESS		
Box 405		
TOWN		
La Cete		
POSTAL CODE	PHONE (RES.)	BUS.
T0H 2H0	928 3666	926 1364.

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

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
NE 1/4	17	106	15	5				

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: Farm Land TO: RC1

REASONS SUPPORTING PROPOSED AMENDMENT:

To Subdivide into Acreages

I/W/E HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150⁰⁰ RECEIPT NO. 60001

APPLICANT John Felbr President DATE Jun 4/07

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

REGISTERED OWNER _____ DATE _____

SURVEYOR:
WARREN BARLOW, A.L.S.



SUBDIVISION AUTHORITY
MUNICIPAL DISTRICT
OF MACKENZIE No. 23

FILE No. 1

LEGEND:

- Distances shown are to nearest centimetre thereafter.
- Boundary shown thus
- Contouring Area 20.70 ha, 51.72 acres.
- Road area 0.88 ha, 2.19 acres.
- 1:50 scale 1.00 ha, 2.48 acres.

ABBREVIATIONS:

- M indicates Metres.
- N. E. S. W. indicates North East, South East, South West, North West.
- Top indicates Township.
- Rge. indicates Range.
- H. indicates Height.
- FILL indicates Filled Iron Post.
- Bc indicates Boundary.
- Ar indicates Area.
- C/P indicates Centre Point.

NOTES

No.	Date	Revision / Issued	By	App.
1	AUG. 30, 2008	ORIGINAL	DWH	WDR
2	SEPT. 5, 2008	REVISED PER CLIENT MEETING	DWH	WDR
3				
4				

TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION
OF PART OF

N.E. 1/4 SEC. 17, TWP. 106, RGE. 15, W. 5 TH M.

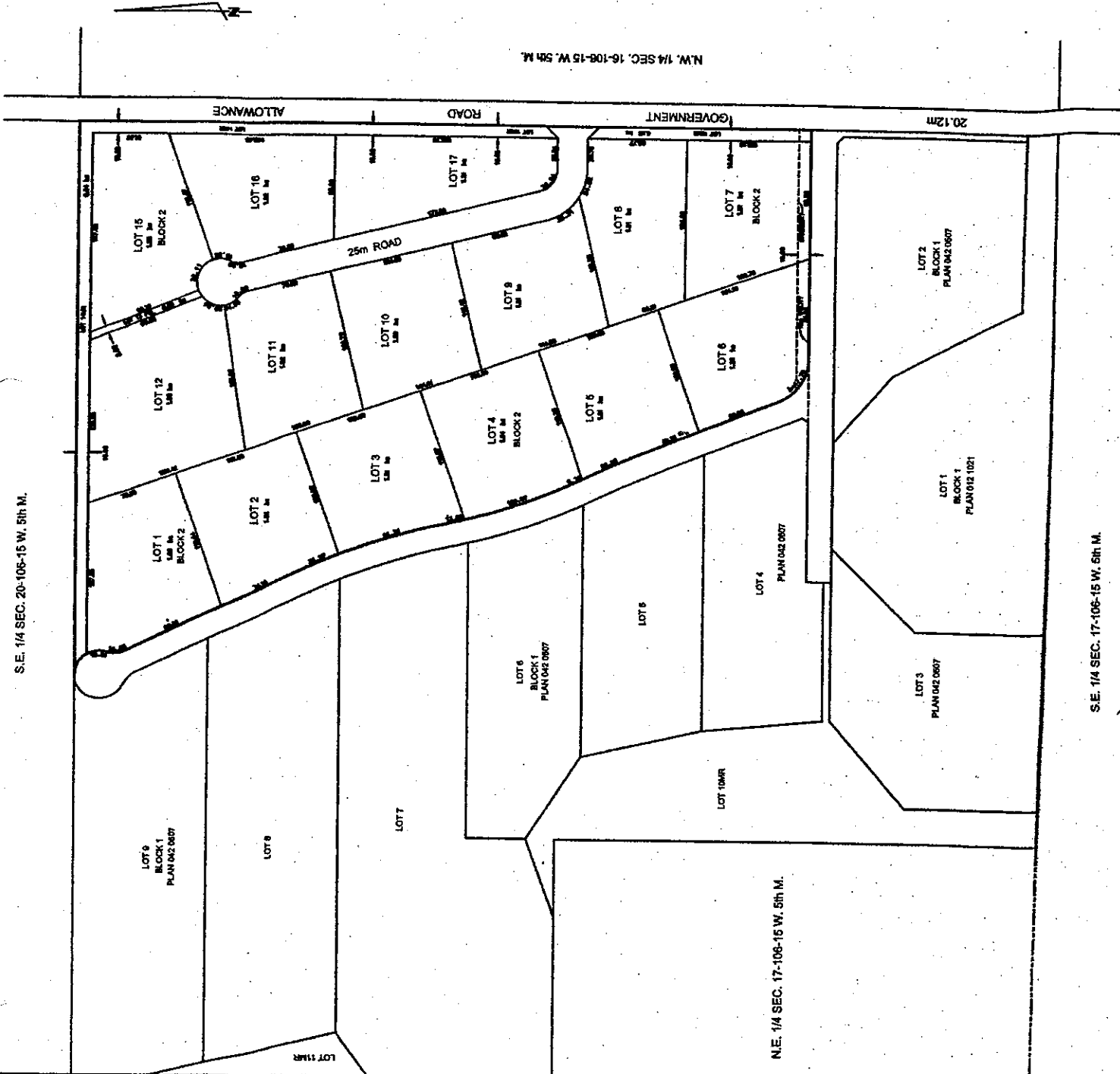
MUNICIPAL DISTRICT OF MACKENZIE No. 23
ALBERTA
2008

SCALE 1:2000
0 20 40 80 160 200 metres

WARREN BARLOW SURVEYING

10015-101 Ave., Box 190, La Creche, AB, T0H 2K0
PH: (780) 528-4900
FAX: (780) 528-4999
CELL: (780) 528-4991
REG. NO. 08-1371
MEX.

S.E. 1/4 SEC. 20-106-15 W. 5th M.

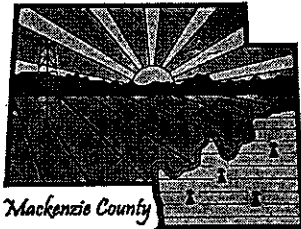


N.W. 1/4 SEC. 16-106-15 W. 5th M.

N.E. 1/4 SEC. 17-106-16 W. 5th M.

S.E. 1/4 SEC. 17-106-15 W. 5th M.

N.W. 1/4 SEC. 17-106-15 W. 5th M.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	FireSmart Community Series

BACKGROUND / PROPOSAL:

A FireSmart session is being held on March 21 – 23, 2007 in Jasper. See attached for more information.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

Registration fee is \$150.00.

RECOMMENDED ACTION:

For discussion.

Author: C. Gabriel

Review Date: January 17, 2007

CAO 

FireSmart

Building a safe and strong Alberta through planning and action

Alberta's municipalities are growing and developing like never before. For communities inside Alberta's forests these pressures are compounding the threat of wildfire.

The FireSmart Community Series will give municipal practitioners, administrators and policy makers the information they need to build safe and strong communities.

This is a chance to talk to the experts about proactive steps your community can take to help protect itself from wildfire. Join us this March for this interactive and engaging series where a number of wildfire-related topics will be explored.

Jasper
2007

Wednesday, March 21

Join us at 5 p.m. for registration, refreshments, networking and details on Thursday's discussion topics.

SESSIONS

Thursday, March 22

- FireSmart Community Grant Program
- The value of partnerships to information distribution
- Linking municipal development to FireSmart planning
- Work of Alberta's Fire Services Advisory Committee
- Emergency management planning for wildfire
- Balancing ecological values and FireSmart activities
- What are they thinking? Public perceptions of wildfire risk
- Forming FireSmart committees in your community
- Wildfire threat assessment made easy
- Mountain Pine Beetle and wildfire
- Engaging residents in FireSmart activities
- Partners in Protection
- FireSmart activities in the white zone
- Foundation forming: Community FireSmart policy and legislation

Friday, March 23

Optional tour of FireSmart work in and around the Jasper area. See first hand how FireSmart principles incorporate all values of the forest community.

Space is limited

Reserve your spot today for the 2007
FireSmart Community Series in Jasper.

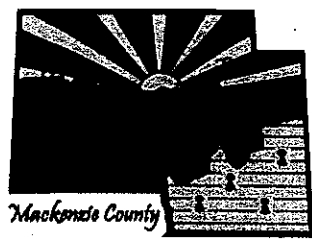
Conference fee is \$150.

Registration deadline is February 16.

For complete conference details and to register, visit:



Alberta



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	Paul Driedger, Director of Planning
Title:	Bylaw 607/07 Land Use Bylaw Amendment to Rezone Plan 942 0168, Block 16, Lot 4 and Plan 9523941, Block 16, Lot 5 from Mobile Home Park District "MHP" to Mobile Home Subdivision District 2 "MHS2"

BACKGROUND / PROPOSAL:

Mackenzie County has received a request to rezone Plan 942 0168, Block 16, Lot 4 and Plan 9523941, Block 16, Lot 5 in the Hamlet of Zama from Mobile Home Park District "MHP" to Mobile Home Subdivision District 2 "MHS2" so that the mobile home park can be subdivided into separate individual lots.

OPTIONS & BENEFITS:

The mobile home park is located in the northeast corner in the Hamlet of Zama. On the east and north side of the park the zoning is Hamlet Residential District 2 and directly south of the park is the Zama Recreational Park.

The applicant submitted to administration a tentative plan that showed the lot sizes, the road, and which lots currently have mobile homes on them. The initial plan showed the internal subdivision road at the standard width of 20 meters, showing the existing mobile homes encroaching onto the proposed 20 meter wide road.

On November 7, 2006 the Municipal Planning Commission reviewed a proposed subdivision application and tentative plan, with a 20 meter road right of way. A 20 meter road right of way will not work in this area since that would cause the existing mobile homes to encroach onto the road. The MPC requested that the applicant revise the plan allowing a 12 foot minimum setback for all mobile homes. A new plan showing the requested changes was submitted on January 16, 2007. With the 12 foot minimum setbacks for the mobile homes, the internal road was reduced down to 15.24 meters

wide. The Municipal Planning Commission felt that this was a sufficient width for an internal subdivision road and tentatively approved the new design and requested that the developer proceed to rezone the mobile home park.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That first reading be given to Bylaw 607/07 to rezone Plan 942 0168, Block 16, Lot 4 and Plan 9523941, Block 16, Lot 5 from Mobile Home Park District "MHP" to Mobile Home Subdivision District 2 "MHS2".

BYLAW NO. 607/07

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

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

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

WHEREAS, Mackenzie County has a General Municipal Plan adopted in 1995, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has
deemed it desirable to amend the Mackenzie County Land Use Bylaw to
accommodate an existing trailer park.

**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 Plan 942
0168, Block 16, Lot 4 and Plan 952 3941, Block 16, Lot 5 in the
Hamlet of Zama be amended from Mobile Home Park District "MHP" to
Mobile Home Subdivision District 2 "MHS2".

First Reading given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

Carol Gabriel, Executive Assistant

Second Reading given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

Carol Gabriel, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2007.

Bill Neufeld, Reeve

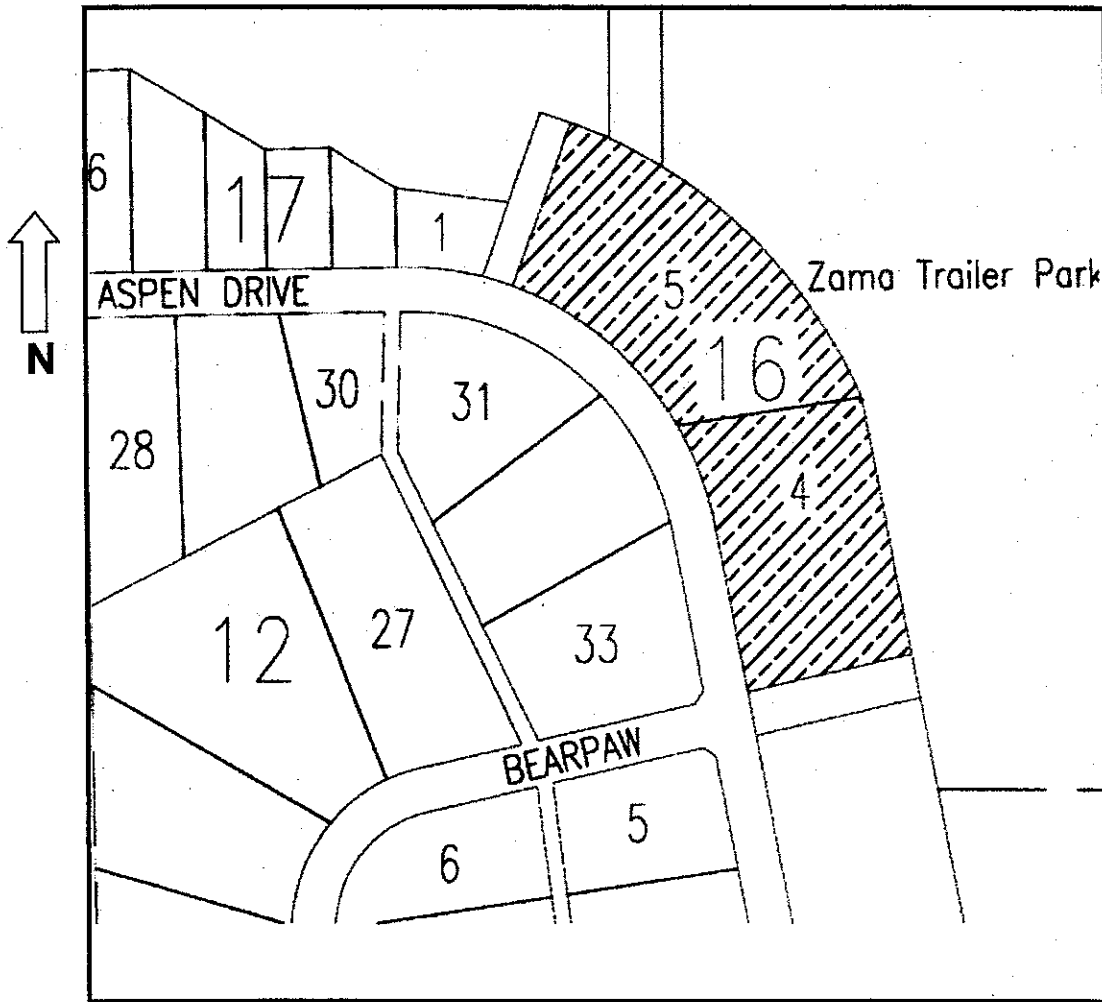
Carol Gabriel, Executive Assistant

BYLAW No. 607/07

SCHEDULE "A"

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

Plan 942 0168, Block 16, Lot 4 and Plan 952 3941, Block 16, Lot 5 in Zama be rezoned from Mobile Home Park District "MHP" to Mobile Home Subdivision District 2 "MHS2".



Bill Neufeld, Reeve

Carol Gabriel, Executive Assistant

EFFECTIVE THIS _____ DAY OF _____, 2007.



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. 607/07

NAME OF APPLICANT Maltais Geomatics Inc.		
ADDRESS 9802 - 100 th Street, Box 89		
TOWN High Level, Alberta		
POSTAL CODE T0H 1Z0	PHONE (RES.)	BUS. (780)926-4123

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER 1178387 Alberta Ltd.		
ADDRESS Box 118		
TOWN High Level, Alberta		
POSTAL CODE T0H 1Z0	PHONE (RES.) (780) 926-2432	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
NW	18	117	4	5 and		942 0168	16	4
NE	13	117	5	5		952 3941	16	5

LAND USE CLASSIFICATION AMENDMENT PROPOSED: BUY
FROM: Mobile Home Park **TO:** Mobile Home Subdivision BUY

REASONS SUPPORTING PROPOSED AMENDMENT:

Tenants and individuals have expressed a desire to own their properties. As a result, creating a demand for a subdivision.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. _____
MALTAIS GEOMATICS INC.
APPLICANT BUY December 11, 2006
DATE

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

REGISTERED OWNER DEC 13/06
DATE

SURVEYOR : BRUCE W. GUDIM, A.L.S.



REGISTERED OWNERS :
1176387 ALBERTA LTD.

SUBDIVISION AUTHORITY
MUNICIPAL DISTRICT OF MACKENZIE No. 23
FILE No. : 33 SUB 06

LEGEND :

- Stationary iron posts fixed are shown thus
- Stationary iron posts shown as indicated
- Survey monuments shown as indicated
- Plan numbers P023 and are shown thus
- File hydrants are shown thus
- Water valves are shown thus
- Power poles are shown thus
- Telephone poles are shown thus
- Telephone boxes are shown thus
- Water hook up are shown thus
- Sewer hook up are shown thus
- Natural gas hook up are shown thus
- Electric poles are shown thus
- Natural gas meters are shown thus
- Electric meters are shown thus
- Water meters are shown thus
- Over head power lines shown thus
- Under ground power lines shown thus
- Under ground water lines shown thus
- Over head water lines shown thus
- Zone of block shown thus
- Centre line of ditch shown thus
- Distances are ground horizontal, are in metres and decimal thereto, and are between survey monuments
- Lines shown UTM (NAD 83), are as referred to the meridian through 117° West longitude (Zone 11)
- Lands dealt with by this plan are bounded thus consisting 3.33 hectares.

ABBREVIATIONS :

- A. Acre balance.
- Pd. Pound.
- H. Hectare.
- L. Litre.
- M. Metre.
- MER. North American Datum, 1983
- NAD 83. North, East, South & West.
- N. E. S. & W. North, East, South & West.
- S. Square.
- SEC. Township.
- TWP. Township.
- UTM. Universal Transverse Mercator
- Map projection

NOTES :

- A field inspection was carried out on April 28, 2008, and boundaries herein not been established on the ground.
- One (1) m² of land is shown over adjacent lots.

TENTATIVE PLAN

SHOWING

SUBDIVISION
LOT 4, BLOCK 16, PLAN 942 0168, &
LOT 5, BLOCK 16, PLAN 952 3941

WITHIN THEORETICAL

NW 1/4 SEC 18, TWP 117, RGE 4, W 5th MER, AND
NE 1/4 SEC 13, TWP 117, RGE 5, W 5th MER.

HAMLET OF ZAMA
MUNICIPAL DISTRICT OF MACKENZIE No. 23
ALBERTA

2008 - 2007



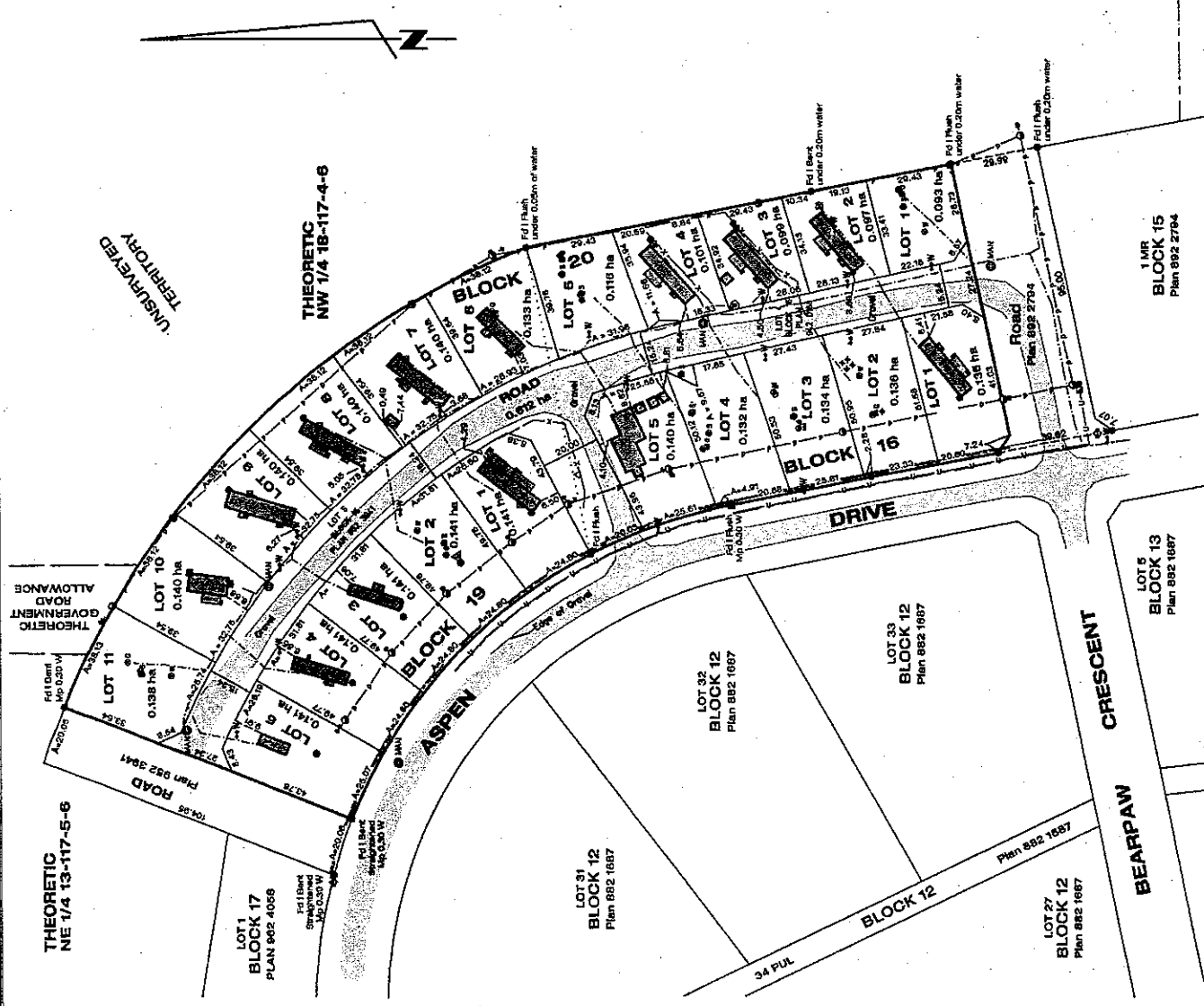
SCALE 1:1000

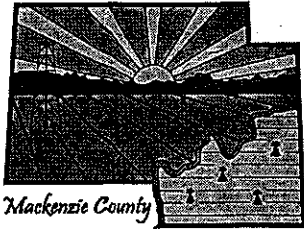
2

DRAWN : N.M.V.
 CHECKED : B.W.G.
 January 19, 2007

MALTAIS GEOMATICS INC.
 Survey Technology Alberta Land Services

Phone (781) 884-1123 Fax (781) 884-1950
 862-101 Route 161, Leduc, Alberta T9E 1E5
 Canada Land Surveyors Engineers
 A.O.S. No. H6274047
 D.V.O. No. H6274047





MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Operations Committee & Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Rural Water

BACKGROUND / PROPOSAL:

1. Local potential users have asked if this project could be revived.
2. Over the past few years a public committee and the MD worked with PFRA to establish a rural water supply.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

The original project estimated cost was \$15,000,000 - \$20,000,000 for the whole MD. I understand that PFRA funding may be limited and have started discussion with them. PFRA has also been invited to the meeting.

RECOMMENDED ACTION:

That Council review and consider options and costs before proceeding.

Author: W. Kostiw Review Date: January 17, 2007 CAO 



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Zama Water Treatment Plant

BACKGROUND / PROPOSAL:

The MD has been approved for the Zama Water Treatment Plant project and have requested a review of the specific sites.

OPTIONS & BENEFITS:

There is some benefit in regards to space and site efficiency with moving to the airport location; however, it will cost more.

COSTS & SOURCE OF FUNDING:

Alberta Infrastructure will fund a major portion and the balance will be debentured.

RECOMMENDED ACTION:

That administration proceed with the Zama Water Treatment Plant tender for construction on the _____ site.

Author: W. Kostiw

Review Date: January 17, 2007

CAO



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Gravel Crushing Tender

BACKGROUND / PROPOSAL:

The MD will require crushed gravel and have investigated options of buying a crushing spread vs. contract crushing for up to a three year supply.

OPTIONS & BENEFITS:

We recommend tendering with the option of a one to three year supply of crushed gravel as needed.

COSTS & SOURCE OF FUNDING:

Cost of overburden removal to be tendered by the cubic meter.

Crushing tendered by the tonne.

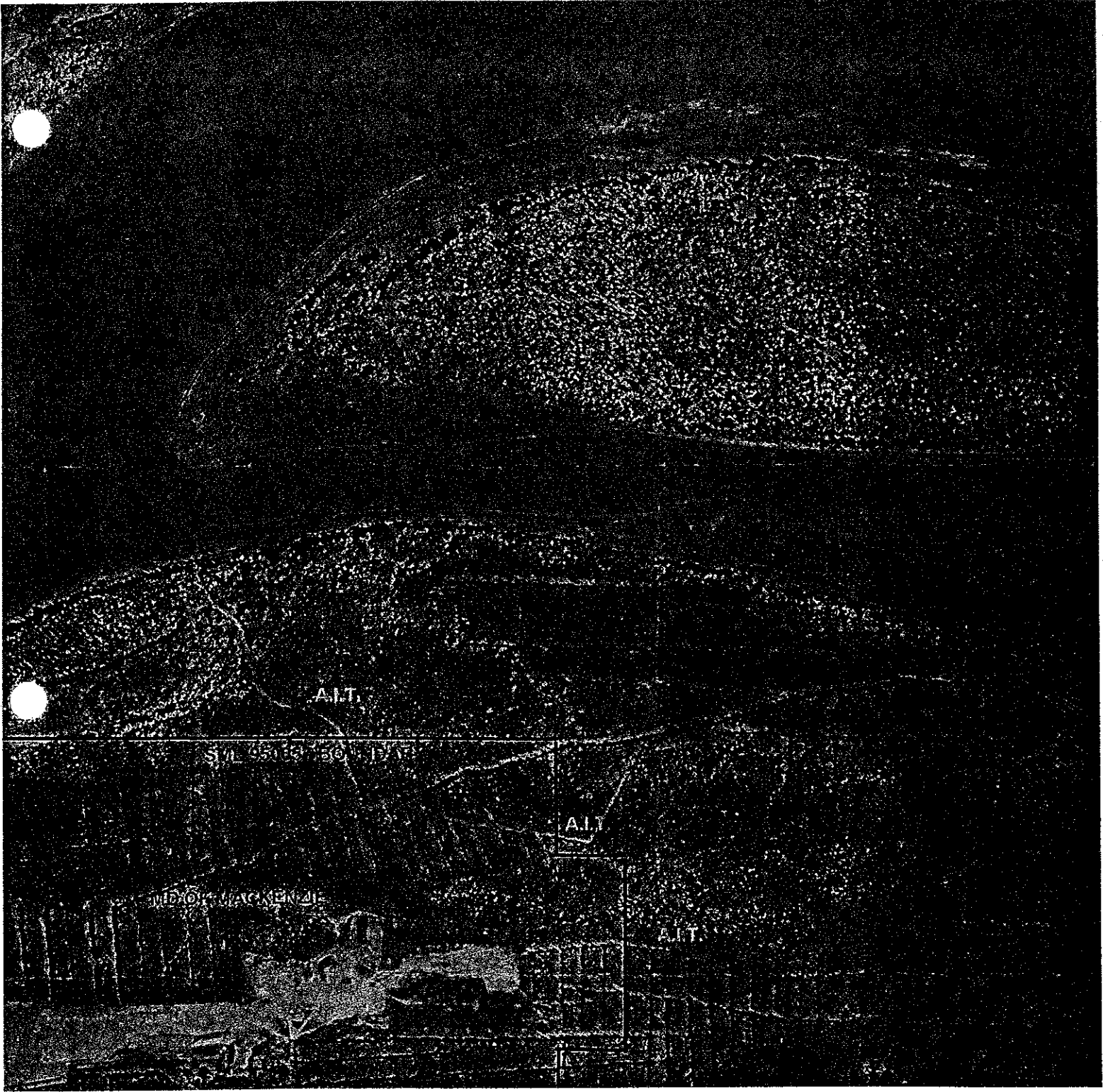
RECOMMENDED ACTION:

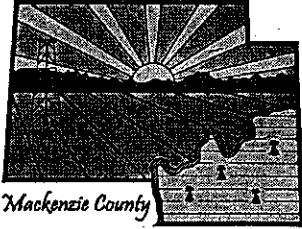
That Mackenzie County tender gravel crushing for a minimum of 50,000 tonnes at Atlas and a minimum of 50,000 tonnes at Moe Anderson or Fidler.

Author: W. Kostiw

Review Date: January 17, 2007

CAO 





MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Operations Committee & Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	2007 Construction Tendering

BACKGROUND / PROPOSAL:

In order to get work completed this year it is necessary to start tendering or at least get paper in order and choose consultants.

OPTIONS & BENEFITS:

Early tendering should save us money.

COSTS & SOURCE OF FUNDING:

2007 Operating & Capital Budget

RECOMMENDED ACTION:

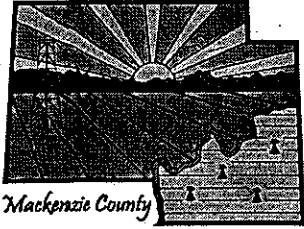
That Mackenzie County tender the following projects:

1. Gravel Crushing (100,000 tonnes and 1–3 year supply)
2. River Road Paving (Fort Vermilion)
3. 45th Street Rehabilitation (Fort Vermilion)
4. Bear Paw Crescent/Aspen Crescent (Zama)
5. South Access Paving (La Crete)
6. Water Plant and Sewer Upgrades
7. 98th Avenue Curb and Sidewalk Paving (La Crete)
8. Prairie Point Culvert
9. 89th Avenue Hot Mix (La Crete)
10. Office Buildings (La Crete & Zama)
11. Shop Upgrades

Author: W. Kostiw

Review Date: January 17, 2007

CAO



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Northwest Corridor Development Corporation Strategic Plan

BACKGROUND / PROPOSAL:

See attached letter from the Northwest Corridor Development Corporation requesting suggestions of the primary future corridor needs that NCDC should endeavour to attain.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

For discussion.

Author: W. Kostiw

Review Date: January 17, 2007

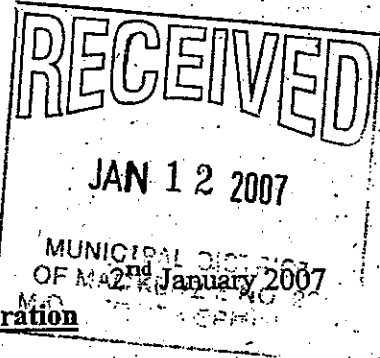
CAO 



Development Corporation

Dear Member,

Northwest Corridor Development Corporation
Strategic Plan



At the recent Board Meeting of your Directors, one of the most important items addressed was the Strategic Plan for the organization.

The Board wishes to formalize a future plan for NCDC that focuses the organizations efforts on the most critical initiatives that should be undertaken to expand and build the north.

The discussion was lively and very thought provoking with lots of ideas forthcoming. Permit me to share a few of them with you;

- A recurrent theme was the fact that NCDC was primarily transportation based with the inevitable involvement to a lesser degree in economic development.
- A suggestion that NCDC push for recognition of the north as an "Northern Economic Zone" was warmly received.
- The need to place more emphasis on areas that are not located on the main arterial corridor was fully understood and accepted.
- The provision of electric power; airport safety and navigation requirements; the potential skilled labour shortages; are examples of other topics raised that need to be addressed.

The importance of establishing very specific project based goals was stressed.

The dialogue led the Board into the decision to write to you the members and seek your input on very specific initiatives that you would wish pursued. The Board would then consider the responses and prioritize and formalize them.

This letter is thus to request your thoughtful suggestions of the primary future corridor needs that NCDC should endeavour to attain. In providing your recommendations the Board would ask that you be mindful that NCDC does focus primarily on issues that have implications for the good of the whole north and that we try to avoid parochial initiatives.

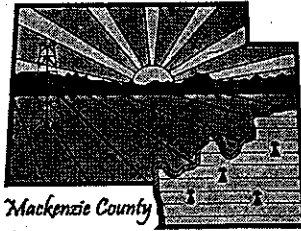
(selfish)

I would be more than happy to receive your reply by email. The email address to use is kitac@hotmail.com.

I look forward to receiving your reply and to continuing to serve you for the good of the north.

Yours sincerely,

Graham Kedgley,
Executive Director.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	High Level Industry Advisory Committee Membership Invitation

BACKGROUND / PROPOSAL:

The Northern Alberta Institute of Technology (NAIT) is inviting us to appoint a designate to participate in the Industry Advisory Committee. The next meeting has been scheduled for Monday, February 12, 2007 in High Level.

This advisory committee replaces the Northwest Alberta NAIT College Advisory Committee to which Councillor Driedger was appointed.

See attached letter and terms of reference for more information.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

That _____ be appointed to the NAIT High Level Industry Advisory Committee.

Author: W. Kostiw

Review Date: January 17, 2007

CAO

January 5, 2007

**Municipal District of MacKenzie #23
P.O. Box 640
Fort Vermilion, AB T0H 1N0**

Attention: Reeve Bill Neufeld

Dear Bill;

Re: High Level Industry Advisory Committee Membership Invitation

On behalf of the Northern Alberta Institute of Technology, I would like to invite you to appoint a designate to participate in the Industry Advisory Committee. Included are the meeting schedule and terms of reference, and we are excited to work with you on the educational and training needs of the region.

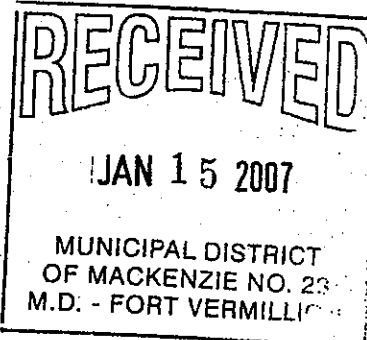
Should you have any questions, please contact myself or Joan Goldhawk. We look forward to receiving acceptance of your designate for this position, and would ask them to R.S.V.P. (joannemc@nait.ca) their attendance to the next meeting to be held February 12, 2007. We wish you a happy New Year, and look forward to hearing from you.

Yours truly,

THE NORTHERN ALBERTA INSTITUTE OF TECHNOLOGY



**Jeffrey G. Sundquist, Dean
Global Enterprise Solutions**



■ **edmonton, ab**

10504 Princess Elizabeth
Avenue T5G 3K4
Phone: 780.378.5000
Fax: 780.471.8993

■ **calgary, ab**

640, 19th 2nd
Phone: 780.573.2854
Fax: 780.573.2853

■ **vancouver, bc**

Room #31, Suite 300
3665 Kingsway V5R 5W2
Phone: 604.438.2009
Fax: 604.430.4970

■ **abu dhabi, uae**

P.O. Box 7539
Phone: 971.2.676.9500
Fax: 971.2.676.9511

■ **baroda, india**

18-F102 Kashivishweshwar
Township Jetalpur Road,
Gujarat, 390 005
Phone: 98240 85115
Phone: 92271 34725

■ **beijing, china**

Room D-24C, Majestic Garden
No. 6 Chaoyang District, 10002
Phone: 86.10.8284.9753
Fax: 86.10.8284.3806

■ **cairo, egypt**

9, Shehab St. Mohandeseen, 12411
Phone: 202.761.8695
Phone: 202.761.8698

High Level Industry Advisory Committee Meeting Schedule:

**Luncheon Meeting, Monday, November 27, 2006, 12:00-1:30 p.m., NAIT Campus,
High Level**

**Luncheon Meeting, Monday, February 12, 2007, 12:00-1:30 p.m., NAIT Campus,
High Level**

**Luncheon Meeting, Monday, May 14, 2007, 12:00-1:30 p.m., NAIT Campus,
High Level**

**Luncheon Meeting, Monday, September 10, 2007, 12:00-1:30 p.m., NAIT Campus,
High Level**

DRAFT

THE NORTHERN ALBERTA INSTITUTE OF TECHNOLOGY
High Level
Industry Advisory Committee

Terms of Reference

September 6, 2006

Context

Our Vision:

To be an outstanding technical institute, committed to student success in a global economy.

Our Mission:

To anticipate and meet the needs of students and the economy by combining outstanding applied education with the human touch

Our Guiding Principles:

1. *Champion Student Success*
2. *Advance in teaching and learning*
3. *Optimize the use of technology*
4. *Advance enterprise development*

As a growing community within Alberta, High Level requires higher learning opportunities for its residential, social and commercial constituents. The High Level Industry Advisory Committee will provide NAIT with input on the educational and training needs of the region. The committee will offer suggestions and ideas regarding new program opportunities and potential changes to existing programs for the High Level region and the business sector.

1. Mandate

- 1.1 The mandate of the High Level Industry Advisory Committee is to provide NAIT with meaningful input on the educational and training needs of the High Level and industrial sector.
- 1.2 The High Level Industry Advisory Committee is to provide advice and direction to assist NAIT in the identification of new full, part-time and customized program opportunities. The committee members will also be expected to provide advocacy for NAIT presence in the community.

2. Responsibilities and Expectations

- 2.1 The High Level Industry Advisory Committee will:

- 2.1.1 Make suggestions to NAIT management on educational and training opportunities that align with the needs of the High Level Region and surrounding service area;
 - 2.1.2 Review and assess participation performance on implemented programs;
 - 2.1.3 Provide input on the assessment of risk (resource, academic, financial, legislative);
 - 2.1.4 Identify potential cross impacts or program changes;
 - 2.1.5 Advocate and enable business and program development initiatives throughout the High Level Region.
- 2.2 Achieve program growth targets of 5 new part-time courses in the first year and increase participation by 15%
- 2.3 Develop annual program and participation growth objectives
- 2.4 Principles
- 2.4.1 Possibility thinking/openness;
 - 2.4.2 Objectivity;
 - 2.4.3 Responsiveness;
 - 2.4.4 Advocacy;
 - 2.4.5 Optimize the use of the campus.

3. Composition and Appointment of Committee Members

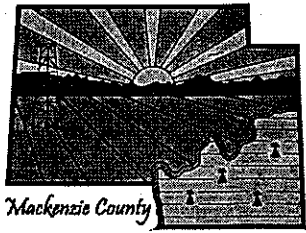
- 3.1 The High Level Industry Advisory Committee shall consist of the Chairperson who will be appointed by the Dean, Business Development. The Chair shall report to the Dean, Business Development who will in turn advise the Vice President Academic and Student Services. Standing members of this committee shall be members of the following community stakeholder groups:
- 3.1.1 Chairperson from NAIT;
 - 3.1.2 Two nominees from the High Level & District Chamber of Commerce;
 - 3.1.3 One nominee from the Community at Large;
 - 3.1.4 One nominee from the Regional Health Sector;
 - 3.1.5 One nominee from the Secondary Public School System ;
 - 3.1.6 One nominee from the Secondary Separate School System;
 - 3.1.7 One nominee from the Metis Nation;
 - 3.1.8 One nominee from the First Nation;
 - 3.1.9 Three nominees from the Regional Industrial Sector; and
 - 3.1.10 Recording secretary shall be provided by NAIT (ex officio)
- 3.2 It is intended that the term of each committee member shall be 2 years and no member (other than the NAIT nominee) shall serve more that 2 terms unless there is group consensus for re-appointment. In the spirit of continuity and committee renewal, 50% of the initial committee shall serve a three-year term thereby allowing 50% rotation of the committee on an annual basis thereafter.

4. Meetings

- 4.1 The Committee will meet quarterly and at other times, as needed.
- 4.2 Meetings will be scheduled in advance with reasonable notice to all members.
- 4.3 Meetings will be scheduled for no more than 90 minutes.

5. Procedure

- 5.1 The meetings shall follow any procedure that leads logically to brainstorming, meaningful input and consensus building. Formal votes on any matter of business may be taken where it is necessary to formalize a decision.
 - 5.1.1 The meetings will be minuted and distributed to the Committee members within 1 week of meeting.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	VSI Services Non-Traditional or Alternative Livestock

BACKGROUND / PROPOSAL:

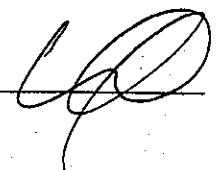
See attached letter from VSI Services Ltd. regarding fee schedules for non-traditional or alternative livestock.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

For discussion.

Author: W. Kostiw Review Date: January 17, 2007 CAO 

V.S.I. SERVICES (1980) LTD

A nonprofit organization providing veterinary care in Alberta

BOX 202

**FAIRVIEW, AB T0H 1L0
PH 780 835 4531**

December 16, 2007

Mr. Bill Kostiw, CAO
MD of Mackenzie #23
Box 640
Fort Vermilion, AB T0H 1N0

Dear Bill

At the AGM of the VSI Board of Directors a motion was passed which allowed the County of Clear Hills to join the County of Lakeland and the MD of Bonnyville in the provision of VSI services to non-traditional or alternative livestock such as elk and bison.

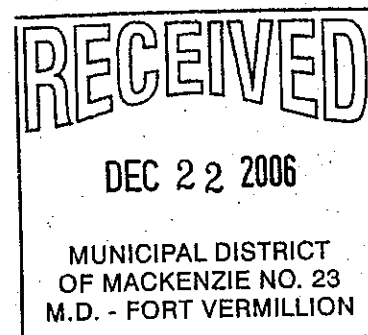
As a follow-up to this motion I was asked to send copies of the fee schedules that have been adopted for these species in 2007 to all participating municipalities in case you might want to consider extending your VSI program to cover these species.

The County of Lakeland covers 30% of the costs while the MD of Bonnyville covers 50%. The coverage provided by the County of Clear Hills is much more limited. They are only covering postmortems and semen tests in elk and bison and they have a limit of 5 head per producer for the semen tests. For this reason a complete fee schedule was not developed for them. These services were simply added to the fee schedule for traditional species.

Please feel free to contact me if you have any questions about coverage for these species.

Thank you


Jim Henderson, Manager



Copy Grant 181 ✓

V.S.I. SERVICES (1980) LTD.

SCHEDULE "C" 50/50

MD of BONNYVILLE - 2007 FEE SCHEDULE - NON TRADITIONAL SPECIES

A. BISON AND ELK

VSI CODE	VETERINARY SERVICE	50% VSI fee	50% CLIENT fee
	Postmortem (Lab. fees extra)		
10	Adult	\$ 50.00	\$ 50.00
99	Calves	41.00	41.00
	Hospitalization (calves only)		
11	Hospitalization per day	\$ 27.50	\$ 27.50
	Surgery		
12	Major surgery per hour	\$112.00	\$112.00
13	Minor surgery per hour	100.00	100.00
14	Rumenotomy	196.00	196.00
15	Urethrotomy	74.00	74.00
16	Eye enucleation	122.50	122.50
17	Claw amputation	89.00	89.00
18	Corn removal	84.00	84.00
19	Vasectomy (lab fees to client)	112.00	112.00
20	Epididymectomy (lab fees to client)	97.00	97.00
23	Umbilical hernia	87.00	87.00
24	Rumen fistula	65.00	65.00
	X-rays		
2	Xrays - 2 plates	\$ 65.00	\$ 65.00
21	Xrays - 2 additional views	18.50	18.50
25	Herd Health per hour	\$ 97.00	\$ 97.00
31	Obstetrics	\$ 84.00	\$ 84.00
41	Caesarean	\$196.00	\$196.00
44	Embryotomy	\$132.50	\$132.50
5	General Examination	\$ 48.00	\$ 48.00
51	Re-examination (same animal)	31.50	31.50
55	Clinical Therapy - per hour	\$ 89.00	\$ 89.00
56	Intravenous therapy (examination plus ½ hr. for IV hookup and monitoring.)	\$ 86.50	\$ 86.50

.....2

P2 MD of BONNYVILLE - 2007 FEE SCHEDULE - NON TRADITIONAL SPECIES

A. BISON AND ELK (cont.)

VSI CODE	VETERINARY SERVICE	50% VSI fee	50% CLIENT fee
6	Pregnancy diagnosis	\$ 2.50	\$ 2.50
	Fertility Evaluation		
63	First animal	\$ 53.00	\$ 53.00
64	Additional animals	41.00	41.00
71	Prolapsed Uterus	\$ 92.00	\$ 92.00
81	Prolapsed Vagina or Rectum	\$ 66.50	\$ 66.50
84	Prolapsed Vagina and Rectum	\$ 96.00	\$ 96.00

B. OSTRICH

Note: All medical and surgical procedures for ostriches, emus and rheas will be charged out on an hourly basis per the following schedule of fees. Major surgery is defined as surgical procedures involving the opening of a major body cavity or joint.

VSI CODE	VETERINARY SERVICE	50% VSI fee	50% CLIENT fee
5	General Examination & Treatment	\$ 97.00	\$ 97.00
12	Major surgery per hour	\$112.00	\$112.00
13	Minor surgery per hour	99.50	99.50

C. ALPACAS, LLAMA's AND DEER

Fees for these species will be equal to those set for cattle.

V.S.I. SERVICES (1980) LTD.

SCHEDULE "C" 30/70

LAKELAND COUNTY - 2007 FEE SCHEDULE - NON TRADITIONAL SPECIES

A. BISON AND ELK

VSI CODE	VETERINARY SERVICE	30% VSI fee	70% CLIENT fee
	Postmortem (Lab. fees extra)		
10	Adult	\$ 30.00	\$ 70.00
99	Calves	21.60	40.40
	Hospitalization (calves only)		
11	Hospitalization per day	\$ 16.50	\$ 38.50
	Surgery		
12	Major surgery per hour	\$ 67.20	\$156.80
13	Minor surgery per hour	60.00	140.00
14	Rumenotomy	117.60	274.40
15	Urethrotomy	44.40	103.60
16	Eye enucleation	73.50	171.50
17	Claw amputation	53.40	124.60
18	Corn removal	50.40	117.60
19	Vasectomy (lab fees to client)	67.20	156.80
20	Epididymectomy (lab fees to client)	58.20	135.80
23	Umbilical hernia	52.20	121.80
24	Rumen fistula	39.00	91.00
	X-rays		
2	Xrays - 2 plates	\$ 39.00	\$ 91.00
21	Xrays - 2 additional views	11.10	25.90
25	Herd Health per hour	\$ 58.20	\$135.80
31	Obstetrics	\$ 50.40	\$117.60
41	Caesarean	\$117.60	\$274.40
44	Embryotomy	\$ 79.50	\$185.50
5	General Examination	\$ 28.80	\$ 67.20
51	Re-examination (same animal)	18.90	44.10
55	Clinical Therapy - per hour	\$ 53.40	\$124.60
56	Intravenous therapy (examination plus ½ hr. for IV hookup and monitoring.)	\$ 51.90	\$121.10

.....2

P2 LAKELAND COUNTY - 2007 FEE SCHEDULE - NON TRADITIONAL SPECIES

A. BISON AND ELK (cont.)

VSI CODE	VETERINARY SERVICE	30% VSI fee	70% CLIENT fee
6	Pregnancy diagnosis	\$ 1.50	\$ 3.50
	Fertility Evaluation		
63	First animal	\$ 31.80	\$ 74.20
64	Additional animals	24.60	57.40
71	Prolapsed Uterus	\$ 55.20	\$128.80
81	Prolapsed Vagina or Rectum	\$ 39.90	\$ 93.10
84	Prolapsed Vagina and Rectum	\$ 57.60	\$134.40

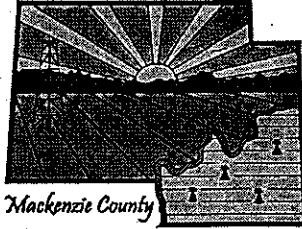
B. OSTRICH

Note: All medical and surgical procedures for ostriches, emus and rheas will be charged out on an hourly basis per the following schedule of fees. Major surgery is defined as surgical procedures involving the opening of a major body cavity or joint.

VSI CODE	VETERINARY SERVICE	30% VSI fee	70% CLIENT fee
5	General Examination & Treatment	\$ 58.20	\$135.80
12	Major surgery per hour	\$ 67.20	\$156.80
13	Minor surgery per hour	\$ 59.70	\$139.30

C. ALPACAS, LLAMA's AND DEER

Fees for these species will be equal to those set for cattle.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Regional Water

BACKGROUND / PROPOSAL:

We have developed a Regional Water Study Group and contracted ISL Engineering to undertake the work as well as apply for 100% funding.

OPTIONS & BENEFITS:

Options are to complete the study and then decide if we wish to continue.

COSTS & SOURCE OF FUNDING:

The initial study is estimated at \$75,000 which is 100% grantable.

RECOMMENDED ACTION:

That administration continue with the regional water preliminary study as a medium priority and try to determine sources of raw water for the long term.

Bill



Record of Meeting

TRANSPORTATION MUNICIPAL/ENVIRONMENTAL STRUCTURAL LAND DEVELOPMENT LANDSCAPE ARCHITECTURE PLANNING/COMMUNICATIONS GIS/MAPPING

Project No: 12072
 Meeting Date: December 14, 2006
 Meeting Time: 12:00 PM
 Meeting No: 02
 Written By: Deon Wilner

Project: Mackenzie Regional Water Prelim
Client: Municipal District of Mackenzie
Location: North Peace Tribal Council Offices, Bushe River, AB
Purpose: Steering Committee Meeting
In Attendance: Bill Kostiw - MD of Mackenzie
 Stuart Watson - MD of Mackenzie
 John Klassen - MD of Mackenzie
 Leon Gosselin - INAC
 Hersh Hvatum - INAC
 Stephen Ahnassay - Dene Tha' (via video)
 Deon Wilner - ISL Engineering
 Mike Mihaly - High Level
 Dean Krause - High Level
 John Watt - Rainbow Lake
 Terry Broome - Rainbow Lake
 Gordon Bjornson - NPTC
 Lloyd MacKenzie - NPTC (via video)
 Darin Keewatin - NPTC (via vedeo)

Distribution: All Present
 Tom Cooper - Corvus
 Ashraf Rayyan - ISL Engineering
 Mike Yakemchuk - AIT
 George Neurohr - AE

The subjects discussed and decisions reached are summarized in the following record. Please notify the author of any errors or omissions. If no comments are received within 7 days this record is considered correct.

Item	Description	Action By
1.	Bill Kostiw convened the meeting at 12h10 and welcomed all and the participants introduced themselves.	
2.	A motion was made by Dean Krause that Bill Kostiw chair the Mackenzie Regional Water Steering Committee. The motion was unanimously accepted. This confirms the decision made at the original workshop held on September 26, 2006 that Bill Kostiw will chair the committee.	
3.	It was confirmed that the steering committee will be comprised of representatives from the Municipal District of Mackenzie, Town of High Level, Town of Rainbow Lake, Dene Tha' First Nation, North Peace Tribal Council, and Indian and Northern Affairs Canada.	
4.	The objectives of the steering committee are categorized into two main components, based on how available funding is structured. The first objective would be to conduct a high level study to first determine if a regional initiative is feasible and determine if all (most) parties within the boundaries of the Municipal District is willing and capable of "playing together". \$75,000 of non-matched funding is available from Alberta Municipal Affairs to conduct this work.	

Project No: 12072
Meeting Date: December 14, 2006
Meeting No: 02

The second objective would be to conduct a complete regional water feasibility study based on the Alberta Water for Life strategy. This study is 100% funded through Alberta Infrastructure and Transportation (AIT) under the Water for Life Strategy. Mike Yakemchuk from AIT had indicated at the initial workshop on September 26, 2006 that AIT would fund the regional study.

5. Some of the goals of the committee and study are:
 - Determine the population and growth projections for the study area. This will include industrial/commercial and oilfield camps.
 - Identify and assess sources of raw water in the study area.
 - Document and assess the existing water treatment infrastructure in the study area.
 - Identify and assess different regional water solutions that could be implemented in the study area. This could be one large hub with pipelines, a few smaller hubs with pipelines, an operations group that oversees stand alone plants in the study area, a combination of any of the foregoing, or other solutions that may be identified during the study.
 - Work with already established local agreements. The Town of High Level has stated that wants to establish the local agreements they are presently working on prior to committing completely to agreements that may be established regionally.

6. ISL Engineering and Land Services will prepare a written proposal and submit to the committee via Bill Kostiw by January 12, 2007. This proposal will be tailored to conduct as much work as possible for \$75,000. It is important that the initial investigation/study be completed as soon as possible in the new year. Following the study, ISL will submit a second proposal to conduct work under the Water for Life Strategy and funded by AIT. It is imperative that funding for this component be obtained as soon as possible and the second report prepared. Based on the findings of the second report, an application could be made if required under the Canada Alberta Municipal Rural Infrastructure Fund (CAMRIF) before July 31, 2007. ISL

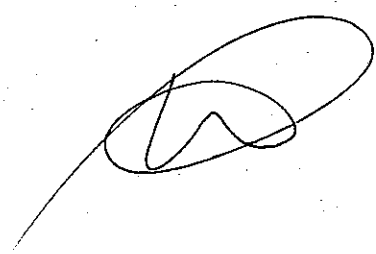
7. The question was put to the committee as to who can and will be partners in the Regional Water Commission and what services or participation level creates a commission. This will be investigated by Corvus Business Advisors as part of the ISL proposal. ISL

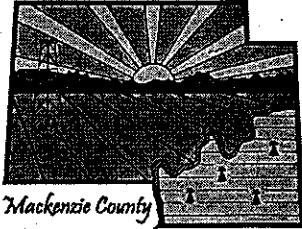
8. The matter of sewage disposal was brought up. Wastewater regionalization is not part of the Water for Life Strategy and the study of wastewater regionalization is not funded. Implementation of a regional wastewater program is however fundable under the CAMRIF program.

Project No: 12072
Meeting Date: December 14, 2006
Meeting No: 02

- Feb 12*
9. Gord Bjornson made a motion that the next meeting be scheduled for Thursday, January 18, 2007 at the Town of High Level Offices starting at 12h00. The motion was unanimously accepted.
10. The meeting adjourned at 13h30.

All





MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Bylaw Interpretation

BACKGROUND / PROPOSAL:

There may be a bit of confusion or concern regarding how, who, and when we act on Bylaws.

OPTIONS & BENEFITS:

To provide clarity for staff.

COSTS & SOURCE OF FUNDING:

Funding from reserves.

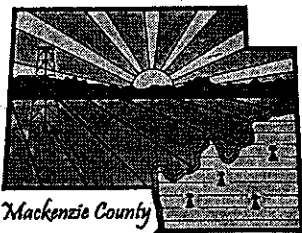
RECOMMENDED ACTION:

That Council consider setting a date to examine all of our bylaws that relate to public action.

Author: W. Kostiw

Review Date: January 17, 2007

CAO 



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Operations Committee & Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Administration Buildings

BACKGROUND / PROPOSAL:

The need for office space is urgent in all of our municipal centers.

OPTIONS & BENEFITS:

The options are to build our own or rent. It is preferable to own our own buildings and look at joint use and consolidation.

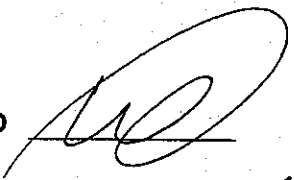
COSTS & SOURCE OF FUNDING:

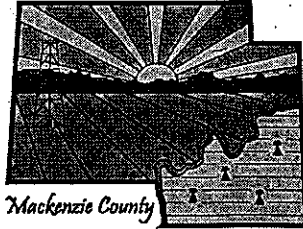
Grants, debentures, reserves.

RECOMMENDED ACTION:

La Crete

That Council proceed with site selection and design for a new consolidated office in La Crete and that a committee be appointed that will present options to Council for construction in 2007 at an estimated cost of \$2,000,000.

Author: W. Kostiw Review Date: January 17, 2007 CAO 



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Council Workshop

BACKGROUND / PROPOSAL:

As workshops are beneficial to help establish Council's priorities and set policy, we should establish a time and place.

OPTIONS & BENEFITS:

Helps to establish our game plan and provides direction to administration.

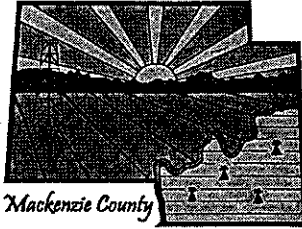
COSTS & SOURCE OF FUNDING:

Operating funds.

RECOMMENDED ACTION:

To proceed with a workshop at a time and place of Council's choosing and to consider a facilitator.

Author: W. Kostiw Review Date: January 17, 2007 CAO



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Salaries & Wages

BACKGROUND / PROPOSAL:

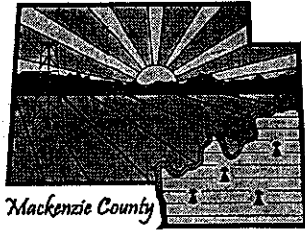
Discussion item.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

For discussion.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Conflict Management Related Training

BACKGROUND / PROPOSAL:

Attached are two brochures for training sessions relating to conflict management.

- Municipal Dispute Resolution Initiative courses
- Regional Collaboration: Learning to Think and Act Like a Region

OPTIONS & BENEFITS:

For discussion.

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

For discussion.

Author: W. Kostiw Review Date: January 17, 2007 CAO 

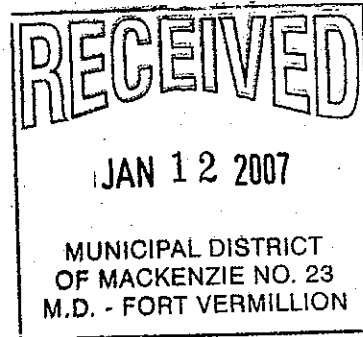
17th floor
Commerce Place
10155 - 102 Street
Edmonton, Alberta
Canada T5J 4L4

In Replying Please Quote:
Telephone 780/427-2225

January 3, 2007

Mr. William (Bill) Kostiw
Municipal District of Mackenzie No. 23
PO Box 640
Fort Vermilion, Alberta
T0H 1N0

Bill
Dear Mr. Kostiw:



As part of our ongoing efforts to keep municipal leaders apprised of conflict management related training opportunities I have enclosed two brochures of interest. The first outlines the courses offered by the Municipal Dispute Resolution Initiative and is being sent to you as a reminder.

The second is a brochure announcing a professional development course that will be held in Calgary on February 1 and 2, 2007. The course is being put on by the University of Montana and the Lincoln Land Institute and is partially sponsored by Alberta Municipal Affairs and Housing. The registration deadline is January 19th and there are limited tuition scholarships available.

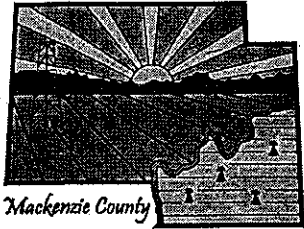
I would encourage you to review both brochures carefully and if possible take advantage of these training opportunities.

Sincerely

Bill Diepeveen

Bill Diepeveen
Manager Dispute Resolution Services

Enclosures



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	AAMD&C Spring 2007 Convention

BACKGROUND / PROPOSAL:

The AAMD&C is requesting input on workshop topics for the upcoming spring convention. The spring convention is scheduled for March 19 – 21, 2007.

OPTIONS & BENEFITS:

For discussion.

Dispute Resolution

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

For discussion.

Author: W. Kostiw **Review Date:** January 17, 2007 **CAO** 

Carol Gabriel

From: Lucas Warren [lucas@aamdc.com]
Sent: Friday, January 12, 2007 12:06 PM
To: Lucas Warren
Subject: Plenary and Workshop Topics for Spring 2007 Convention

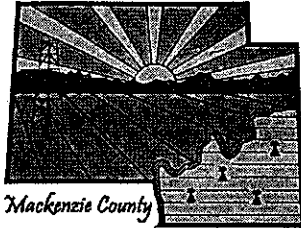
Attention CAOs:

Please be advised that the AAMDC is soliciting your input on convention plenary and workshop topics for the upcoming Spring 2007 Convention.

If you have any suggestions for topics that you would like to see discussed at the next convention, please send them to Candice Van Beers at candice@aamdc.com by Friday, January 19, 2007.

Sincerely,
Lucas Warren

AAMDC | Alberta Association of Municipal Districts & Counties
Communications & Resolutions Coordinator
2510 Sparrow Drive, Nisku, AB T9E 8N5
Tel: 780.955.4075 Fax: 780.955.3615



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	Workplace Harassment/FOIP Workshop

BACKGROUND / PROPOSAL:

Discussion item regarding a potential workshop for Council on workplace harassment and FOIP.

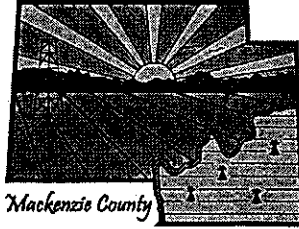
OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

For discussion.

Author: W. Kostiw **Review Date:** January 17, 2007 **CAO** 



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	William Kostiw, Chief Administrative Officer
Title:	FCM Annual Conference

BACKGROUND / PROPOSAL:

See attached information regarding the FCM Annual Conference being held on June 1 – 4, 2007 in Calgary.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

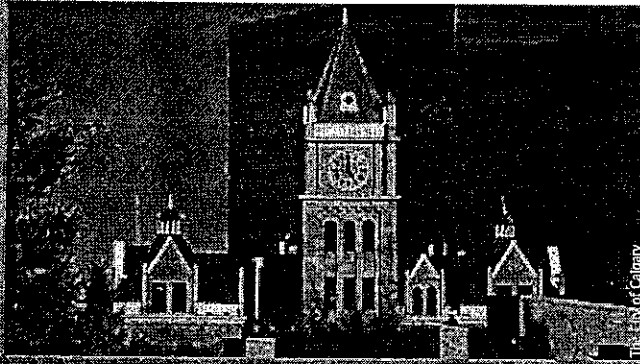
RECOMMENDED ACTION:

For discussion.

Author: W. Kostiw

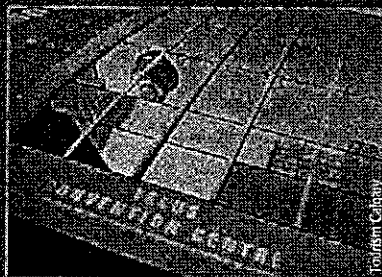
Review Date: January 17, 2007

CAO 



FCM's 70th
Annual Conference
and Municipal Expo™

Leading Change



Calgary, Alberta ▼ June 1-4, 2007
TELUS Convention Centre de Calgary



Leading change: Our future is what we make it

LEARN HOW TO MEET THE PRESSING ISSUES FACING MUNICIPAL GOVERNMENTS AT FCM'S 2007 ANNUAL CONFERENCE AND MUNICIPAL EXPO™, CALGARY, ALBERTA, JUNE 1-4, 2007.

Cities and communities are increasingly taking the lead in meeting the challenges facing Canadians. Whether it's the fight for clean air, the drive to restore municipal fiscal balance or calling for a national infrastructure plan, municipal governments are leading the response to change in this country.

As the order of government closest to people, municipal governments understand the needs of their residents. So who better to lead the way to build cities and communities that are great places to live and work?

We have already achieved important successes, including the 100 per cent refund of the GST, a share of the federal gas tax, and the continuation of existing infrastructure programs.

Now we must continue working together to advance the interests of our cities and communities. From restoring municipal fiscal balance and erasing the \$60-billion municipal infrastructure deficit to securing a municipal role in national emergency planning and the fight against air pollution, municipal governments can play a key role. Together we can persuade other orders of government that partnership is the best way to meet the challenges we all face.

"Leading Change," FCM's 2007 Annual Conference and Municipal Expo™, will offer participants the opportunity to discuss the most pressing issues facing municipalities today and learn how best to meet them. You'll learn how to tackle the economic, environmental and social issues facing your community, build partnerships with other orders of government, and effect real change that benefits all Canadians.

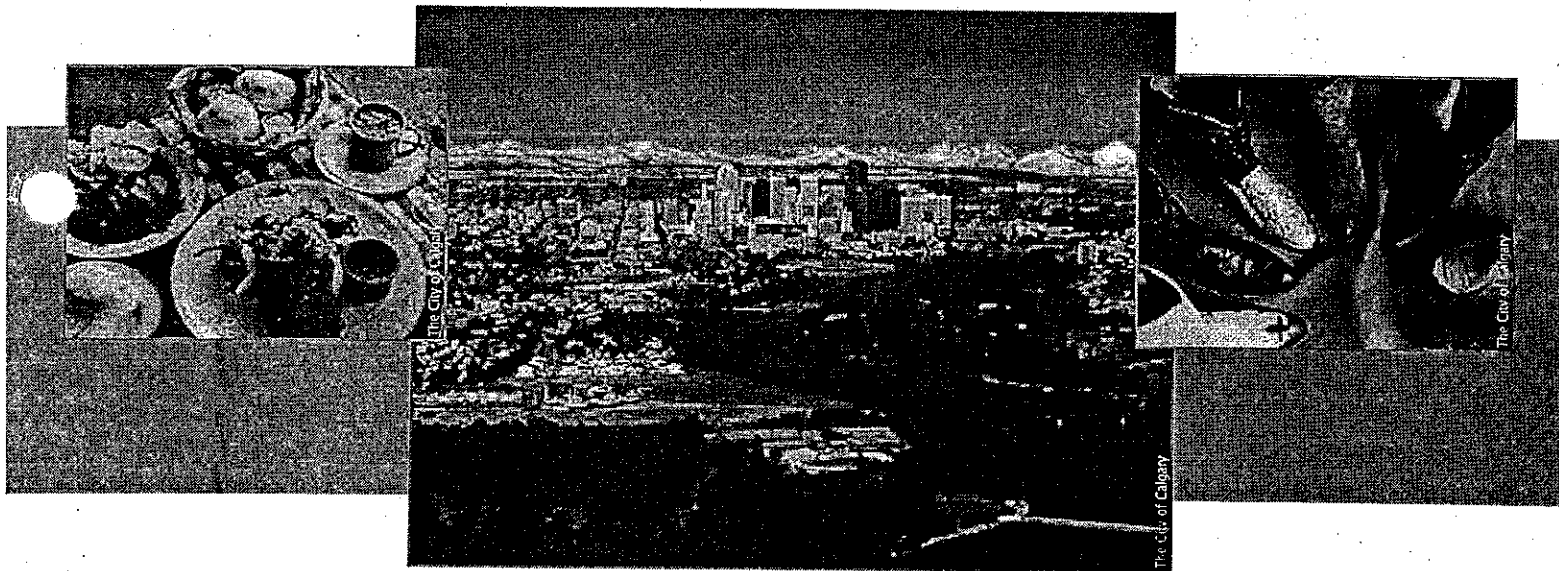
▼ Plan to attend

FCM's annual conference and trade show help municipal leaders tap into a vital network of resources, policies and strategies. From informative seminars and workshops to thought-provoking plenary sessions, everyone with a stake in the municipal sector will benefit from attending Canada's largest municipal event.

▼ Budget now

Be sure to include FCM's annual conference and trade show in your upcoming budget. The conference and trade show are designed to give political leaders and senior staff an opportunity to engage in professional development. Consider sending a team from your community to learn about and take home leading-edge innovations and solutions. ▼





Come visit us and explore Calgary, Heart of the New West™

The city of Calgary, nestled into a natural prairie bowl where the sparkling waters of the Elbow and Bow rivers meet, was the heart of Canada's western frontier 130 years ago. Now home to one million people, Calgary has built upon its legendary western roots and pioneering spirit to evolve into today's innovative and energetic city. Calgary's deep and varied historical roots include the dinosaurs, aboriginal culture, ranching, agriculture and oil and gas. Protected by the majestic Canadian Rockies, Calgary is a city with multinational flair.

Innovative, vibrant, energetic and proud, Calgary is a business hub that also celebrates arts, culture, sports, sightseeing and beautiful natural surroundings. While known for the pristine wilderness of the nearby Rockies, more and more people are discovering the city's cosmopolitan core. You will find a

wealth of cultural attractions, festivals, parks and city pathways, live performances, shopping, specialty boutiques and trendy night spots.

We're proud of our city's diversity, demonstrated by the stunning Chinese Cultural Centre and some 6,000 restaurants. From Malaysia to Greece, and Thailand to South Africa, there's a taste adventure for every palate. Our city centre may feature the glass and steel of progress, but we still value the cornerstones of our heritage. Calgary's museums and historical sites preserve our western heritage with imagination and flair and provide a taste of the Old West.

Visitors will find a warm welcome in Calgary as they experience our special brand of legendary western hospitality.

Tourism Calgary
www.tourismcalgary.com

Conference at a glance

Registration opens
Thursday, May 31 at 1:00 p.m.

Opening Ceremonies
Friday morning, June 1

Municipal Expo™
Friday, June 1 and
Saturday, June 2

Welcoming Reception
Friday evening, June 1

Resolutions Plenary
Saturday, June 2

Annual General Meeting
Sunday, June 3

Dinner and Dance
Sunday, June 3

Calgary Western Breakfast
Monday, June 4

Closing Plenary
Monday, June 4

Details will be available in the preliminary program, which will be mailed in late January 2007.

NOTE: THIS IS NOT A CONFERENCE OR HOTEL REGISTRATION FORM

Please complete below to receive a preliminary conference program and registration package.

Important: By completing the information below, you will receive your preliminary conference program (including registration information) for FCM's 70th Annual Conference and Municipal Expo™, to be mailed in January 2007.

Please send me information on a full registration package for June 1-4, 2007.

Includes access to all activities during the conference.

- ▼ \$570 Member
(after March 31, 2007: \$680)
- ▼ \$680 Non-member
(after March 31, 2007: \$795)

Fax to FCM at
613-244-1500

Mail to FCM at
24 Clarence Street
Ottawa, ON K1N 5P3

For registration information call
Marjory at
613-907-6322 or e-mail
conference@fcm.ca

For conference information call
Kelena at
613-907-6293 or e-mail
kmcowell@fcm.ca

For Municipal Expo™ information call
Seán Kelly at
613-907-6235 or e-mail
skelly@fcm.ca

Please fax to 613-244-1500

Name _____

Title _____

Municipality/Organization _____

Address _____ Province/Territory _____

Postal Code _____ Phone _____ Fax _____

E-mail _____ Language of Preference: English French



January 15, 2007



Ms. Julia Whittleton
Municipal District of Mackenzie
4511 46th Ave
PO Box 640
Fort Vermilion, Alberta T0H 1N0

Dear Ms. Whittleton

Re: Offering Facilities Project Management Services

If the Municipal District of Mackenzie is of the same mind as other clients, they expect their project manager to be dedicated, proactive, put the client's interest first, be communicative, and deliver the project on schedule and within the budget. MHPM Project Managers Inc. has all of these qualities and provides exemplary services as attested to by our clients' recommendations. Our success lies in our unique training and a national staff that has over 1,500 cumulative years of project management experience. We look forward to meeting your expectations by applying our skills to your office building project.

We have worked in many small communities across Canada, so we understand the importance of local customs and community in the design and construction process. We have taken projects from our clients' project vision and turned them into comfortable work places.

MHPM has represented our clients' interests during moves, renovations, and new facilities construction of institutional, light industrial, and commercial facilities. We can provide project management personnel on both a part-time and full time basis, and we deliver projects on a lump sum fee structure.

Some of the projects managed or completed by our Western Region are:

- Canada Post Corporation - new building construction, renovations to existing buildings and, CPC specified fit up; Throughout Alberta including the Fort Vermilion outlet;
- EnCana – New district office prototype design and construction at Fort St John BC;
- Canadian Tire Stores – new facilities and re-merchandising improvements while in operation; Through out Alberta and BC; and
- The University of Calgary Faculty of Veterinary Medicine – new classrooms, offices, labs, and animal husbandry facilities;

- Atawapiskat School on James Bay.

We have attached a corporate overview Power Point presentation and additional information is available at our web site at www.mhpm.com. I look forward to meeting you and discussing your needs.

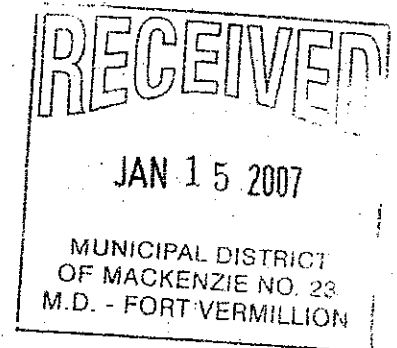
Yours truly,

A handwritten signature in black ink, consisting of a large, stylized 'Q' followed by several vertical, wavy lines.

Quinton R. Dube C.E.T., G.S.C., PMP
Vice President, Western Region
06-5018

January 5, 2007

Mr. Ray Coad, Chief Administrative Officer
M.D. of Mackenzie No. 23
PO Box 640
Fort Vermillion AB T0H 1N0



Dear Mr. Coad:

Re: Alberta First Responder Radio Communication System

Today in Alberta, there are a number of police, fire, emergency medical and provincial government radio systems in place but, because they were implemented at different times with different manufacturers' technology, they cannot always communicate with each other. This means that during disasters, visits by dignitaries, or other events that require interoperability, public safety agencies may be significantly limited in their ability to communicate with each other to ensure public safety.

The Alberta First Responder Communication System (AFRRCS) initiative aims to collaborate with public safety agencies to develop and implement a shared, province-wide radio communications network that includes the necessary infrastructure to meet current and future radio needs of public safety agencies. This will enable public safety agencies to exchange timely, accurate, and relevant information.

Alberta Solicitor General and Public Security in conjunction with Service Alberta (formerly Restructuring and Government Efficiency) will hold several meetings in the coming weeks to provide an overview of the AFRRCS. I would like to take this opportunity to extend an invitation to you or your representative to attend one of the scheduled sessions:

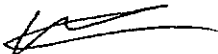
Date	City	Location
Thursday, January 18, 2007 9:00 am – 11:00 pm	Calgary	Greenwood Hotel & Suites 3535 - 26 th Street NE
Thursday, January 18, 2007 1:30 pm – 3:30 pm	Red Deer	Red Deer Lodge 4311 - 49 Avenue
Monday, January 22, 2007 1:30 pm – 3:30 pm	Lethbridge	Lethbridge Lodge Hotel and Conference Centre 320 Scenic Drive
Tuesday, January 23, 2007 9:00 am – 11:00 pm	Medicine Hat	Medicine Hat Lodge 1292 Dunmore Road SE
Thursday, January 25, 2007 1:30 pm – 3:30 pm	Lac La Biche	Portage College 9531 - 94 Avenue
Friday, January 26, 2007 1:30 pm – 3:30 pm	Grande Prairie	Holiday Inn 9816 -107 Street
Monday, January 29, 2007 10:00 am – 12:00 pm	Edmonton	Executive Royal Inn 10010 - 178 Street

These sessions will also present an opportunity to provide input on the governance structure for the AFRRCS.

The governance structure will define the model or framework for people, policies and processes, and technology within which stakeholders make decisions and take actions to optimize outcomes related to their sphere of responsibility. Governance will formalize partnerships between agencies and jurisdictions to ensure the first responders radio communications system facilitates interoperability. A vision for the future, working together to bridge the communications gap to save lives.

To confirm your attendance, please contact Christine King at Christine.King@gov.ab.ca or (780) 422-7051. If you are unable to attend one of the above sessions and would like further information on the AFRRCS initiative, please contact me at Bill.Meade@gov.ab.ca or (780) 427-3148. I look forward to meeting with you and further discussing your ideas for the future direction of public safety radio communications in Alberta.

Sincerely



Bill Meade

December 21, 2006

To All Ground and Air Ambulance Providers:

Over the part year, Emergency Health Services has taken the opportunity to review the mandate of the branch. We have identified three (3) main goals for the branch:

- (1) Leadership
- (2) Legislation/Policy
- (3) Health Emergency Preparedness

With the new mandate being: "Emergency Health Services is responsible for leadership, legislation and standards in EMS". In support of the new mandate we have realigned branch responsibilities.

I am please to announce Tyler James, Senior Manager of Air/Ground Ambulance Program has agreed to take on the portfolio of Senior Manager, Emergency Medical Services Leadership and Development and will be working closely with stakeholders on new initiatives and policy development. This position will provide leadership and support to EMS providers and municipalities in the development and implementation of standards and best practices.

With Marty Scott's recent secondment to the Client Connections project, Emergency Health Services is pleased to announce that Tania Johnston is the successful candidate for the Senior Manager, EMS Standards and Compliance Position. This position will lead the development and monitoring of legislation, policy and standards of air and ground ambulance and is responsible for the overall management of the provincial air ambulance program. Tania is a paramedic and a nurse with several years of experience and will be starting with us January 15, 2007.

Please join me in welcoming Tania to our team.

Sincerely,

Darlene Bouwsema
Executive Director
Emergency Health Services

January 16, 2007

Alberta Associations/Municipalities

Re: Pollution Prevention Activities

The Pollution Prevention and Conservation (P2&C) Branch of Alberta Environment is currently promoting three programs that can help Alberta facilities be recognized for their environmental activities.

The following pollution prevention activities may be of interest to you:

1. The EnviroVista Program

EnviroVista is a voluntary facility-based program to recognize and promote environmental leadership and stewardship by Alberta's most progressive regulated operators. The program will contribute to enhancement of the environment (better air, water and land quality) through excellent emissions performance and continuous improvement from facilities regulated under the Environmental Protection and Enhancement Act (EPEA)

2. The Stewardship Information Exchange

The Stewardship Information Exchange is a web-based survey that recognizes and promotes environmental leadership by Alberta's more progressive companies, municipalities, associations, schools, hospitals, etc. The program provides recognition and an opportunity to educate Albertans about environmental initiatives across the province.

3. Pollution Prevention Planning

Pollution Prevention (P2) follows practical, common sense strategies that minimize environmental and human health issues. P2 can help to ensure compliance with regulatory environmental requirements, reduce risk from the use of toxic material and save money spent on raw material, energy and water.

Visit our website to learn more about these three programs
<http://www3.gov.ab.ca/env/waste/pprevention/index.html>

If you are interested in a presentation or further discussion on our P2 activities, please contact me at (780) 422-2009 or e-mail to Lynn.Bellamy@gov.ab.ca

Lynn Bellamy
Pollution Prevention & Conservation
Alberta Environment

Alberta Environment
Peace River Ice Observation Report No. 18 – 2006/2007

Observation: January 12, 2007
Report and Forecast: January 12, 2007
Report by: Willi Granson and Evan Friesenhan

Observation

Alberta Environment conducted a ground observation of the Peace River from the Town of Peace River (396) to the Shaftesbury Ferry Crossing (km 370).

Location of the Ice Front:

Freeze-up occurred at the Town of Peace River on January 11, 2007. Today the ice front was observed at **km 389.5 at 10:10 MST**. This places the ice cover approximately 6.5 km upstream of the Highway 2 Bridge at the Town of Peace River. Compared to the previous observation the ice front has advanced 30.5 km since January 8, 2007. Based on the forecast temperatures for the Peace River region, it is expected that the ice cover will continue to advance upstream through the Town of Peace River.

As part of normal winter operations BC Hydro will keep flow releases relatively constant as freeze-up at the town progresses.

Observation Details:

- At 9:30 MST the ice front was located at km 385. The ice cover downstream was semi-consolidated. The surface concentration of ice upstream of the front was 95%.
- km 370 to km 378 – the surface ice coverage was 60% increasing to 80%.
- km 378 to km 383 – the ice coverage was 80% increasing to 90%.
- At 10:10 MST the ice cover between km 385 and km 389.5 began to shift and consolidate. Therefore, the stable ice front was at km 389.5.
- The ice cover downstream of the Town of Peace River was observed to be consolidated.

Figure 1 shows a graph of the observed ice fronts on the Peace River for the 2006/2007 ice season.

Temperature Forecast:

The following are Environment Canada's forecast daily maximum and minimum temperatures through Tuesday, January 16, 2007.

Location	Today	Saturday	Sunday	Monday	Tuesday
Ft. St. John	-13/-14	-18/-20	-12/-20	-1/-12	2/-4
Peace River	-15/-22	-18/-23	-19/-27	1/-20	-2/-7
High Level	-22/-32	-25/-30	-20/-29	-13/-22	-10/-17

The next observation report will be circulated after the next observation or if ice conditions change drastically.

Observed Peace River Ice Front Locations 2006/07

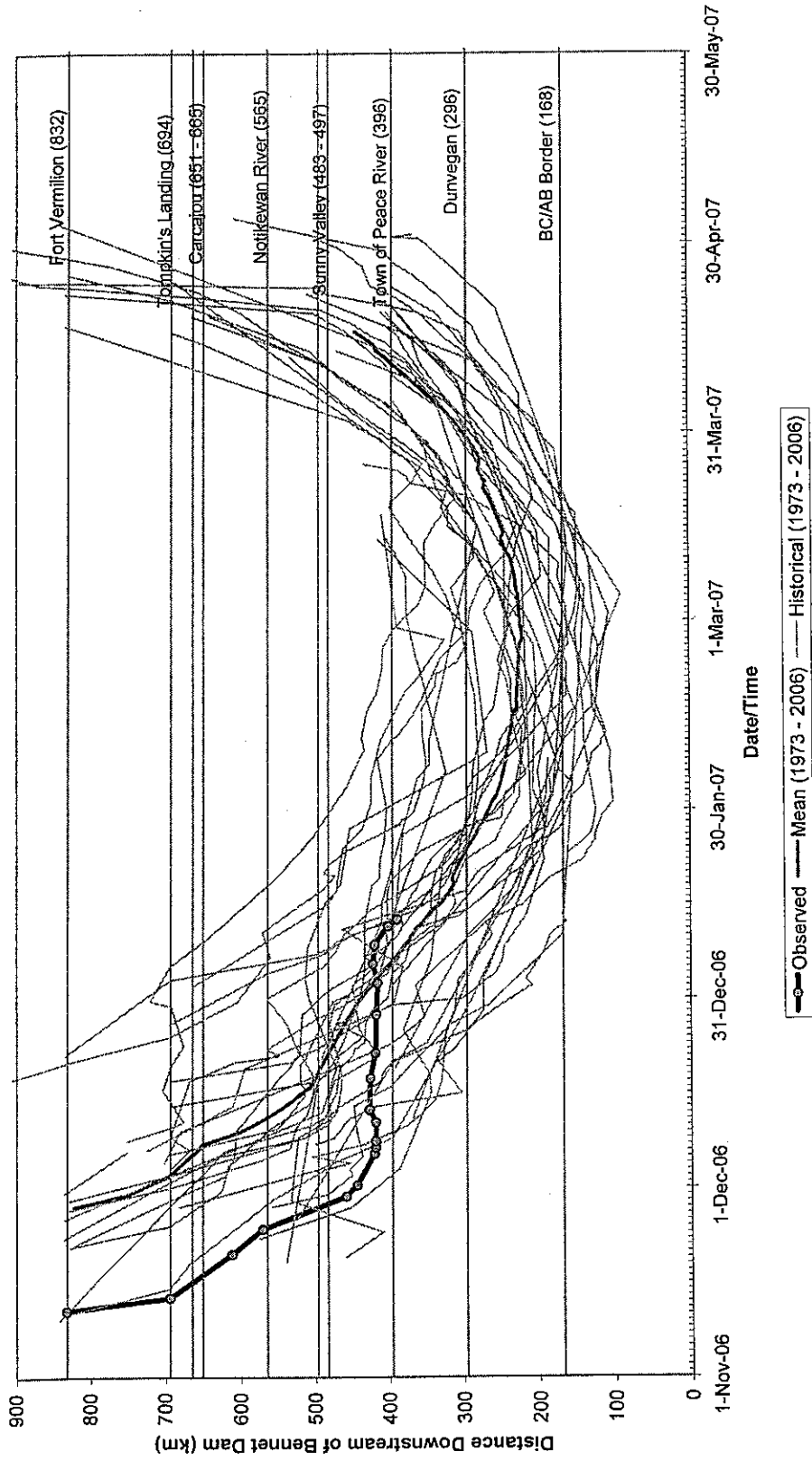


Figure 1: Observed Peace River Ice Front Locations for the 2006/2007 Ice Season.



River Freeze-up Advisory

Issued at 9:30 AM, January 9, 2007

Issued by: River Engineering Team, Northern Region

River Freeze-up Advisory for the Peace River at the Town of Peace River

Alberta Environment has issued a **River Freeze-up Advisory Update** for the Peace River at the Town of Peace River.

On January 8, 2007 the ice front on the Peace River was observed to be 24 km downstream of the Highway 2 Bridge at the Town of Peace River. The weather forecast for the Peace River Region over the next few days is calling for below seasonal temperatures. Therefore, it is expected that the ice cover will advance into the Town of Peace River later this week.

When freeze-up occurs at the town, it is typical for the water level to rise between 2.5 to 3.5 m.

Flow releases from BC Hydro's Peace Canyon Dam will be kept relatively constant while the ice cover advances through the town as part of normal river ice management operations.

No problems are expected. However, there is potential for small ice movements and shoving of the ice cover as it advances upstream. These ice movements could cause rapid fluctuation in the water level in the area.

River Freeze-up refers to the formation of an ice cover that will result in a gradual increase in water levels. On occasion, the winter freeze-up can lead to ice jams and rapidly rising water levels. The location and occurrence of ice jams and the associated flooding are very unpredictable. Local authorities are advised to monitor the situation in their community.

Alberta Environment is closely monitoring river levels throughout the Peace River region for increases due to winter freeze-up. This advisory is in effect for 10 days and will be updated should conditions change.

Water Managers and Operators Contact:

River Engineering, Alberta Environment
Phone: (780) 427-6280 Fax: (780) 422-0262

Media Contact:

Communications Division, Alberta Environment
Phone: (780) 427-6267 Pager: (780) 671-0549 (24 hours) Fax: (780) 427-1874



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Understanding Gasoline Prices: An examination of recent gasoline price increases

Price Components

Refining/Marketing

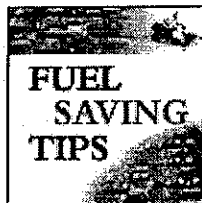
Wholesale Gasoline Prices



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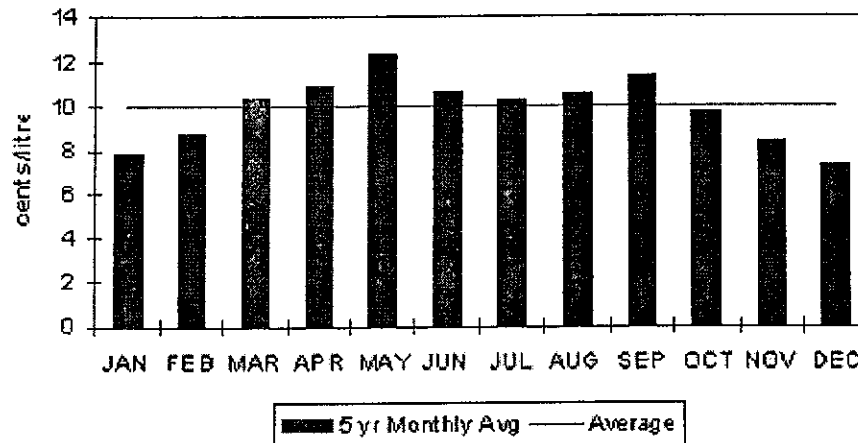
The posted rack price is often used as a proxy for wholesale gasoline prices in Canada. This rack price is the price paid by small independent customers at bulk fuel terminals in Canada and provides a reference for all other wholesale transactions. There are usually between three and five companies that post rack prices at Canadian terminals. For the most part, very little gasoline is sold at this price.

Refiners traditionally offer a discount from the posted rack price to their branded outlets and their largest customers. The size of the discount will vary according to the volume purchased and the negotiated long-term supply agreements. Delivery or transportation costs are added if the product is delivered to the consumer. A branded dealer, who will sell the product under a specific brand name, will pay an additional cost for the national advertising, credit card systems and name recognition. The purchase price of the product will reflect the various services and conditions. Although only relatively small volumes of gasoline are actually sold at the rack price, rack prices are currently the only publicly available wholesale pricing information and do track the trends in wholesale price movements.

Typically the wholesale price of gasoline is similar in all regions of Canada, however, significant differences do sometimes occur. In some areas, refiners must compete with imported products from Europe or the United States. There are few barriers to importing products since they require only sufficient storage facilities for tanker or pipeline shipments. In areas close to the U.S. border, direct trucking to gasoline stations may also be available.

While the quantities of imports to Canada are not large, they can influence prices considerably. As a result, Canadian marketers that have import options may influence Canadian wholesale prices and, consequently, lower prices at the pumps. This local competition often leads to retail price wars. On the other hand, when competition for available supplies intensifies in the U.S. and other foreign markets, reducing the availability of imports, the price of Canadian refined products may increase considerably.

Ultimately, the wholesale margin will reflect the supply/demand balance in each individual region. When supply and demand conditions are tight, such as in the summer months when the demand for gasoline is at its peak, the refining margin will be higher than it is in the winter months. Currently, there is about a 4¢/L swing between summer and winter margins. This can be seen in the following graph. Refining margins are higher in the summer because summer-grade gasoline (with more stringent fuel specifications) costs more to make and demand significantly increases with the start of the summer driving season.



Seasonality in Refining Margins

Source: MJ Ervin

Local market conditions can have a considerable impact on short-term wholesale prices. This is due to the very inelastic demand for gasoline. [3] Gasoline has very few substitutes, especially in the short term. Large price increases are sometimes necessary to balance supply and demand. These price increases will sometimes lead to a price discrepancy between regions, allowing wholesale marketers to profit by purchasing gasoline in one market and immediately reselling it in another, encouraging the transportation of product from other regions. However, it can sometimes take weeks to move product in from other locales.

Some regions in Canada are more suited than others to bringing in product from other regions. Atlantic Canada and Quebec have good access to supplies from the northeastern United States and Europe and their geographic situation provides them with very low cost transportation. Ontario also has access to supplies from large U.S. markets and can bring in product from Quebec. Logistical infrastructure however increases the cost of these supplies. Most of western Canada is landlocked, and as such, has very limited access to supplies from other regions. The current infrastructure was not designed to transport supplies to the prairies from other regions. However, the prairies supply a substantial volume of gasoline into the Vancouver market. In the event of a supply shortage in the prairies, refiners have the ability to balance supply and demand by importing gasoline into Vancouver from Washington, freeing up additional supplies produced by Edmonton area refiners for use elsewhere in the west.

The extent to which the availability of supplies from other regions affects the wholesale price of gasoline depends on the refining capacity and utilization rates of each individual region. Regions with very tight supply conditions (high utilization rates and limited access to supply from other regions) are quite

vulnerable to short term price spikes. When supplies are tight, substantial price increases are sometimes necessary to prevent product shortages.

The following table shows the utilization rates of refining capacity regionally for Canada. It shows that refining facilities in all regions of Canada are currently utilized very close to capacity. When utilization rates approach 95%, a refinery is considered to be operating at maximum capacity as crude runs are sometimes constrained by the capacity of other units further along in the refining process. The lack of spare capacity reduces the flexibility of the refining system and makes it more vulnerable to unexpected disruptions. The lack of spare capacity in North America has substantially increased the volatility of gasoline prices in recent years.

Canadian Refining Capacity and Utilization Rates - June 2005

Region	Refinery	Location	Capacity m3/day	Utilization* %
ATLANTIC CANADA	North Atlantic Refining	Come-By-Chance	16,700	
	Imperial Oil	Dartmouth	13,992	
	Irving Oil	Saint-John	44,517	
	TOTAL ATLANTIC		75,209	95%
QUEBEC	Petro-Canada	Montréal	20,580	
	Shell Canada	Montréal	20,700	
	Ultramar	St-Romuald	33,000	
	TOTAL QUEBEC		74,358	99%
ONTARIO	Imperial Oil	Nanticoke	17,800	
	Imperial Oil	Sarnia	19,200	
	Shell Canada	Sarnia	11,100	
	Suncor	Sarnia	13,500	
	Nova Chemicals	Sarnia	12,700	
	TOTAL ONTARIO		74,300	91%
WESTERN CANADA	Coop/Newgrade	Regina	13,500	
	MJ Asphalt	Moose Jaw	2,400	
	Husky	Lloydminster	4,000	
	Imperial Oil	Edmonton	28,600	
	Petro-Canada	Edmonton	21,929	
	Shell Canada	Scotford	17,840	
	Chevron	Burnaby	8,300	
	Husky	Prince George	1,800	
	TOTAL WESTERN		100,529	90%
	TOTAL CANADA		319,579	93%

*January 1-June 14,2005
Source: NRCan

All gasoline sold in Canada and the U.S. has to meet certain quality and environmental standards. Traditionally, the standards in Canada and the United States have been aligned. This has resulted in a fungible product. This fungibility has allowed product to be freely sold and traded among refiners in Canada and the U.S. This characteristic has resulted in the creation of a continental wholesale market. Although the introduction of new boutique fuels has reduced the availability of spot gasoline imports from adjacent U.S. markets, U.S. refiners still have the capability of specialty blending to meet Canadian standards if there is an incentive to do so.

The development of this market has enabled Canadians to enjoy the competitive influence of much larger U.S. markets. Because Canadian

refiners must remain competitive with U.S. marketers, the rack price in many Canadian cities is set to keep imports out. Therefore, at the end of the day, U.S. rack prices are far more important to Canadian refiners than the cost of crude oil when setting prices. The fear of losing market share has forced Canadian refiners to accept the price of the import alternative as the wholesale price in many markets.

U.S. rack prices provide an upper and lower bound for Canadian wholesalers. When refiners set their rack price, they cannot set prices higher than U.S. rack prices plus transportation costs for fear of losing market share to U.S. competitors. On the other hand, rack prices would never be set lower than competing U.S. rack prices minus shipping costs (because the return would be higher if they exported all their product). Supply and demand conditions in each region will determine the upper and lower bounds that will be relevant when making pricing decisions.

Previous studies on the U.S. gasoline market have indicated that these U.S. rack prices are closely aligned to the spot price for regular unleaded gasoline at NY Harbour plus freight costs. At this level of supply, the market is very competitive. The existence of a viable futures market for gasoline on the New York Mercantile Exchange (NYMEX) enables rapidly changing market conditions, including changes in crude oil prices, to be reflected very quickly in spot gasoline prices. This data is immediately available and widely accessible and can be used by anyone buying and selling wholesale gasoline.

[3] In a 1999 fuel tax policies report prepared for Transport Canada, Hagler Bailly Canada estimated the short-run elasticity of demand for gasoline to be between -0.10 and -0.20 and the long-run elasticity of demand to be between -0.4 and -0.8.

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Last Updated: 2006-06-23



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Membership of Executive Council (names listed in order of precedence)

Ed Stelmach	Premier; President of Executive Council; Chair of Agenda and Priorities Committee; and Vice-Chair of Treasury Board
Lloyd Snelgrove	President of the Treasury Board; Minister of Service Alberta; and Minister responsible for the Personnel Administration Office
Doug Horner	Minister of Advanced Education and Technology
Iris Evans	Minister of Employment, Immigration and Industry
Mel Knight	Minister of Energy
Dave Hancock	Minister of Health and Wellness; Government House Leader
Ray Danyluk	Minister of Municipal Affairs and Housing
Ron Liepert	Minister of Education
Janis Tarchuk	Minister of Children's Services
Rob Renner	Minister of Environment; Deputy Government House Leader
George Groeneveld	Minister of Agriculture and Food
Lyle Oberg	Minister of Finance
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Guy Boutilier	Minister of International, Intergovernmental and Aboriginal Relations
Ted Morton	Minister of Sustainable Resource Development
Fred Lindsay	Solicitor General and Minister of Public Security
Hector Goudreau	Minister of Tourism, Parks, Recreation and Culture

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M.D. of Mackenzie #23 Library Board

P.O. Box 640 Fort Vermilion, AB T0H 1N0
Services Areas: Fort Vermilion ~ High Level Rural ~ La Crete ~ Zama

Municipal District of Mackenzie #23
c/o Julia Whittleton
Box 640
Fort Vermilion, AB
T0H 1N0

January 2, 2007

Dear Ms. Whittleton:

For the last two years we have been realigning the MD Library Board positions terms so that they all expire in October of each year, thus following the rest of the Municipal District of Mackenzie Boards position terms. At our December 11, 2006 MD Library Board meeting we reviewed our list of board positions and their terms. For 2007 we have two positions that expire prior to Oct 31, 2007. The positions are held by Treena Ward, representing La Crete, expires March 31, 2007. The second position is held by my self, Lucille Labrecque. I represent Rocky Lane and my term expires September 30, 2007. These are the last two MD Library Board positions that do not expire in October.

We would like to request to Council that these two positions be extended to October 31, 2007. Both positions would be advertised in the MD Image, Northern Pioneer and Echo and filled for November 1, 2007.

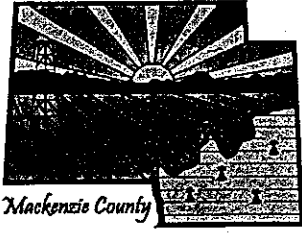
Please contact me at 926-5469 during the day, or 927-3338 in the evening if you require further information.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Lucille Labrecque', written over a horizontal line.

Lucille Labrecque
Chairperson

M.D. of Mackenzie #23 Library Board



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Fort Vermilion Agricultural Society

BACKGROUND / PROPOSAL:

We received a request from the Fort Vermilion Agricultural Society, Heritage Committee (please see letter attached).

OPTIONS & BENEFITS:

As per discussion between the MD's administration and representatives of the Heritage Committee, they are applying for \$5,000 grant through the Alberta Historic Resources Foundation to be spent on some exterior painting.

COSTS & SOURCE OF FUNDING:

Cost of producing a land title certificate

RECOMMENDED ACTION:

That the land title certificate and a letter of support be provided to the Fort Vermilion Agricultural Society, Heritage Committee in order to assist with the preservation and restoration of the "Clarke house".

Author:  Review Date: _____ CAO _____

**Heritage Committee -
Fort Vermilion Agricultural Society
Box 1, Fort Vermilion, Alberta T0H 1N0**

January 22, 2007

Mackenzie County
Box 640
Fort Vermilion, Alberta T0H 1N0

To: Councillors and Administration
From: Marilee Cranna Toews

Message:

The Fort Vermilion Agricultural Society through its Heritage Committee is applying for an Alberta Historic Resources Foundation grant to assist with the preservation and restoration of the "Clarke House", a historic Hudson's Bay Company clerk house built in 1905. This house is one of two heritage buildings currently located on municipal property at the Community & Cultural Complex in Fort Vermilion.

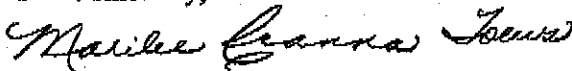
While the Society is the owner of the house, it is not of the land upon which it is located. To this end, we are required to:

1. Include a copy of the current Land Title Certificate which indicates County ownership
2. Provide a copy of a lease agreement or letter which demonstrates that the County backs the Agricultural Society's initiatives to preserve and protect heritage resources at this location.
3. Obtain letters of support demonstrating community support for the restoration of the resource. We are receiving support letters from the schools, community groups and would appreciate it if Council would also write a letter of support.

The dead-line for this grant application is February 1 so we are hoping to complete it by this weekend.

Thank you for considering this request,

Yours sincerely,



Marilee Cranna Toews
Heritage Centre Coordinator



FORT VERMILION HERITAGE CENTRE

BOX 1, FORT VERMILION, AB T0H 1N0

PHONE/FAX: (780) 927-4603

Date: 23/01/2007

To: Julia Whittaker - Director Corporate Services

Fax Number: 927-4266

From: Marilee

RE: Letters of support/ agreement + Land title

Number of Pages (including this one): 2

Message:

As discussed yesterday, we would appreciate your bringing this to Council for their decision.

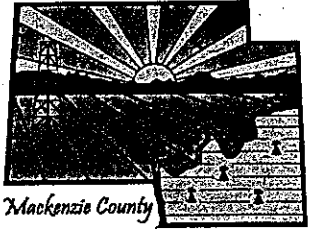
Thank you

For Information Only

Response Requested

Confirm Receipt

Signature: Marilee



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	January 24, 2007
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Mackenzie Housing Management Board

BACKGROUND / PROPOSAL:

The Municipality annually funds the operating costs for the Heimstead Lodge.

OPTIONS & BENEFITS:

Helen Braun approached the Finance Committee with a request to upfront a portion of the 2007 operating funds. The 2007 Mackenzie Housing Management Board budget is still under review therefore no budget numbers were presented.

The Finance Committee passed the following motion:

MOTION 003/07 MOVED by Bill Neufeld

That a recommendation be taken to Council to honor the Mackenzie Housing Management Board's request to issue an advance cheque towards 2007 operating budget equal to a quarter of the 2006 annual payment.

CARRIED

COSTS & SOURCE OF FUNDING:

2007 Operating Budget

RECOMMENDED ACTION:

That the Mackenzie Housing Management Board's request to issue an advance cheque towards 2007 operating budget equal to a quarter of the 2006 annual payment be granted.

Author: _____ **Review Date:** _____ **CAO** _____

