

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

**Council Chambers, Provincial Building
High Level, Alberta**

Tuesday, March 20, 2001

PRESENT:

Bill Neufeld	Reeve
Frank Rosenberger	Deputy Reeve
John W. Driedger	Councillor
Pat Kulscar	Councillor
Greg Newman	Councillor
Joe Peters	Councillor (entered at 8:02 p.m.)
Walter Sarapuk	Councillor
Wayne Thiessen	Councillor
Willie Wieler	Councillor

ABSENT:

Betty Bateman	Councillor
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ALSO PRESENT:

Harvey Prockiw	Chief Administrative Officer
Eva Schmidt	Executive Assistant
Bill Landiuk	Director of corporate Services
Ivan Perich	Director of Public Works
Paul Driedger	Director of Planning & Emergency Services

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

Reeve Neufeld called the meeting to order at 6:37 p.m.

AGENDA: 2. a) **Items to Add or Delete from the Agenda**

The following items were added to the agenda:

- 11h) Policy ADM026 – Signing Authority for Reeve and Councillor Expense Claims and Honorariums
- 11i) Policy ADM022 – Two-Thirds Majority Vote

2. b) **Adoption of Agenda**

MOTION 01-141 **MOVED** by Councillor Thiessen

That the agenda be adopted as amended.

CARRIED

**ADOPTION OF
THE PREVIOUS
MINUTES:**

3. a) **Minutes of the March 6, 2001
Committee of the Whole Meeting**

MOTION 01-142 **MOVED** by Councillor Wieler

That the minutes of the March 6, 2001 Committee of the Whole meeting be adopted as presented.

CARRIED

3. b) **Minutes of the March 6, 2001
Regular Council Meeting**

MOTION 01-143 **MOVED** by Councillor Thiessen

That the minutes of the March 6, 2001 Regular Council meeting be adopted as presented.

CARRIED

**BUSINESS ARISING
OUT OF THE
MINUTES**

4. a)

There was some discussion regarding the development of the Footner Forest Management Plan from the Committee of the Whole minutes. There was some confusion regarding whether or not a Committee of

the Footner Forest Management Plan existed and if Council should have representation.

**COUNCIL
COMMITTEE AND
CAO REPORTS:**

7. a) Council Committee Reports

Councillors reported on Committees as follows:

Councillor Rosenberger reported no meetings.

Councillor Thiessen reported on the Student Citizenship Task Force meeting; a recommendation is in the agenda.

Councillor Wieler reported on the Student Citizenship Task Force, the Developer's Task Force and the La Crete Recreational Society whose main project is building an addition to the arena for dressing rooms.

Councillor Newman reported no meetings.

Councillor Driedger reported on the Student Citizenship Task Force.

Councillor Sarapuk reported on the Tolko Public Advisory Committee.

Councillor Kulscar reported on the Student Citizenship Task Force.

Reeve Neufeld reported on the Developers Task Force stating it was a positive meeting addressing situations before they flare up.

MOTION 01-144 MOVED by Councillor Wieler

That the Council Committee reports be accepted as presented.

CARRIED

7. b) CAO Report

Harvey Prockiwi reported that Public Lands and Forestry will bring more information on the white/green zone land issues to Council. He reported on the Developers Task Force meetings as well as the Disaster Plan meeting with staff stating that the Plan will be completed over the next number of months. There is a contingency plan in place in case the river floods.

MOTION 01-145 MOVED by Councillor Thiessen

That the Chief Administrative Officer's report be accepted as presented.

CARRIED

**PLANNING AND
EMERGENCY
SERVICES:**

8. c) **Bylaw 246/01 – Land Use Bylaw Amendment
Hamlet-Country Residential District (HCR)**

MOTION 01-146 MOVED by Councillor Rosenberger
Bylaw 246/01
First Reading

That first reading be given to Bylaw 246/01 being a land use bylaw amendment to change the description of the Hamlet-Country Residential District to accommodate owner operator businesses.

CARRIED

**PUBLIC
HEARINGS:**

5. a) **Bylaw 242/01 – Land Use Bylaw Amendment
Hamlet Commercial-Residential Transitional District
“HCRT” to Hamlet Residential District 1 “HR- 1”**

Reeve Neufeld called the public hearing for Bylaw 242/01 to order at 7:10 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 242/01 was properly advertised. Paul Driedger 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 presented the Development Authority's submission including a power point presentation.

Reeve Neufeld asked if a submission was received from the Mackenzie Municipal Services Agency. Paul Driedger highlighted the Subdivision Authority's submission.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. A discussion ensued regarding how the proposed bylaw fits into the long-range plans and where future highway commercial lots can be created.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 242/01. There were no submissions received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 242/01. There was no indication that anyone present wished to speak to the proposed Bylaw.

Reeve Neufeld closed the public hearing for Bylaw 242/01 at 7:24 p.m.

**5. b) Bylaw 243/01 – Land Use Bylaw Amendment
Agricultural District 1 “A-1”
to Rural Country Residential District “RC”
Pt. SW 3-110-18-W5M**

Reeve Neufeld called the public hearing for Bylaw 243/01 to order at 7:24 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 243/01 was properly advertised. Paul Driedger 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 presented the Development Authority’s submission including a power point presentation.

Reeve Neufeld asked if a submission was received from the Mackenzie Municipal Services Agency. Paul Driedger highlighted the Subdivision Authority’s submission.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 243/01. Bob Van Hook stated that the first subdivision out of this quarter section is mostly muskeg. The property in question is a bush quarter and is not likely to be farmed since no one will clear a bush quarter for agricultural use when

grain prices are as low as they are now. A residential property would bring in more assessment.

Reeve Neufeld asked if Council had any questions of the proposed Land Use Bylaw Amendment. Administration pointed out that according to the M.D. Land Use Bylaw a home could already be built on this property without the subdivision since there is no house on the parcel in question. Council asked if a third house could be built on the quarter section if the subdivision is allowed. Administration answered that two houses are already allowed on the parcel in question. If the subdivision is approved an additional two houses would be allowed on the quarter section. The approval of this subdivision would ultimately allow a total of six houses on the quarter section since each parcel may contain two houses. Administration advised that in the past Council has not allowed a second subdivision on better agricultural land. Should Council approve this subdivision they will need to revisit the Land Use Bylaw.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 243/01. There were no submissions received.

Reeve Neufeld closed the public hearing for Bylaw 243/01 at 7:47 p.m.

Reeve Neufeld recessed the meeting at 7:47 p.m.

Reeve Neufeld reconvened the meeting at 7:50 p.m.

**PLANNING AND
EMERGENCY
SERVICES:**

8. a) **Bylaw 242/01 – Land Use Bylaw Amendment
Hamlet Commercial-Residential Transitional District
“HCRT” to Hamlet Residential District 1 “HR- 1”**

MOTION 01-147
Bylaw 242/01
Second Reading

MOVED by Councillor Thiessen

That second reading be given to Bylaw 242/01 being a Land Use Bylaw amendment to rezone Plan 1878TR, Lot B, in the Hamlet of La Crete from Hamlet Commercial-Residential Transitional District “HCRT” to Hamlet Residential District 1 “HR- 1”.

CARRIED

MOTION 01-148
Bylaw 242/01
Third Reading

MOVED by Councillor Rosenberger

That third reading be given to Bylaw 242/01 being a Land Use Bylaw amendment to rezone Plan 1878TR, Lot B, in the Hamlet of La Crete from Hamlet Commercial-Residential Transitional District "HCRT" to Hamlet Residential District 1 "HR- 1".

CARRIED

8. b) **Bylaw 243/01 – Land Use Bylaw Amendment
Agricultural District 1 "A-1"
to Rural Country Residential District "RC"
Pt. SW 3-110-18-W5M**

MOTION 01-149
Bylaw 243/01
Second Reading

MOVED by Councillor Wieler

That second reading be given to Bylaw 243/01 being a Land Use Bylaw amendment to rezone Pt. SW 3-110-18-W5M from Agricultural District 1 "A-1" to Rural Country Residential District "RC".

CARRIED

Councillor Peters entered the meeting at 8:02 p.m.

MOTION 01-150
Bylaw 243/01
Third Reading

MOVED by Councillor Rosenberger

That third reading be given to Bylaw 243/01 being a Land Use Bylaw amendment to rezone Pt. SW 3-110-18-W5M from Agricultural District 1 "A-1" to Rural Country Residential District "RC".

CARRIED with one abstention. Councillor Peters abstained from voting since he was not present at the public hearing.

8. d) **Bylaw 248/01 – Land Use Bylaw Amendment
Hamlet Residential District “HR 1” to Hamlet
Public/Institutional District “HP”**

MOTION 01-151
Bylaw 248/01
First Reading

MOVED by Councillor Kulscar

That first reading be given to Bylaw 248/01 being a Land Use Bylaw amendment to rezone Lot 24, Block 11, Plan 782-2018 from Hamlet Residential District “HR 1” to Hamlet Public/Institutional District “HP”.

CARRIED

8. e) **Development Task Force Recommendations**

MOTION 01-152

MOVED by Councillor Peters

That the following Development Task Force recommendations be adopted and that administration proceed with amending the M.D. of Mackenzie legislation to incorporate the recommendations:

Taxation;

- c) Cancel municipal taxes for all vacant multi-lot subdivisions from years 6-10.
- d) Vacant spec buildings, commercial and residential – cancel municipal taxes for 1 year or until it sells, whichever comes first.

Municipal Reserve;

- c) The municipal reserve to stay at 10% assessed value of the subject property.

Offsite Levies;

- c) Increase the offsite levy from \$500/lot to \$1,000/lot.
- d) The offsite levy to be paid at the sale of the lot, or at the development permit stage, whichever comes first.

Developer’s Agreement;

- a) Insurance – have the developer provide insurance in the amount of \$2,000,000.
- b) Security – the security to be left at 15% of the estimated construction costs.

CARRIED

8. f) **La Crete Agricultural Society Grant Funding Request**

MOTION 01-153 **MOVED** by Councillor Newman

That the request from the La Crete Agricultural Society in the amount of \$5,000 be tabled to the next budget period.

CARRIED

8. g) **Director of Planning and Emergency Services Report**

Paul Driedger gave a verbal report on his activities over the last month.

**PROTECTIVE
SERVICES:**

9. a)

There were no items under this heading.

**AGRICULTURAL
SERVICES:**

10. a)

There were no items under this heading.

**CORPORATE
SERVICES:**

11. a) **Appointments to the Fish and Wildlife Committee**

MOTION 01-154 **MOVED** by Councillor Wieler

That Jake J. Wolfe, Dave Thompson and Larry Neufeld be appointed as members to the Fish and Wildlife Committee.

CARRIED

11. b) **Community Lottery Board Appointments**

MOTION 01-155 **MOVED** by Councillor Newman

That Councillor Kulscar be appointed to the Community Lottery Board nominating committee and that administration request the meeting date be changed.

CARRIED

11. c) **Alberta School Board Association
Student Citizenship Survey**

MOTION 01-156 **MOVED** by Councillor Kulscar

That the document prepared by the Student Citizenship Task Force be submitted to the Alberta School Board Association.

CARRIED

11. d) **Reynolds Mirth Richards & Farmer
6th Annual Northern Municipal Law Seminar**

MOTION 01-157 **MOVED** by Councillor Wieler

That the invitation to attend the Reynolds, Mirth, Richards & Farmer 6th Annual Northern Municipal Law Seminar on April 6th, 2001 in Peace River, be received as information.

CARRIED

11. e) **Northern Lakes College – Open House 2001**

MOTION 01-158 **MOVED** by Councillor Wieler

That the Reeve be authorized to attend the Northern Lakes College open house at the Fort Vermilion Campus on Wednesday March 21st, 2001.

CARRIED

11. f) **Seniors Advisory Council for Alberta**

MOTION 01-159 **MOVED** by Councillor Newman

That Council proclaim the week of June 3 - 9, 2001 as Senior Citizens Week 2001 in the M.D. of Mackenzie and urge all residents to join in celebrating seniors during that week.

CARRIED

11. g) **Day of Mourning**

MOTION 01-160 **MOVED** by Councillor Peters

That Council proclaim April 28, 2001 as Day of Mourning in the M.D. of Mackenzie in remembrance of those who have been killed or seriously injured in work-related accidents.

CARRIED

11. h) **Policy ADM026 – Signing Authority for Reeve and Councillor Expense Claims and Honorariums**

MOTION 01-161 **MOVED** by Councillor Kulscar

That Policy ADM026 – Signing Authority for Reeve and Councillor Expense Claims and Honorariums, be adopted as attached.

CARRIED

11. i) **Policy ADM022 – Two Thirds Majority Vote**

MOTION 01-162 **MOVED** by Councillor Thiessen

That Policy ADM022 – Two Thirds Majority Vote be adopted as attached.

CARRIED

Reeve Neufeld recessed the meeting at 9:19 p.m.

Reeve Neufeld reconvened the meeting at 9:27 p.m.

OPERATIONAL SERVICES:

12. a)

There were no items under this heading.

MOTION 01-163 **MOVED** by Councillor Kulscar

That Council go in camera at 9:27 p.m. to discuss issues under section 26 of the Freedom of Information and Protection of Privacy Act.

CARRIED

IN CAMERA SESSIONS:

13. a) **Aon Reed Stenhouse Inc. – Loss Summary**

MOTION 01-164 **MOVED** by Councillor Thiessen

That Council come out of camera at 9:37 p.m.

CARRIED

ADJOURNMENT: 11. a) **Adjournment**

MOTION 01-165 **MOVED** by Councillor Wieler

That the meeting be adjourned at 9:37 p.m.

CARRIED

These minutes were adopted this _____ day of _____, 2001.

Bill Neufeld, Reeve

Eva Schmidt, Executive Assistant