

MACKENZIE COUNTY

REGULAR COUNCIL MEETING

SEPTEMBER 24, 2013

11:00 A.M.

COUNCIL CHAMBERS
FORT VERMILION, AB

STRATEGIC PRIORITIES CHART

COUNCIL PRIORITIES (Council/CAO)

NOW		ADVOCACY
1. HOUSING ENTITY: Governance Structure 2. HIGH LEVEL: Share Service Agreement 3. FIRST NATION RELATIONS: Orientation 4. OSB PLANT: Water Supply 5. NEW ROAD CONSTRUCTION FUNDING 6. OIL AND GAS STRATEGY 7. _____	Sept. Sept. Sept. Sept. Sept. Feb.	<input type="checkbox"/> <i>Zama Road Paving Funds</i> <input type="checkbox"/> <i>Road Construction Funding Request</i> <input type="checkbox"/> <i>Canada Postal Service – La Crete</i> <input type="checkbox"/> <i>Land Use Framework Input</i> <input type="checkbox"/> <i>Highway 58 West Extension to BC</i>
NEXT		
<input type="checkbox"/> ZAMA ROAD: Business Case <input type="checkbox"/> SURFACE WATER MANAGEMENT PLAN <input type="checkbox"/> REGIONAL WATER AGREEMENT	<input type="checkbox"/> TOURISM: Strategy (REDI) <input type="checkbox"/> BRANDING STRATEGY (2014) <input type="checkbox"/> TRANSPORTATION CORRIDOR PLAN	

OPERATIONAL STRATEGIES (CAO/Staff)

CHIEF ADMINISTRATIVE OFFICER (Joulia)		ECONOMIC DEVELOPMENT (Bill)	
1. HOUSING ENTITY: Governance Structure 2. FIRST NATION RELATIONS: Orientation 3. OIL AND GAS STRATEGY <input type="checkbox"/> HIGH LEVEL: Share Service Agreement <input type="checkbox"/> Rural Water Service Policy	Sept. Sept. Feb. Sept. Oct.	1. Resource Roads: Strategy 2. OSB PLANT: Water Supply 3. ROAD CONSTRUCTION FUNDS: Request <input type="checkbox"/> ZAMA ROAD: Business Case <input type="checkbox"/> TOURISM: Strategy (REDI)	Nov. Sept. Sept.
COMMUNITY SERVICES (Ron)		AGRICULTURAL SERVICES (Grant)	
1. COR Certification: Update Safety Manual 2. Rec. Board Agreement Draft Renewal 3. Disaster Emergency Planning – Implementation Plan <input type="checkbox"/> Haz Mat Agreement with THL <input type="checkbox"/> Radio Communication System	Nov. Oct. Oct.	1. Surface Water Management Awarding 2. Steephill Creek/BHP Surface Water Management Plan 3. _____ <input type="checkbox"/> Emergency Livestock Response Plan <input type="checkbox"/> 2014 Ag Fair Planning	Sept. Dec. Sept.
PLANNING & DEVELOPMENT (Byron)		LEGISLATIVE SERVICES (Carol)	
1. Infrastructure Master Plans 2. Area Structure Plans/LUB Amendment 3. Airport Vicinity Protection Area <input type="checkbox"/> Development Agreement: Revise <input type="checkbox"/> _____	Jan. Dec. Oct.	1. Virtual City Hall Implementation 2. Municipal Elections 3. _____ <input type="checkbox"/> Human Resource Policy Review <input type="checkbox"/> Communication Plan	Oct. Oct.
FINANCE (Alison)		PUBLIC WORKS* (John/Ron)	
1. Long Term Capital Plan 2. Long Term Financial Plan 3. _____ <input type="checkbox"/> Master Card Policy <input type="checkbox"/> Internal Controls Procedure Review	Sept. Feb.	1. Rural Road Plan 2. PRIVATE ROAD TRANSFER POLICY 3. Gravel Strategy & Plan <input type="checkbox"/> Water Source Plan <input type="checkbox"/> _____	Oct. Dec. Oct.

Codes **BOLD CAPITALS** – Council NOW Priorities; **CAPITALS** – Council NEXT Priorities; *Italics* – Advocacy; Regular Title Case – Operational Strategies; * See Monthly Capital Projects Progress Report

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Tuesday, September 24, 2013
11:00 a.m.**

**Fort Vermilion 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 PREVIOUS MINUTES:	3.	a)	Minutes of the September 10, 2013 Regular Council Meeting	7
DELEGATIONS:	4.	a)	S/Sgt. Jeff Simpson, Fort Vermilion RCMP – 11:30 a.m.	33
		b)	Mackenzie Charity Golf Presentations – 1:00 p.m.	
GENERAL REPORTS:	5.	a)	Municipal Planning Commission Meeting Minutes – June 25, July 11, July 25, August 8 & August 23, 2013	53
		b)	Inter-Municipal Planning Commission Meeting Minutes – June 27, 2013	105
TENDERS:	6.	a)		
		b)		
PUBLIC HEARINGS:			Public hearings are scheduled for 1:00 p.m.	
	7.	a)	Bylaw 915-13 Land Use Bylaw Technical Changes to Add “Warehouse” to Section 8.5 B and Section 8.9 B; to Amend Sections 8.11.C.a, 8.12.C.a, 8.13.C.a and 8.14.C.a to Reduce the Minimum Lot Width to 55 Feet; and, to Amend	113

Sections 8.12.C.a, 8.13.C.a and 8.14.C.a to
Reduce the Minimum Lot Length to 100 Feet

COMMUNITY SERVICES:	8.	a)		
		b)		
ENVIRONMENTAL SERVICES:	9.	a)		
		b)		
OPERATIONS:	10.	a)	Speed Reduction Request at 94 Avenue in the Hamlet of La Crete	121
		b)	Rural Road Tour	125
		c)		
		d)		
PLANNING & DEVELOPMENT:	11.	a)	Bylaw 918-13 Land Use Bylaw Amendment to Rezone Plan 052 4647, Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905 - 100 th Ave) from Hamlet Residential District 1A "HR1A" to Hamlet Residential District 2 "HR2" (La Crete)	127
		b)	Development Permit 252-DP-13 (Garry McLean) Garage – Detached with Variances within One Mile of Fort Vermilion Airport (Fort Vermilion Settlement)	135
		c)		
		d)		
CORPORATE SERVICES:	12.	a)	Bylaw 917-13 Tax Penalty Bylaw	143
		b)	Financial Reports – January 1 to August 31, 2013	147
		c)	Waiver of Tax Penalties for Newalta Corporation (Tax Rolls 076596, 229179, 291650, 410371, and 410664)	159

d)

ADMINISTRATION: 13. a)

b)

c)

INFORMATION / 14. a) Information/Correspondence 163
CORRESPONDENCE:

IN CAMERA 15. a) Legal
SESSION:

- Regional Service Sharing Agreement
- Housing Amalgamation
- FOIPP Request
- Water Supply Agreement (Ainsworth)

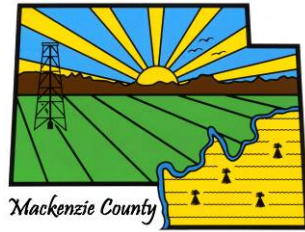
b) Labour

c) Land

NOTICE OF MOTION: 16. Notices of Motion

NEXT MEETING 17. a) Regular Council Meeting
DATE: Tuesday, October 8, 2013
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT: 18. a) Adjournment



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Minutes of the September 10, 2013 Regular Council Meeting

BACKGROUND / PROPOSAL:

Minutes of the September 10, 2013 Regular Council meeting are attached.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

COMMUNICATION:

Approved council minutes are posted on the County website.

RECOMMENDED ACTION:

That the minutes of the September 10, 2013 Regular Council meeting be adopted as presented.

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

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Tuesday, September 10, 2013
10:00 a.m.**

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

PRESENT:

Bill Neufeld	Reeve
Jacquie Bateman	Councillor
Peter F. Braun	Councillor (left the meeting at 4:59 p.m.)
Elmer Derksen	Councillor
John W. Driedger	Councillor
Odell Flett	Councillor (arrived at 10:23 a.m.)
Eric Jorgensen	Councillor (left the meeting at 5:28 p.m.)
Lisa Wardley	Councillor

REGRETS:

Walter Sarapuk	Deputy Reeve
Dicky Driedger	Councillor

ADMINISTRATION:

Joulia Whittleton	Chief Administrative Officer
William (Bill) Kostiw	Director of Infrastructure Development & Government Relations
John Klassen	Director of Environmental Services & Operations
Ron Pelensky	Director of Community Services & Operations
Byron Peters	Director of Planning and Development
Alison Kilpatrick	Director of Corporate Services
Carol Gabriel	Manager of Legislative & Support Services

ALSO PRESENT: Members of the public and the media.

Minutes of the Regular Council meeting for Mackenzie County held on September 10, 2013 in the Fort Vermilion Council Chambers.

CALL TO ORDER: 1. a) Call to Order

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

AGENDA: 2. a) Adoption of Agenda

MOTION 13-09-619 MOVED by Councillor Braun

That the agenda be approved as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

3. a) Minutes of the August 26, 2013 Regular Council Meeting

MOTION 13-09-620

MOVED by Councillor Wardley

That the minutes of the August 26, 2013 Regular Council meeting be adopted as presented.

CARRIED

GENERAL REPORTS:

5. a) CAO Report

MOTION 13-09-621

MOVED by Councillor Derksen

That the CAO report for August 2013 be accepted for information.

CARRIED

Councillor Flett joined the meeting at 10:23 a.m.

TENDERS:

6. b) Surface Water Management and Conservation Master Plan Request for Proposal

MOTION 13-09-622

MOVED by Councillor Wardley

That the Surface Water Management and Conservation Master Plan be awarded to the lowest qualified proposal and that administration works with the Agriculture Service Board and local area steering committees for implementation.

CARRIED

**COMMUNITY
SERVICES:**

8. a) Off-Highway Vehicle Bylaw

MOTION 13-09-623

MOVED by Councillor Wardley

That administration be instructed to bring back an amended Off Highway Vehicle Bylaw that includes additional restrictions:

- All Off Highway Vehicles must have a current vehicle registration and valid license plate visible
- Must follow all provincial legislation

- La Crete/Fort Vermilion – no use of ditches for summer ATV use within Hamlet unless it is a designated trail
- Zama – permit use as regular mode of transportation, no use of ditches or watercourses for summer ATV use within Hamlet

CARRIED

**ENVIRONMENTAL
SERVICES:**

9. a) None

Reeve Neufeld recessed the meeting at 11:10 a.m. and reconvened the meeting at 11:26 a.m.

OPERATIONS:

10. a) La Crete ATB 75th Celebration Event

MOTION 13-09-624

MOVED by Councillor Bateman

That Mackenzie County authorizes ATB Financial to cordon off a portion of 101st Street in La Crete from 100th Avenue to 101st Avenue in order to host their 75th anniversary function on September 27, 2013.

CARRIED

**PLANNING &
DEVELOPMENT:**

11. a) Bylaw 916-13 Land Use Bylaw Amendment to Rezone Plan 852 1770, Block 6, Lot 37 (4806 - 50th Street) from Hamlet Commercial District 1 “HC1” to Direct Control District “DC” (Fort Vermilion)

MOTION 13-09-625

MOVED by Councillor Derksen

That first reading be given to Bylaw 916-13 being the rezoning of Plan 852 1770, Block 6, Lot 37 from Hamlet Commercial District 1 “HC1” to Direct Control District “DC” to accommodate a liquor store, subject to public hearing input.

CARRIED

MOTION 13-09-626

MOVED by Councillor Bateman

That the Planning and Development Department request the owner of the property located at Plan 2938RS, Block 2, Lot 11 in the Hamlet of Fort Vermilion, to rezone their property to Direct Control in order to comply with the current Land Use Bylaw.

CARRIED

MOTION 13-09-627

MOVED by Councillor Wardley

That Motion 13-09-626 be RESCINDED.

CARRIED

**PLANNING &
DEVELOPMENT:**

**11. b) 220-DP-13 David & Judith Unrah (Yardsite
Development in "A") (88 Connector Industrial Area)**

MOTION 13-09-628

MOVED by Councillor Wardley

That items 11. b), c), d), and e) be TABLED to following the Public Hearing for the Connector Industrial Area.

DEFEATED

Reeve Neufeld recessed the meeting at 11:58 a.m. and reconvened the meeting at 1:03 p.m.

PUBLIC HEARINGS:

7. a) Bylaw 896-13 Hamlet of Zama Area Structure Plan

Reeve Neufeld called the public hearing for Bylaw 896-13 to order at 1:03 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 896-13 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Area Structure Plan. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on April 24, 2013.

Reeve Neufeld asked if Council has any questions of the proposed Area Structure Plan. Comment was made to double check that the transfer station shows on all maps in the Area Structure Plan.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 896-13. No submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 896-13. No one was present to speak to the proposed bylaw.

Reeve Neufeld closed the public hearing for Bylaw 896-13 at 1:06 p.m.

MOTION 13-09-629

MOVED by Councillor Wardley

That second reading be given to Bylaw 896-13 being the Hamlet of Zama Area Structure Plan.

CARRIED

MOTION 13-09-630

MOVED by Councillor Braun

That third reading be given to Bylaw 896-13 being the Hamlet of Zama Area Structure Plan.

CARRIED

PUBLIC HEARINGS:

7. b) Bylaw 897-13 Connector Industrial Area Structure Plan

Reeve Neufeld called the public hearing for Bylaw 897-13 to order at 1:06 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 897-13 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Area Structure Plan. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on April 24, 2013.

Reeve Neufeld asked if Council has any questions of the proposed Area Structure Plan.

- Councillor Jorgensen commented that additional lands identified on the east end were to be included in this area as well as where Foster Road meets the 88 Connector. The CAO replied that Council made a motion on July 16, 2013 that administration be

authorized to proceed with the Connector Industrial ASP as per the original boundaries only revising the zoning to accommodate landowner concerns. Therefore these additional areas were not included.

- Councillor Jorgensen asked what the options are now to add it? The CAO replied that it could be brought back in six months for consideration. To redo the entire process now would be costly. The ASP's are reviewed every five years, Council direction in July was to proceed as presented.
- Councillor J. Driedger asked why the industrial area as a half mile on each side of the highway instead of a quarter mile and when did it change. They can't build on their entire quarter, people are saving their money to build later and later they will not be allowed to build. Administration replied that the boundaries are a half mile on average.
- Administration commented that the land can continue to be used as long as the use does not change.
- A question was asked about new houses being allowed. Any existing yardsite will be grandfathered.
- Councillor Wardley commented that a mixed-use should be incorporated similar to the ASP for the area near High Level.
- Administration commented that the ASP does not address rezoning. Rezoning of lands is done at the Land Use Bylaw amendment stage. More clarity will be addressed at that time.
- A question was asked if the ASP presented is what was presented by the consultant at the Open Houses. Administration replied that it was the same.
- A comment was made that financiers/appraisers need to know what the plan is for the land before they approve financing.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 897-13. No submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 897-13.

- Simon Driedger stated that he bought land a year ago and this plan was not on the table. Nobody was aware. Who wants it? We as farmers don't need it. We want to move on the land and farm. People can rezone to

industrial if they want to. Why is our Council trying to spoil our community? The CAO commented that you may continue farming as long as you want.

- Simon Driedger also stated that his 16 year old son won't be able to build a yard site in the future on the property that he purchased for him.
- Aron Driedger stated that his son purchased property for a yardsite and hobby farming. Since then he has traded property with his son. Who will I sell it to? It sounds like your mind is made up. Did you hear positive comments at the open houses, no. Value is not going up on the land. I parked my combine today to be here for the public hearing at 1:00 p.m. You already spent \$100,000 to do this and now you're asking questions.
- Reeve Neufeld stated that the bylaw has not been passed yet.
- Simon Driedger asked if the process could be stopped for six months. We do not want this.
- Aron Driedger stated that Council is doing this to us. What will you do if I build a house, charge me? It's a piece of slough land. We paid dearly for this land and find out now we can't use it.
- Councillor Jorgensen asked administration what the process was to build a house on this land. The CAO replied that the land is still zoned as Agricultural and a house would qualify. The next step, if the ASP is approved, would be to rezone the land according to the ASP. They can also submit an application for ASP amendment or rezoning back to original, this would be Council's decision.
- Aron Driedger commented that there are fees for that.
- Councillor J. Driedger asked administration what the cost is to owner now to rezone, etc.
- Simon Driedger asked if the County would get more taxes by doing this, what is the advantage? The CAO replied that the land is assessed on use.
- Simon Driedger suggested that only the area near the Mustus Energy site be designated as industrial. The Reeve replied that he should submit that a s suggestion.
- Aron Driedger stated that he was told that the main reason for this was because the road was getting paved and there was government funding. The Reeve replied that we did not receive government funding for the pavement.
- Aron Driedger suggested that the area on seven mile

stretch be used. Administration replied that there would be concerns from Alberta Transportation.

- Margaret Buhler asked what do you want us to do now? If we can't build, we can't start farming. We wanted to subdivide the land and sell an acreage to help us build a road. We have high payments and many others are in the same situation.
- A comment was made that this is more work than one person wanting an industrial zoning. If anyone wants commercial property let them apply. The Reeve replied that we want to keep industrial in one pocket.
- Councillor Jorgensen commented that we understand their comments. Discussion was held on how to fund the paving of the Connector, the area was identified as an industrial heartland and needed pavement. There are places in the province with scattered residences among farmland, we need to plan the future.
- Simon Driedger stated that families of 12 – 18 need farm sites. Farm quarters should be split in 40 acre splits so they can have farm sites and share the land.
- Councillor Jorgensen responded that there are just as many people who look at it differently, there are two sides.
- The CAO reiterated that according to the motion made in July, the landowner concerns would be considered and accommodated at the Land Use Bylaw amendment stage.
- James Friesen asked if you can build a house in the Light Industrial area then what about the General Industrial area? He bought land six years ago in the GI area and needs to be able to get around that.
- Byron Peters replied that the GI area has more noise, etc. The overall goal is to direct industry with a plan. We do not want to play favoritism with industry partners. The proposed area is less than 1% of our agricultural area. We understand the agricultural community however we need to diversify and get industry.
- Councillor Wardley commented that Council started to decide on paving the 88 Connector in 2010 and have been working on the rural waterline. These have been discussed at annual ratepayer meetings. We don't have an area to direct industry and Mustus Energy was key. The Regional Economic Development Initiative completed a study on a Bio Industrial Park, the 88 Connector area was identified and those owners were

talked to. The 88 Connector area was identified by Council as a prime location for industry and not just around High Level. Every other municipality has areas identified.

- Simon Driedger stated that this should have been addressed when the land was sold. This is our land – get off.
- Aron Driedger stated that if you are forcing us then no one will sell their land for industry purposes.
- Councillor Wardley stated that a logging company in a Light Industrial area is in contravention of the Land Use Bylaw.
- Simon Driedger stated that nobody is looking for commercial land.
- Aron Driedger stated that we are here to stop this.
- Reeve Neufeld replied that they are here to listen.
- Aron Driedger stated that at the last meeting you were also there to listen and lot of these Councillors were not there. Everyone was against it. Some people didn't know it was a public meeting.
- Byron Peters stated that all landowners received a letter.
- Aron Driedger stated that at the open house it seemed like Council's decision was already made. Reeve Neufeld replied that you are accusing us on no grounds. After this public hearing is when the decision will be made. We have not voted yet.
- James Friesen stated that we were asked to give comments at the open houses and none have been incorporated and this is a big concern. Byron Peters responded that page 85 of the ASP shows what comments were included.
- Simon Driedger asked why we can't move the decision. The Reeve replied that we have to wait until the public hearing is closed.
- Simon Driedger also asked about having a recorded vote. The Reeve replied that a Councillor has to request a recorded vote.
- Councillor Wardley asked if the residents would be okay with the inclusion of a mixed use in the ASP. Simon Driedger said no, use the Mustus area only.
- Aron Driedger stated that if industry comes in people would be willing to sell. Don't put a chain on us.
- Councillor Wardley asked how are you limited? You are still able to farm.

- Aron Driedger replied that the land he purchased was not to farm, it is a slough. Can my son build in five years?
- Councillor Wardley stated that when industry wants to move in they have to deal with all the issues surrounding it. People would move knowing that there could be industry there.
- Simon Driedger stated that they have no problems with a few quarters being set aside. It should be the owners choice not Councils.
- The CAO stated that this is no different than hamlet planning. Residential, commercial, and industrial areas are identified and consultation occurs. We are being proactive. We want to welcome economic development by identifying those areas. We can proceed in general and accommodate individual concerns.
- Simon Driedger stated that they are scared and no one wants it except Council.
- Councillor J. Driedger commented regarding main street in La Crete – where would we move Knelsen or UFA, etc.? We can't have everything on main street. We are trying to work together.
- Reeve Neufeld asked if it was everyone present's request for more public input (ie. six months).
- Councillor J. Driedger stated that three months should be lots.
- Councillor Jorgensen commented that we will see an increase in development permits within that six months.
- Byron Peters commented that the proposed Land Use Bylaw amendments should receive final reading in December 2013.
- Aron Driedger stated that Margaret Buhler did not get an answer.
- Margaret Buhler asked what are we supposed to do now. We can't live there or move there. Isn't there more government land that will be sold?
- Councillor Jorgensen stated that we know your concerns. For five years we were working on these land sales. We even looked at buying land and doing our own sales but it was too costly. If the government would be prepared it would reduce the cost.
- Aron Driedger asked if she can sell an acreage.
- The CAO responded that she could still build a house on the quarter but not subdivide it.
- Henry Krahn asked about the development permits that

were submitted already in this area.

- The Reeve replied that they will be dealt with a today's meeting.

Reeve Neufeld closed the public hearing for Bylaw 897-13 at 2:15 p.m.

Reeve Neufeld recessed the meeting at 2:15 p.m. and reconvened the meeting at 2:37 p.m.

MOTION 13-09-631

MOVED by Councillor Wardley

That second reading be given to Bylaw 897-13 being the Connector Industrial Area Structure Plan.

Councillor Braun requested a recorded vote.

In Favor

Councillor Flett
Councillor Wardley
Councillor Bateman
Councillor Jorgensen

Opposed

Councillor Derksen
Councillor J. Driedger
Councillor Braun
Reeve Neufeld

DEFEATED

TENDERS:

6. a) Water & Sewer Extension on 43rd Avenue, Fort Vermilion

MOTION 13-09-632

MOVED by Councillor J. Driedger

That the tender for the Water and Sewer Extension on 43rd Avenue in Fort Vermilion be opened.

CARRIED

Tenders Received

Northern Road Builders	\$468,825.00
Good Brothers Construction	\$220,500.00

MOTION 13-09-633

MOVED by Councillor Flett

That the tender for the Water and Sewer Extension on 43rd Avenue in Fort Vermilion be awarded to the lowest qualified tender.

CARRIED

PUBLIC HEARINGS:

7. c) Bylaw 899-13 Footner Lake Industrial Area Structure Plan

Reeve Neufeld called the public hearing for Bylaw 899-13 to order at 2:44 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 899-13 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Area Structure Plan. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on April 24, 2013.

Reeve Neufeld asked if Council has any questions of the proposed Area Structure Plan. A statement was made regarding people being aware of the zoning of the land when it goes for sale.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 899-13. No submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 899-13. No one was present to speak to the proposed bylaw.

Reeve Neufeld closed the public hearing for Bylaw 899-13 at 2:46 p.m.

MOTION 13-09-634

MOVED by Councillor Wardley

That second reading be given to Bylaw 899-13 being the Footner Lake Industrial Area Structure Plan.

CARRIED

MOTION 13-09-635

MOVED by Councillor Bateman

That third reading be given to Bylaw 899-13 being the Footner Lake Industrial Area Structure Plan.

CARRIED

PUBLIC HEARINGS:

7. d) Bylaw 914-13 Land Use Bylaw Amendment to add “Shop” to Urban Fringe “UF”

Reeve Neufeld called the public hearing for Bylaw 914-13 to order at 2:47 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 914-13 was properly advertised. Byron Peters, Director of Planning & Development, 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. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on August 12, 2013.

Reeve Neufeld asked if Council has any questions of the proposed Land Use Bylaw Amendment.

- Councillor Wardley asked a question regarding the definition of “shop” and regarding adjacent landowners being personally notified for discretionary uses.
- Shops are restricted in the Urban Fringe, should protect the Urban Fringe from industrial shops.
- Councillor Derksen stated that you can still refuse the permit.
- Councillor Wardley asked if a “Shop-Residential” definition could be created.
- Byron Peters stated that we run into this regularly where people want a hobby/toy garage. Conditions could be included in the Development Permit.
- Councillor Jorgensen stated that there is an issue with what the hobby shop becomes after it's approved.
- Discussed adding a definition for “Shop-Personal” into the Land Use Bylaw.
- Byron Peters also stated that they are required to advertise in the local newspaper and 99% of the time adjacent landowners are notified by letter.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 914-13. No submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 914-13. No one was present to speak to the proposed bylaw.

Reeve Neufeld closed the public hearing for Bylaw 914-13 at 3:00 p.m.

MOTION 13-09-636

MOVED by Councillor Jorgensen

That second reading be given to Bylaw 914-13, being a Land Use Bylaw amendment to add "Shops – **Personal**" to Urban Fringe "UF", Section 8.27 A of the Land Use Bylaw and that the Land Use Bylaw be amended to include a definition for "Shops – Personal".

CARRIED

MOTION 13-09-637

MOVED by Councillor Derksen

That third reading be given to Bylaw 914-13, being a Land Use Bylaw amendment to add "Shops - Personal" to Urban Fringe "UF, Section 8.27 A" of the Land Use Bylaw.

CARRIED

MOTION 13-09-638

MOVED by Councillor J. Driedger

That Development Permit 220-DP-13 on SW 16-106-13-W5M) in the name of David & Judith Unrah be approved with following conditions:

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

1. PRIOR TO ANY NEW CONSTRUCTION TAKING PLACE ON THE SUBJECT PROPERTY CONTACT THE DEVELOPMENT DEPARTMENT FOR A DEVELOPMENT PERMIT.
2. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
3. No construction or development is allowed on or in a right-

of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.

4. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
5. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

**PLANNING &
DEVELOPMENT:**

11. c) 221-DP-13 Cornelius Buhler (Yardsite Development in "A") (88 Connector Industrial Area)

MOTION 13-09-639

MOVED by Councillor Derksen

That Development Permit 221-DP-13 on NE 7-106-12-W5M in the name of Cornelius Buhler be approved with following conditions:

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

1. PRIOR TO ANY NEW CONSTRUCTION TAKING PLACE ON THE SUBJECT PROPERTY CONTACT THE DEVELOPMENT DEPARTMENT FOR A DEVELOPMENT PERMIT.
2. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
3. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.

4. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
5. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

**PLANNING &
DEVELOPMENT:**

11. d) 222-DP-13 Henry & Sarah Krahn (Manufactured Home – Single Wide in “A”) (88 Connector Industrial Area)

MOTION 13-09-640

MOVED by Councillor Braun

That Development Permit 222-DP-13 on Part of SE 16-106-13-W5M in the name of Henry & Sarah Krahn be approved with following conditions:

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

1. Minimum Building setbacks are:
 - a. 41.14 meters (135 feet), from Road Right of Way.
 - b. 15.2 meters (50 feet) from all other property lines.
2. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
3. The undercarriage of the Manufactured Home – Single Wide shall be screened from view by skirting or such other means satisfactory to the Development Authority.
4. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
5. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the basement and/or flooding of the basement, and/or any ancillary buildings.
6. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by

contacting the Operational Services Department of Mackenzie County at 780-928-3983. Access to be constructed at the developer's expense.

7. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
8. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.

CARRIED

**PLANNING &
DEVELOPMENT:**

11. e) 230-DP-13 Peter F. Thiessen (Garage-Attached in "A") (88 Connector Industrial Area)

MOTION 13-09-641

MOVED by Councillor J. Driedger

That Development Permit 230-DP-13 on NW 9-106-12-W5M in the name of Peter F. Thiessen be approved with following conditions:

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

1. Minimum Building setbacks are:
 - a) 41.14 meters (135 feet), from Road Right of Way.
 - b) 15.2 meters (50 feet) from all other property lines.
2. This garage is for residential purposes only and no commercial activity is permitted in this building or district.
3. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
4. No ancillary building erected/or moved onto the site shall be used as a dwelling.
5. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
6. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a

result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the basement and/or flooding of the basement, and/or any ancillary buildings.

7. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department of Mackenzie County at 780-928-3983. Access to be constructed at the developer's expense.
8. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
9. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.

CARRIED

MOTION 13-09-642

MOVED by Councillor Bateman

That Motion 13-01-022 made on January 15, 2013 be rescinded, which stated:

That all development applications for the areas identified along Highway 88 Connector, along Highway 88 and along Highway 35, as identified in Motion 13-01-019, Motion 13-01-020, and Motion 13-01-021, be deferred to Council for decision until the Area Structure Plans are completed.

CARRIED

**CORPORATE
SERVICES:**

12. a) Bylaw 917-13 Tax Penalty Bylaw

MOTION 13-09-643

MOVED by Councillor Wardley

That first reading be given to Bylaw 917-13 being the Tax Penalties Bylaw for Mackenzie County as amended.

Councillor Jorgensen requested a recorded vote.

In Favor
Councillor Derksen
Councillor Flett
Councillor J. Driedger
Councillor Wardley
Reeve Neufeld
Councillor Bateman
Councillor Braun

Opposed
Councillor Jorgensen

CARRIED

MOTION 13-09-644

MOVED by Councillor Braun

That second reading be given to Bylaw 917-13 being the Tax Penalties Bylaw for Mackenzie County.

CARRIED

MOTION 13-09-645

Requires Unanimous

MOVED by Councillor Derksen

That consideration be given to go to third reading of Bylaw 917-13 being the Tax Penalties Bylaw for Mackenzie County at this meeting.

DEFEATED

**CORPORATE
SERVICES:**

12. b) Write Off Penalties Levied July 3, 2013

MOTION 13-09-646

MOVED by Councillor Jorgensen

That property tax penalties totaling \$258.26 levied in July 2013 to the various tax rolls of Mr. Krahn be voided.

CARRIED

Reeve Neufeld recessed the meeting at 3:22 p.m. and reconvened the meeting at 3:41 p.m.

ADMINISTRATION:

13. a) Regional Housing Needs Assessment Study

MOTION 13-09-647

MOVED by Councillor Flett

That Mackenzie County participates in an application for the Regional Housing Needs Assessment Study project, to be

submitted in conjunction with the Towns of High Level and Rainbow Lake under the component of the Regional Collaboration Program, and further that Mackenzie County, the applicant, agrees to enter into a Conditional Grant Agreement, governing the purpose and use of the grant funds.

CARRIED

ADMINISTRATION:

13. b) Mackenzie Applied Research Association – Alberta Agriculture and Rural Development Grant Application

MOTION 13-09-648

Requires 2/3

MOVED by Councillor Jorgensen

That administration prepare an Offer to Purchase for selling the agricultural research equipment to Mackenzie Applied Research Association (MARA), subject to the equipment being reverted to the County for \$1.00 should MARA discontinue its operations.

CARRIED

MOTION 13-09-649

MOVED by Councillor Flett

That a Letter of Commitment to enter into a long-term lease agreement for all or a portion of the Fort Vermilion Research Station lands, as will be required by Mackenzie Applied Research Association for the continuation of agricultural research, be issued to Alberta Agriculture and Rural Development, subject to the County's acquisition of the lands from Agriculture Canada.

CARRIED

ADMINISTRATION:

13. c) AAMDC Survey – Maintenance and Service on Three-Digit (Secondary) Highways

MOTION 13-09-650

MOVED by Councillor Wardley

That administration be authorized to submit the AAMDC Survey on the Maintenance and Service on Three-Digit (Secondary) Highways on behalf of Council as discussed.

CARRIED

MOTION 13-09-651

MOVED by Councillor J. Driedger

That Council move in-camera at 4:03 p.m.

CARRIED

DELEGATION:

4. a) Nichols Applied Management – Regional Sustainability Study (Teleconference)

MOTION 13-09-652

MOVED by Councillor Bateman

That Council move out of camera at 4:29 p.m.

CARRIED

ADMINISTRATION:

13. d) Strategic Priorities Chart – September 2013 Update

MOTION 13-09-653

MOVED by Councillor Wardley

That the September 2013 Strategic Priorities Chart be approved as amended.

CARRIED

ADMINISTRATION:

13. e) Farm Credit Canada Vice-President Visit

MOTION 13-09-654

MOVED by Councillor Wardley

That Councillor Braun, Councillor J. Driedger, and Councillor Derksen be authorized to attend the Farm Credit Canada Vice-President Visit on September 11, 2013 in La Crete.

CARRIED

**INFORMATION/
CORRESPONDENCE:**

14. a) Information/Correspondence

MOTION 13-09-655

MOVED by Councillor Wardley

That a letter be sent to Alberta Environment & Sustainable Resource Development requesting the status of the diseased bison local advisory group.

CARRIED

MOTION 13-09-656

MOVED by Councillor J. Driedger

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

CARRIED

IN-CAMERA SESSION:

MOTION 13-09-657

MOVED by Councillor Jorgensen

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 4:47 p.m.

- 15. a) Legal
- 15. b) Labour
- 15. c) Land

CARRIED

Councillor Braun left the meeting at 4:59 p.m.

Councillor Jorgensen left the meeting at 5:28 p.m.

MOTION 13-09-658

MOVED by Councillor Wardley

That Council move out of camera at 5:43 p.m.

CARRIED

15. a) Legal – Regional Service Sharing Agreement

MOTION 13-09-659

MOVED by Councillor Wardley

That the regional service sharing agreement update be received for information.

CARRIED

15. a) Legal – Housing Amalgamation

MOTION 13-09-660

MOVED by Councillor Derksen

That the housing amalgamation update be received for information.

CARRIED

15. a) Legal – Highway 88 Connector

MOTION 13-09-661

MOVED by Councillor J. Driedger

That administration be authorized to negotiate as discussed regarding the Highway 88 Connector Phase I project bonuses and penalties.

CARRIED

15. a) Legal – Water Supply Agreement (Ainsworth)

MOTION 13-09-662

MOVED by Councillor Wardley

That administration proceed with establishing the Water Supply Agreement with Ainsworth/Louisiana Pacific as discussed and that it be in place prior to commencement of the High Level Rural (South) Water Line construction.

CARRIED

15. b) Labour

15. c) Land

NOTICE OF MOTION

16. Notices of Motion

**NEXT MEETING
DATE:**

17. a) Regular Council Meeting
Tuesday, September 24, 2013
11:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT:

18. a) Adjournment

MOTION 13-09-663

MOVED by Councillor Flett

That the council meeting be adjourned at 5:45 p.m.

CARRIED

These minutes will be presented to Council for approval on September 24, 2013.

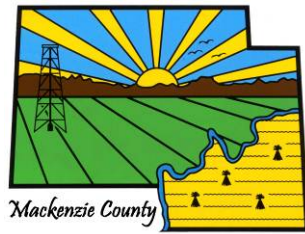
Bill Neufeld

Joulia Whittleton

Reeve

Chief Administrative Officer

UNAPPROVED



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	DELEGATION S/Sgt. Jeff Simpson, Fort Vermilion RCMP

BACKGROUND / PROPOSAL:

S/Sgt. Jeff Simpson will be present to discuss the year to date statistics for the Fort Vermilion Detachment.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

COMMUNICATION:

N/A

RECOMMENDED ACTION:

That the RCMP report by S/Sgt. Jeff Simpson be received for information.

Author: C. Gabriel **Reviewed by:** _____ **CAO** YW

Fort Vermilion Provincial Detachment
Statistical Comparison of August and Year to Date
Year 2012 - 2013

Friday, September 06, 2013

		2012		2013		% Change	
CATEGORY		Aug/12	YTD	Aug/13	YTD	August	YTD
1	Homicide	0	0	1	1	100.0%	100.0%
2	Offences Related to Death	0	1	0	2	0.0%	100.0%
3	Robbery	2	2	0	0	-100.0%	-100.0%
4	Sexual Assaults	3	14	1	4	-66.7%	-71.4%
5	Other Sexual Offences	1	11	0	0	-100.0%	-100.0%
6	Assault	24	101	12	74	-50.0%	-26.7%
7	Kidnapping/Hostage/Abduction	2	5	1	1	-50.0%	-80.0%
8	Extortion	0	0	0	0	0.0%	0.0%
9	Criminal Harassment	0	15	0	6	0.0%	-60.0%
10	Uttering Threats	9	33	4	20	-55.6%	-39.4%
11	Other Persons	0	0	0	1	0.0%	100.0%
TOTAL PERSONS		41	182	19	109	-53.7%	-40.1%
12	Break & Enter	6	24	4	24	-33.3%	0.0%
13	Theft of Motor Vehicle	2	11	1	15	-50.0%	36.4%
14	Theft Over	0	2	2	3	200.0%	50.0%
15	Theft Under	7	39	2	27	-71.4%	-30.8%
16	Possn Stn Goods	1	7	0	2	-100.0%	-71.4%
17	Fraud	3	25	0	8	-100.0%	-68.0%
18	Arson	0	5	0	0	0.0%	-100.0%
19	Mischief To Property	18	158	15	119	-16.7%	-24.7%
TOTAL PROPERTY		37	271	24	198	-35.1%	-26.9%
20	Offensive Weapons	1	9	2	5	100.0%	-44.4%
21	Disturbing the peace	5	42	4	40	-20.0%	-4.8%
22	OTHER CRIMINAL CODE	25	92	11	78	-56.0%	-15.2%
TOTAL OTHER CRIMINAL CODE		32	144	17	123	-46.9%	-14.6%
TOTAL CRIMINAL CODE		110	597	60	430	-45.5%	-28.0%
23	Drug Enforcement - Production	0	0	0	0	0.0%	0.0%
24	Drug Enforcement - Possession	0	8	1	5	100.0%	-37.5%
25	Drug Enforcement - Trafficking	0	2	0	4	0.0%	100.0%
26	Drug Enforcement - Other	0	0	0	0	0.0%	0.0%
Total Drugs		0	10	1	9	100.0%	-10.0%
27	Federal - General	0	12	3	18	300.0%	50.0%
TOTAL FEDERAL		0	22	4	27	400.0%	22.7%
28	Liquor Act	7	21	2	20	-71.4%	-4.8%
29	Other Provincial Stats	8	92	9	68	12.5%	-26.1%
Total Provincial Stats		15	113	11	88	-26.7%	-22.1%
30	Municipal By-laws Traffic	0	4	0	2	0.0%	-50.0%
31	Municipal By-laws	0	4	2	11	200.0%	175.0%
Total Municipal		0	8	2	13	200.0%	62.5%
32	Fatals	0	0	0	0	0.0%	0.0%
33	Injury MVAS	3	8	4	10	33.3%	25.0%
34	Property Damage MVAS (Reportable)	12	94	11	108	-8.3%	14.9%
35	Property Damage MVAS (Non Reportable)	0	20	1	12	100.0%	-40.0%
TOTAL MVAS		15	122	16	130	6.7%	6.6%
36	Provincial Traffic	80	354	43	356	-46.3%	0.6%
37	Other Traffic	0	8	0	9	0.0%	12.5%
38	Criminal Code Traffic	9	43	7	57	-22.2%	32.6%
Common Police Activities		A	B	C	D	E	F
39	False Alarms	6	39	7	54	16.7%	38.5%
40	False/Abandoned 911 Call	1	37	13	119	1200.0%	221.6%
41	Prisoners Held	26	140	8	85	-69.2%	-39.3%
42	Written Traffic Warnings	6	27	2	11	-66.7%	-59.3%
43	Index Checks	21	528	45	507	114.3%	-4.0%
44	Fingerprints taken for Public	1	17	2	5	100.0%	-70.6%
45	Persons Reported Missing	1	6	0	5	-100.0%	-16.7%
46	Request to Locate	0	10	4	6	400.0%	-40.0%
47	Abandoned Vehicles	2	11	2	11	0.0%	0.0%
48	VSU Accepted	4	31	3	21	-25.0%	-32.3%
49	VSU Declined	18	125	11	52	-38.9%	-58.4%
50	VSU Requested but not Avail.	0	0	0	0	0.0%	0.0%
51	VSU Proactive Referral	1	22	8	22	700.0%	0.0%

Fort Vermilion Provincial Detachment
Statistical Comparison of August and Year to Date
Year 2012 - 2013

August Criminal Code Summary

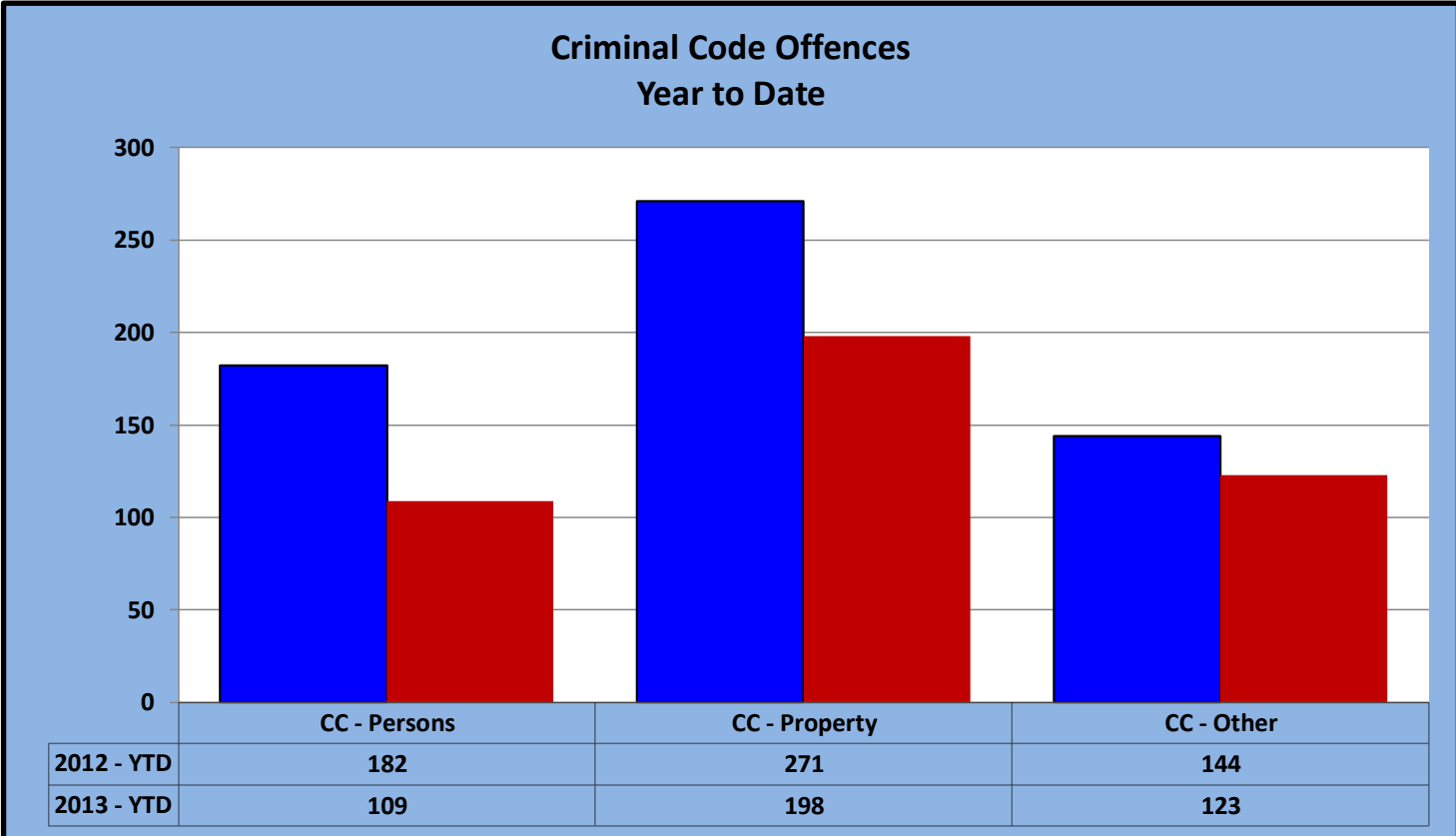
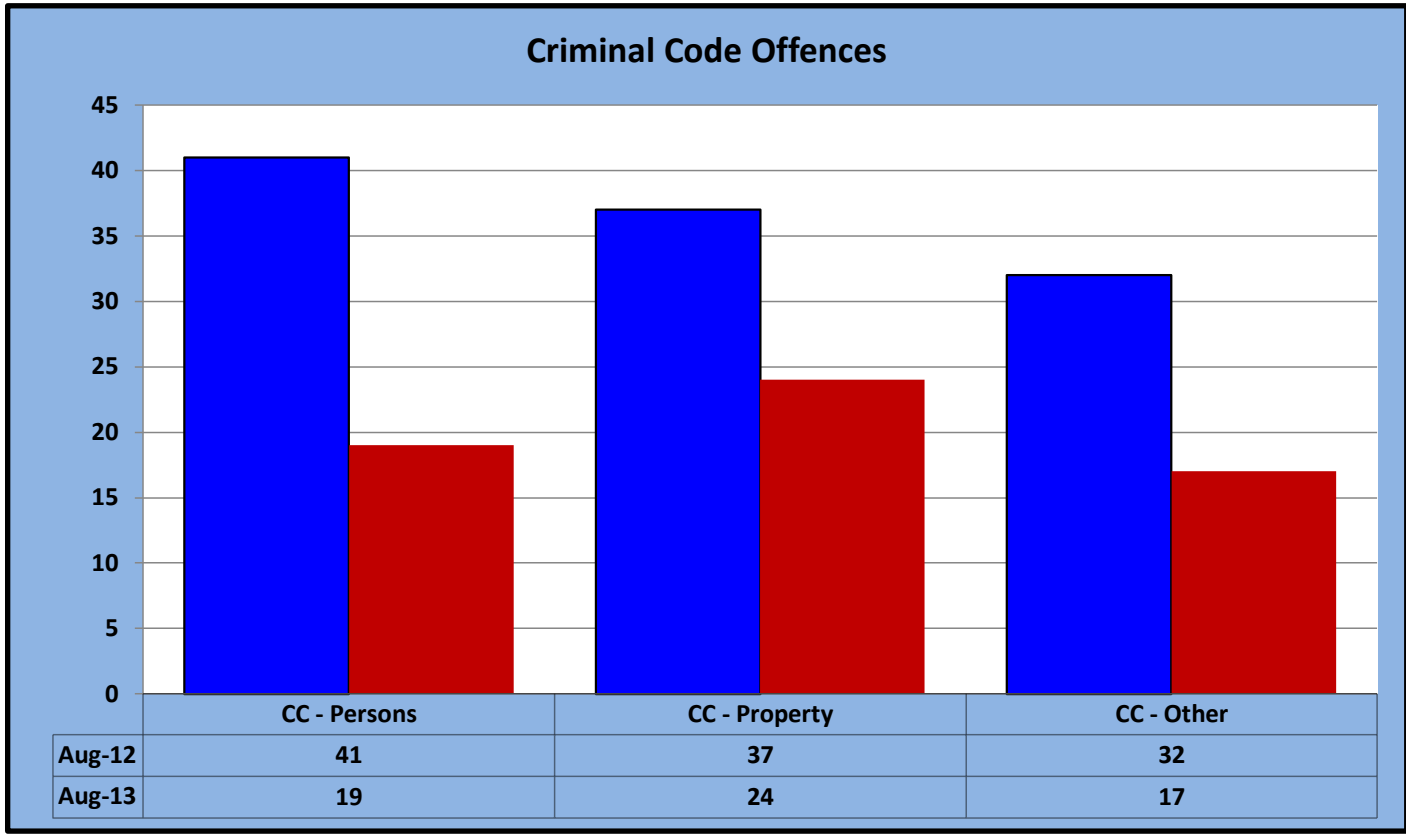
CATEGORY TOTALS	Aug-12	Aug-13	% Change
CC - Persons	41	19	-53.7%
CC - Property	37	24	-35.1%
CC - Other	32	17	-46.9%
TOTAL CRIMINAL CODE	110	60	-45.5%

CLEARANCE RATES	Aug-12	Aug-13
CC - Persons	93%	95%
CC - Property	59%	38%
CC - Other	84%	106%
TOTAL CRIMINAL CODE	79%	75%

YTD Criminal Code Summary

CATEGORY TOTALS	2012 - YTD	2013 - YTD	% Change
CC - Persons	182	109	-40.1%
CC - Property	271	198	-26.9%
CC - Other	144	123	-14.6%
TOTAL CRIMINAL CODE	597	430	-28.0%

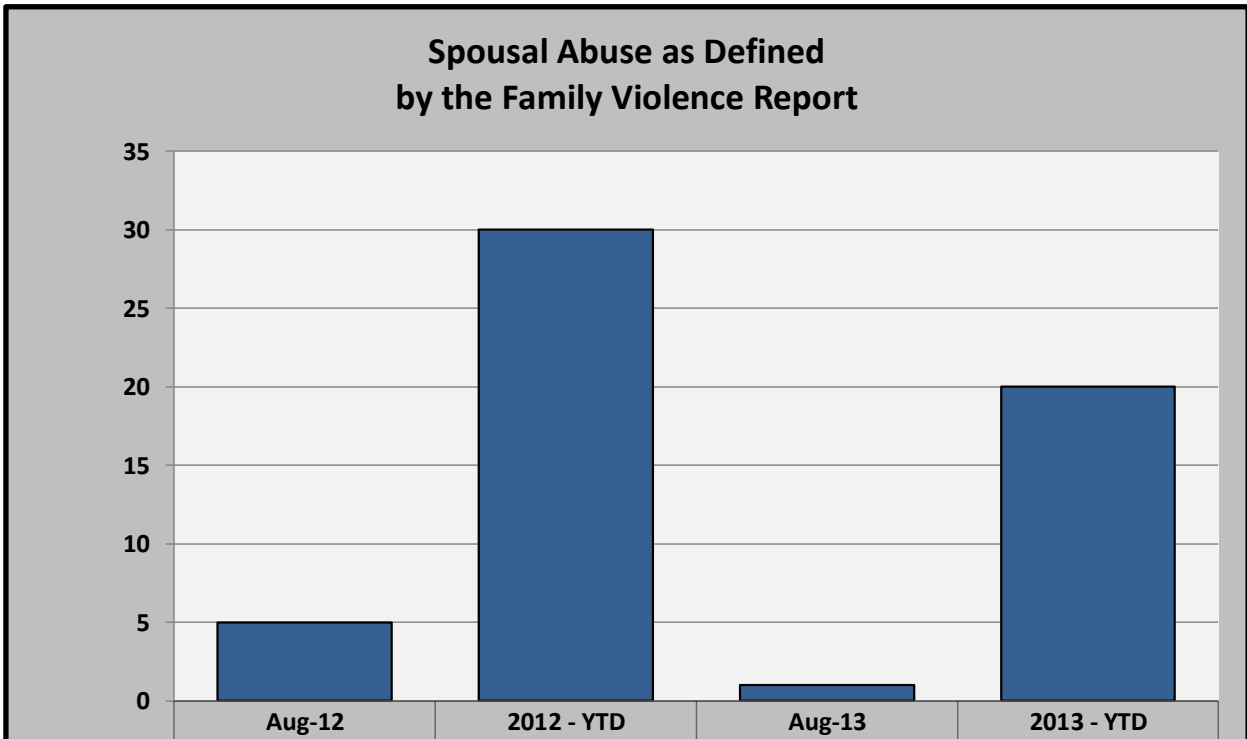
CLEARANCE RATES	2012 - YTD	2013 - YTD
CC - Persons	86%	89%
CC - Property	59%	57%
CC - Other	85%	90%
TOTAL CRIMINAL CODE	73%	75%



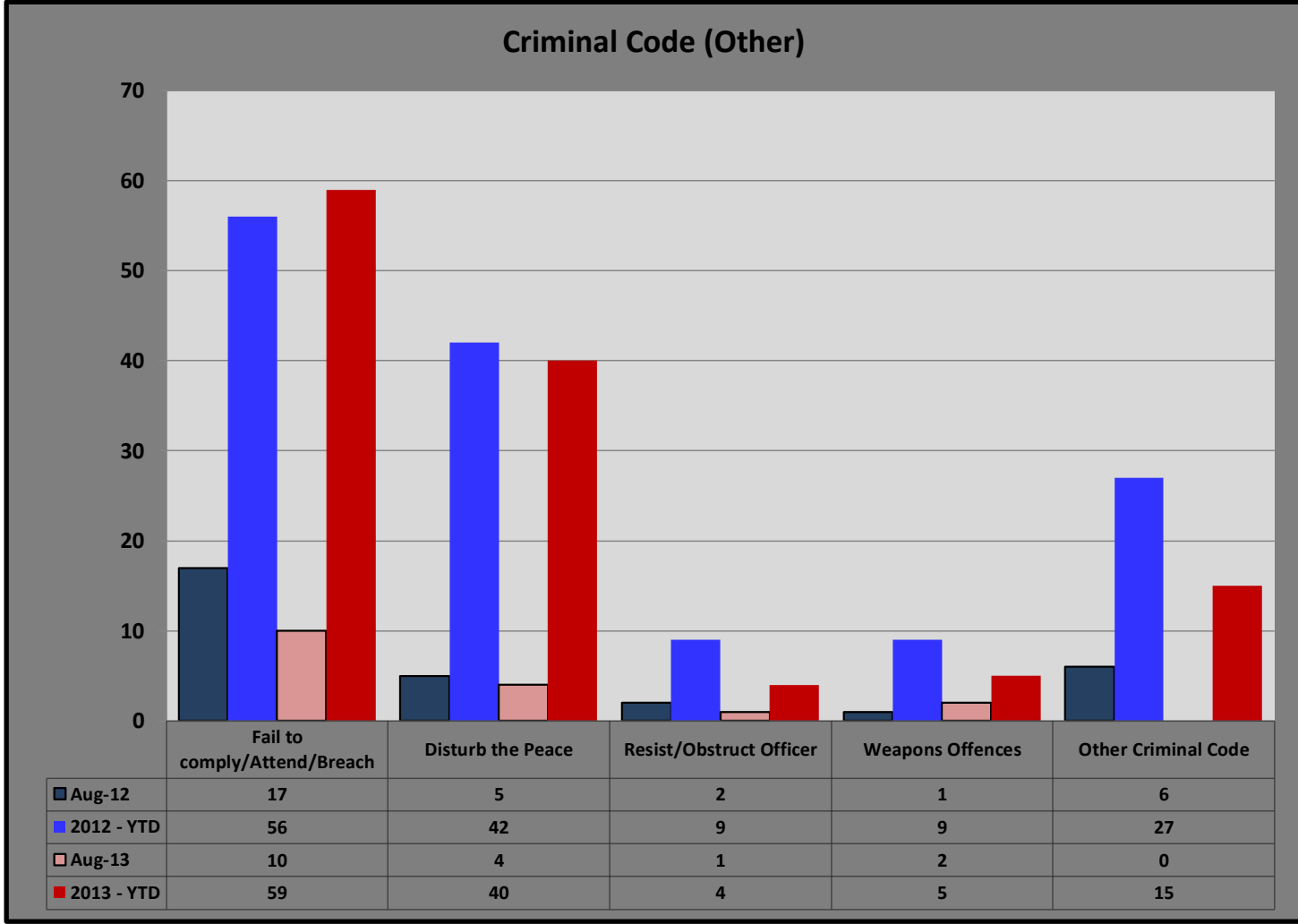
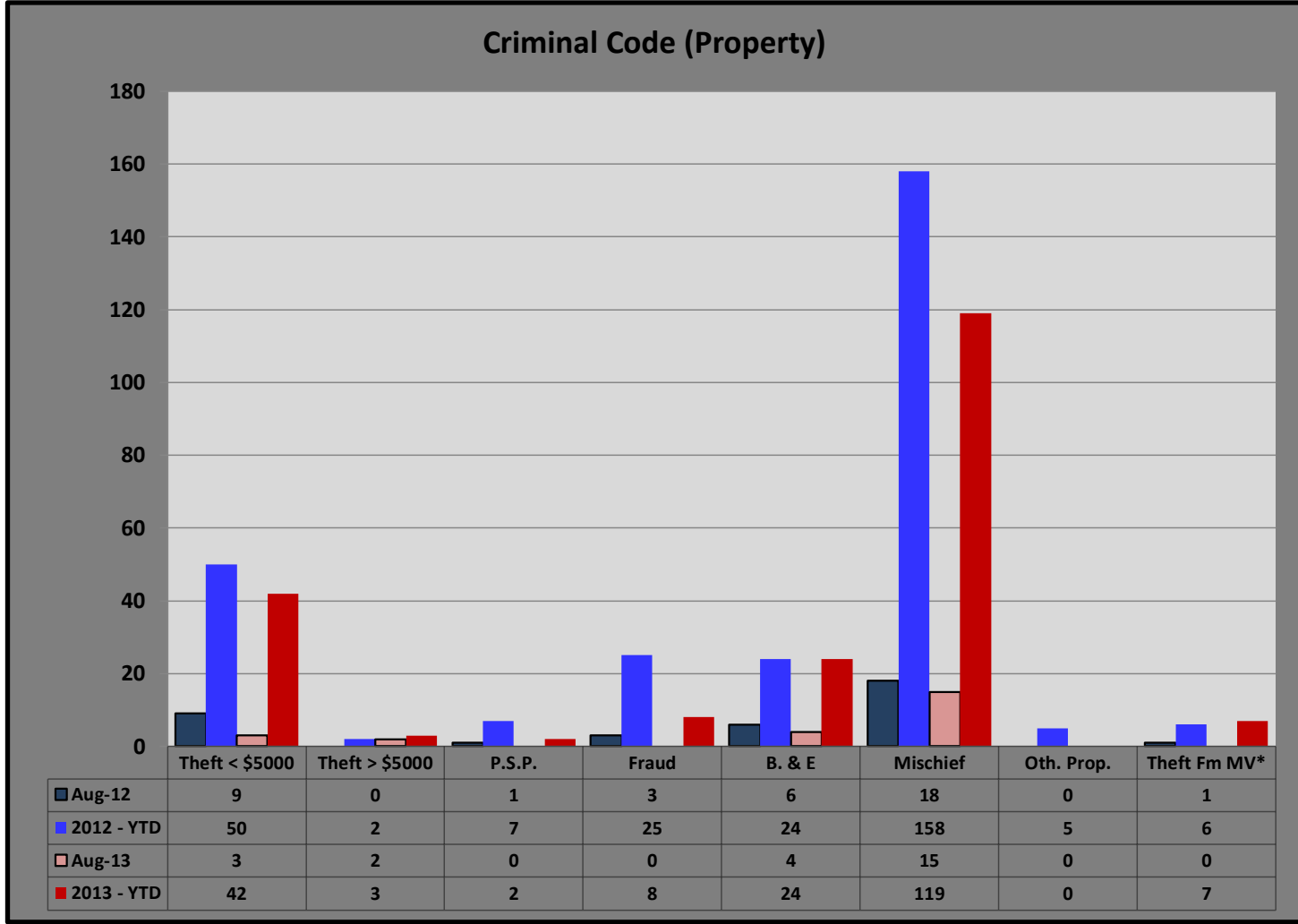
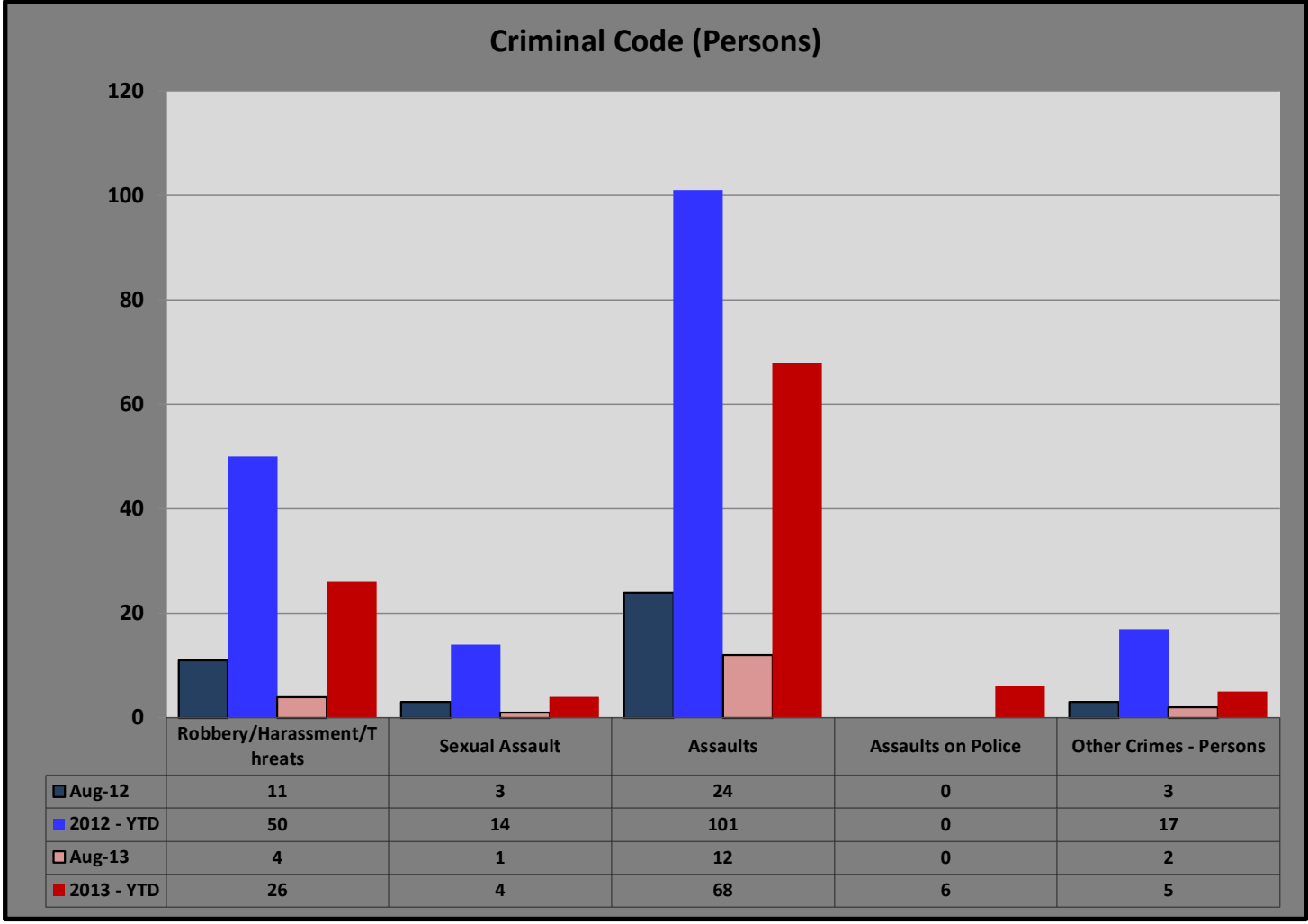
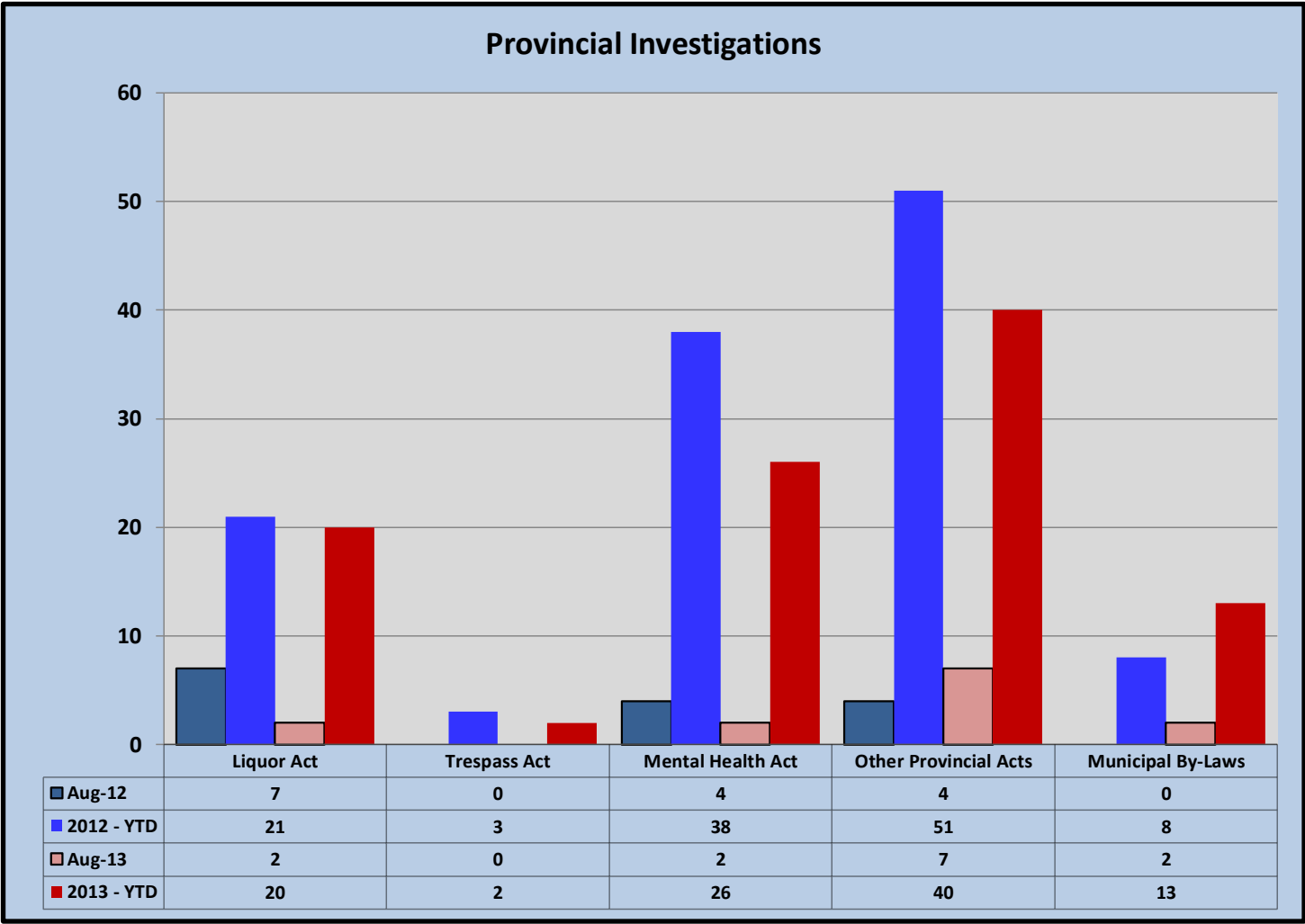
Domestic Violence Crime Data	Aug-13					
PROS Category	Reported	Unfounded	Actual	Cleared by Charge	Cleared Otherwise	Clearance Rate
Spousal Abuse - Party Charged (M or F)	2	0	2	2	0	100%
Spousal Abuse - No Charges	1	1	0	0	0	0%
Spousal Abuse - as defined by FVR	2	1	1	1	0	100%
EPO - Requested			0			
EPO - Issued			0			
EPO - Denied			0			

Domestic Violence Crime Data	2013 - YTD					
PROS Category	Reported	Unfounded	Actual	Cleared by Charge	Cleared Otherwise	Clearance Rate
Spousal Abuse - Party Charged (M or F)	17	0	17	16	1	100%
Spousal Abuse - No Charges	8	5	3	0	3	100%
Spousal Abuse - as defined by FVR	23	3	20	17	3	100%
EPO - Requested			0			
EPO - Issued			1			
EPO - Denied			0			

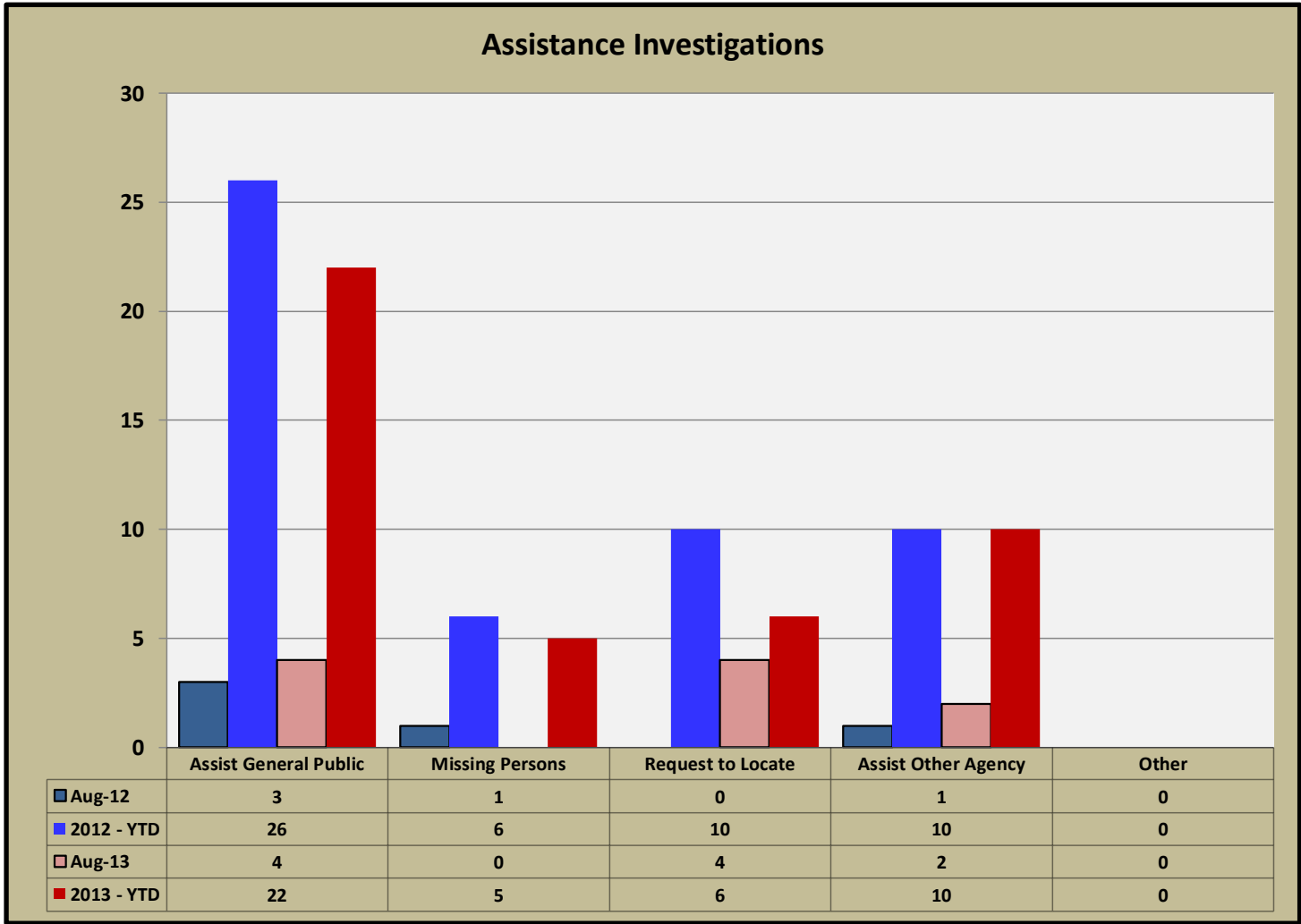
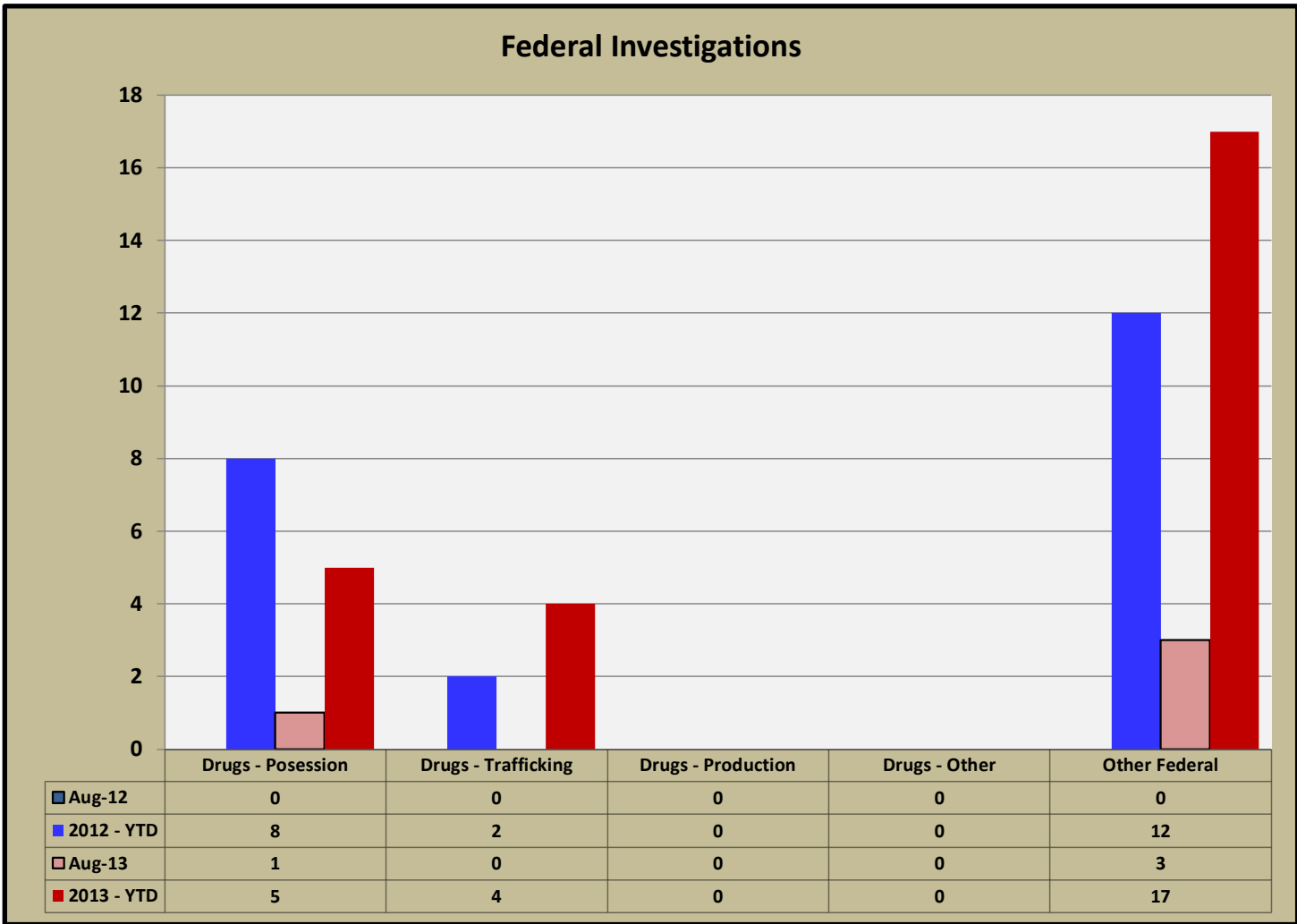
Spousal Abuse - as defined by The Family Violence Report	Aug-12	2012 - YTD	Aug-13	2013 - YTD
	5	30	1	20



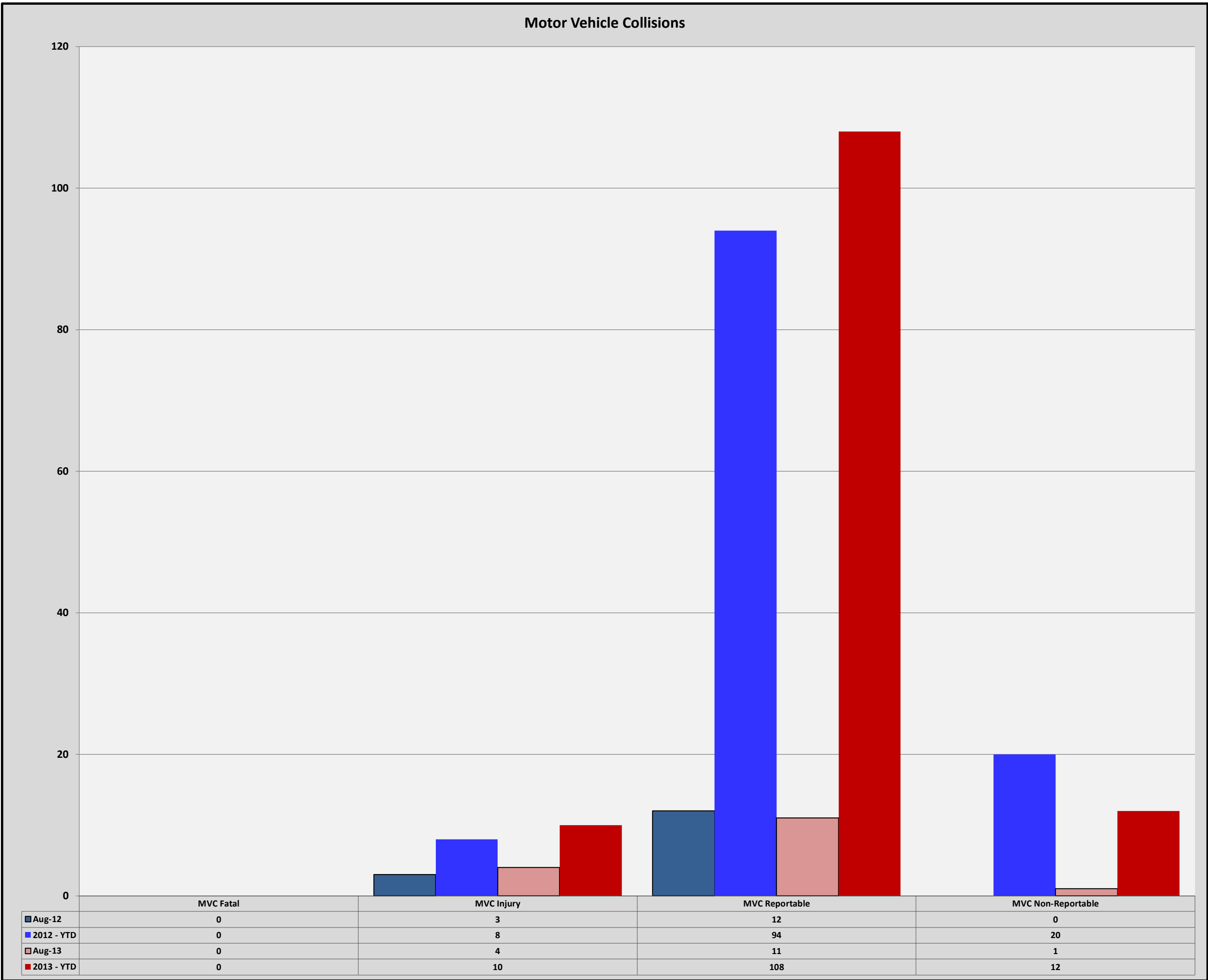
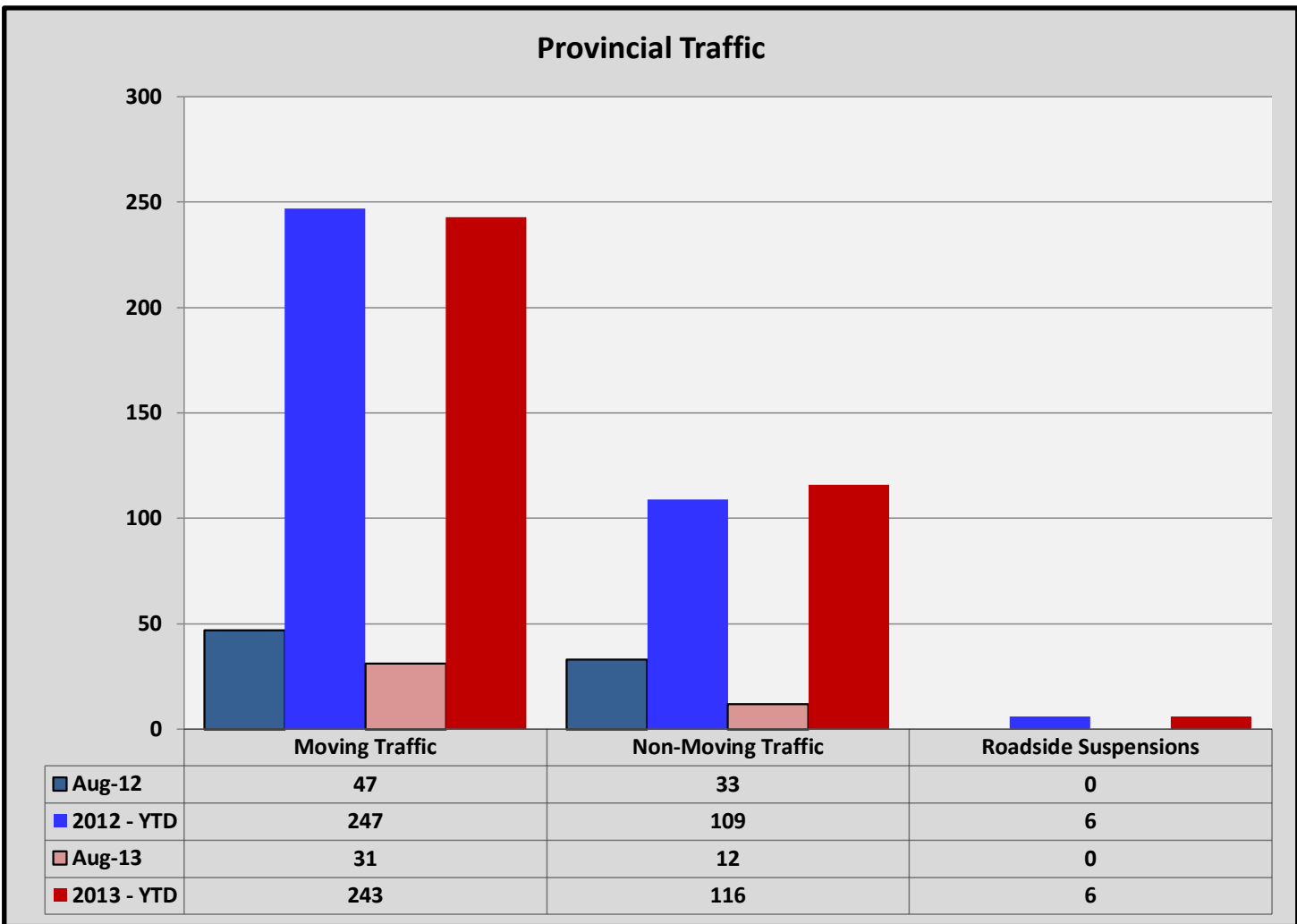
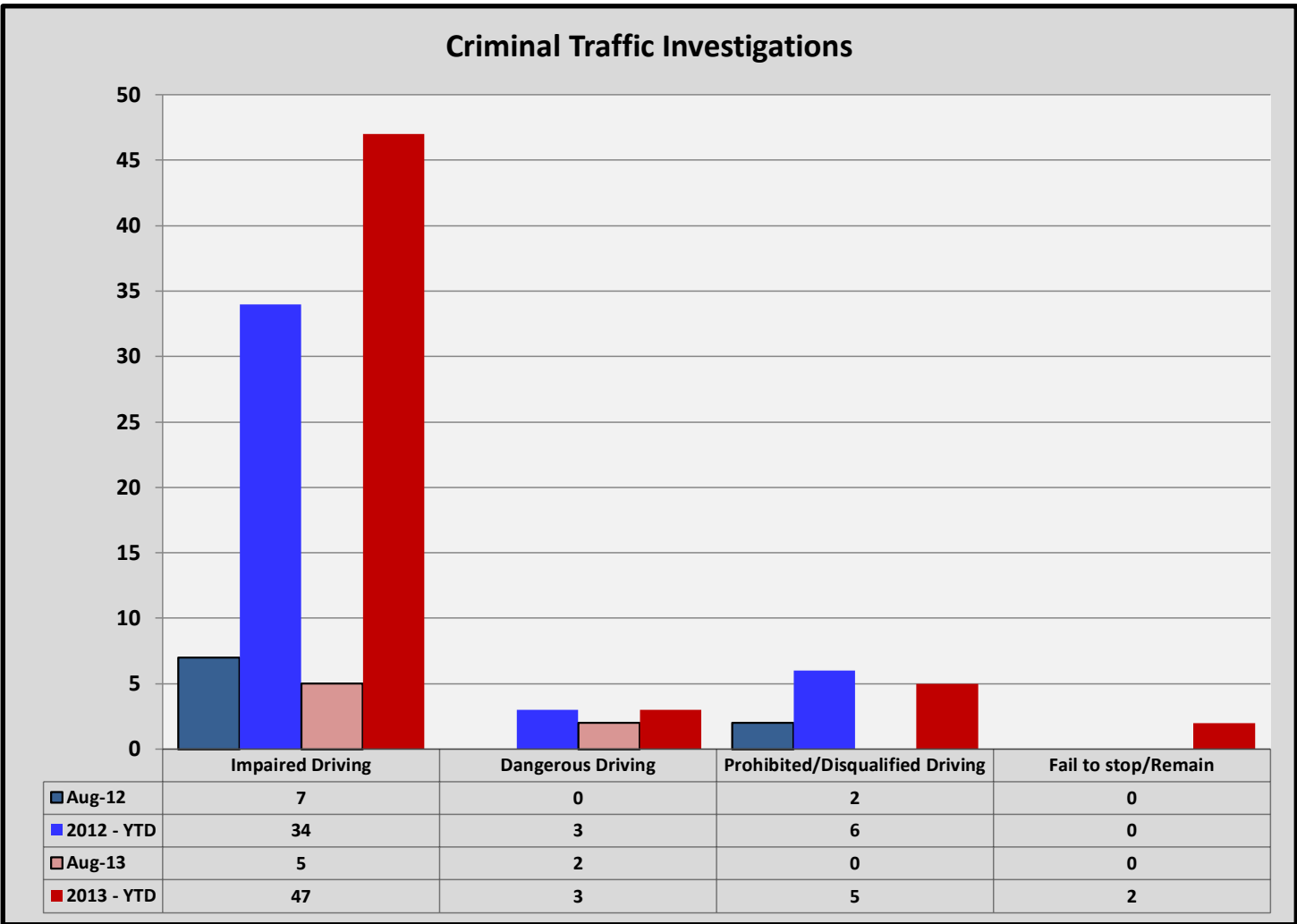
Fort Vermilion Provincial Detachment
Statistical Comparison of August and Year to Date
Year 2012 - 2013



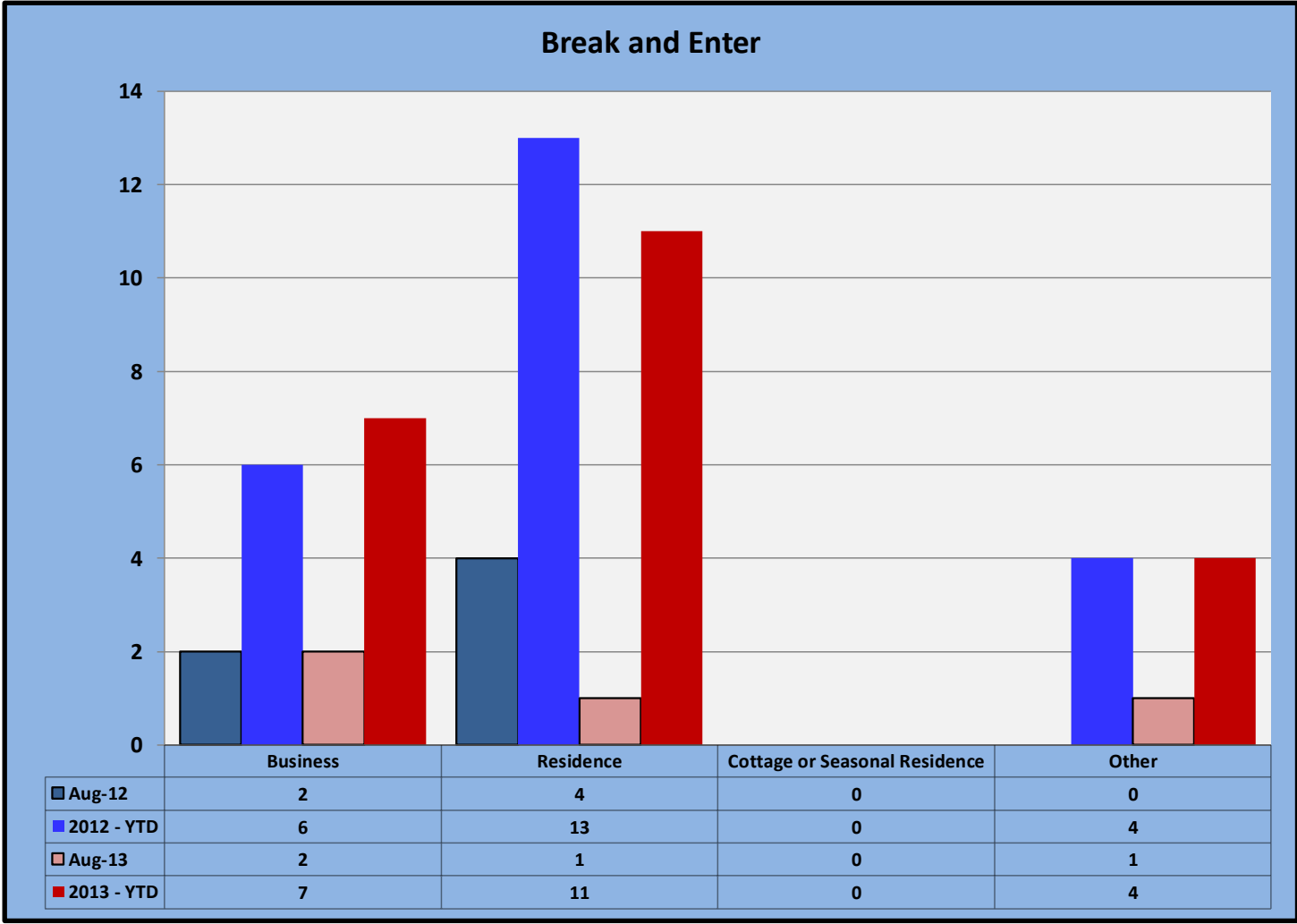
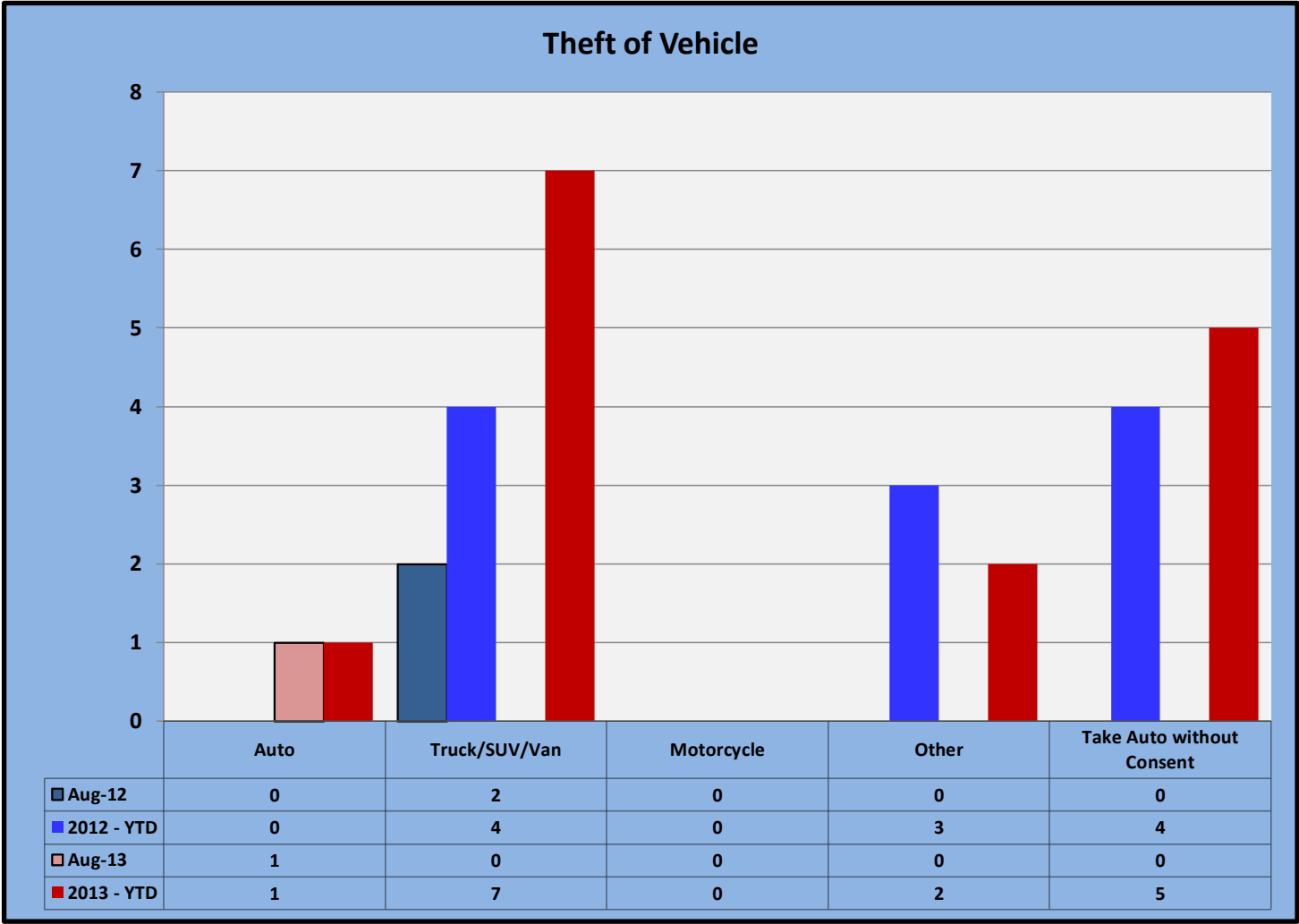
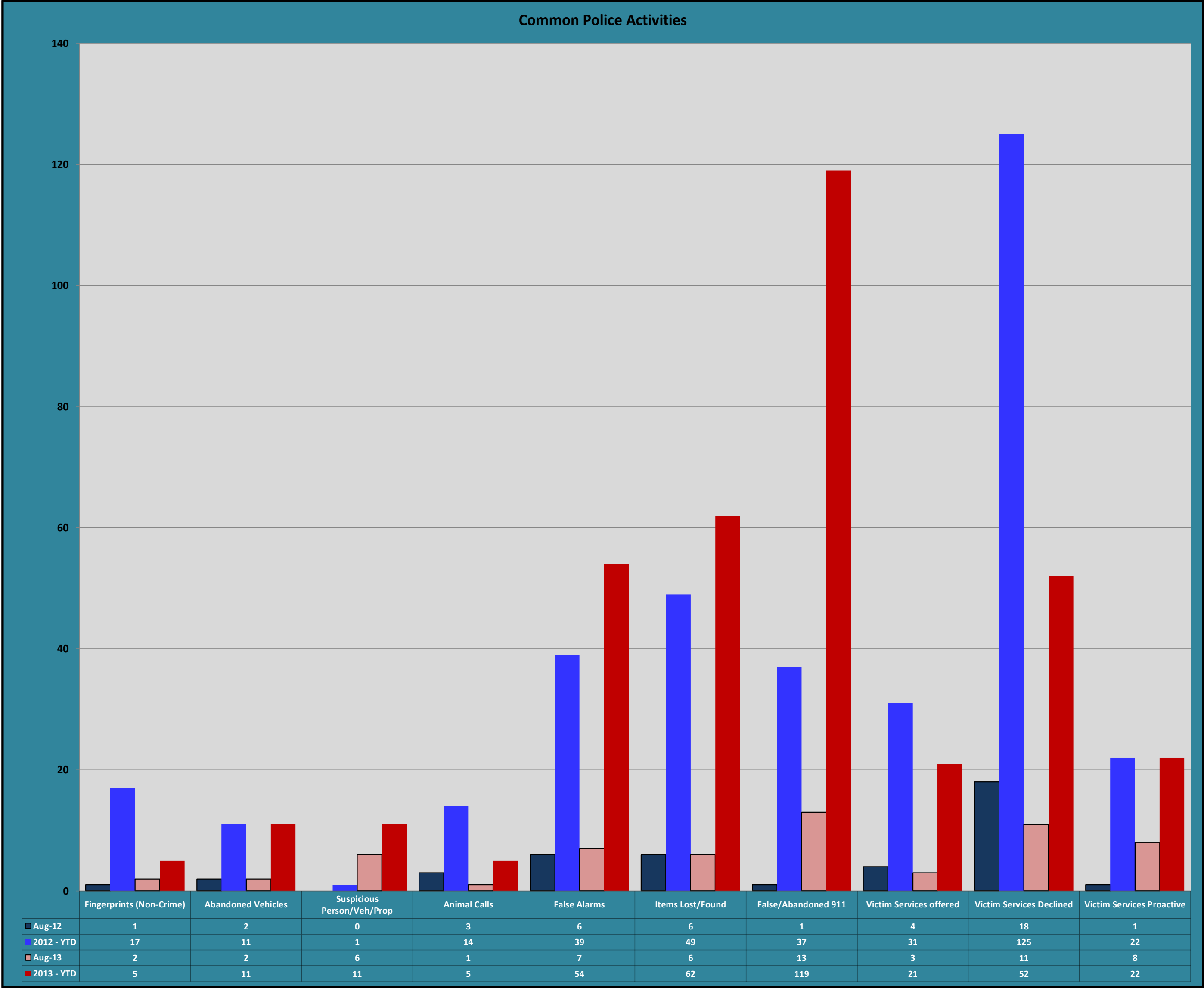
* This total also included in Theft Under \$5000.



Fort Vermilion Provincial Detachment
Statistical Comparison of August and Year to Date
Year 2012 - 2013



Fort Vermilion Provincial Detachment
Statistical Comparison of August and Year to Date
Year 2012 - 2013



LaCrete (MD23 LCR Only)
Statistical Comparison of August and Year to Date
Year 2012 - 2013

Thursday, September 05, 2013

CATEGORY	2012		2013		% Change	
	August - 2012	YTD	August - 2013	YTD	August	YTD
Homicide	0	0	0	0	0.0%	0.0%
Offences Related to Death	0	0	0	0	0.0%	0.0%
Robbery	0	0	0	0	0.0%	0.0%
Sexual Assaults	1	4	1	1	0.0%	-75.0%
Other Sexual Offences	0	3	0	0	0.0%	-100.0%
Assault	0	5	2	5	200.0%	0.0%
Kidnapping/Hostage/Abduction	1	1	1	1	0.0%	0.0%
Extortion	0	0	0	0	0.0%	0.0%
Criminal Harassment	0	2	0	0	0.0%	-100.0%
Uttering Threats	0	1	0	4	0.0%	300.0%
Other Persons	0	0	0	0	0.0%	0.0%
TOTAL PERSONS	2	16	4	11	100.0%	-31.3%
Break & Enter	2	6	1	8	-50.0%	33.3%
Theft of Motor Vehicle	0	3	0	6	0.0%	100.0%
Theft Over	0	1	0	1	0.0%	0.0%
Theft Under	4	19	1	9	-75.0%	-52.6%
Possn Stn Goods	0	3	0	0	0.0%	-100.0%
Fraud	0	14	0	5	0.0%	-64.3%
Arson	0	0	0	0	0.0%	0.0%
Mischief To Property	2	29	0	19	-100.0%	-34.5%
TOTAL PROPERTY	8	75	2	48	-75.0%	-36.0%
Offensive Weapons	0	3	0	0	0.0%	-100.0%
Disturbing the peace	0	4	0	5	0.0%	25.0%
OTHER CRIMINAL CODE	0	5	5	9	500.0%	80.0%
TOTAL OTHER CRIMINAL CODE	0	12	5	14	500.0%	16.7%
TOTAL CRIMINAL CODE	10	103	11	73	10.0%	-29.1%
Drug Enforcement - Production	0	0	0	0	0.0%	0.0%
Drug Enforcement - Possession	0	2	1	2	100.0%	0.0%
Drug Enforcement - Trafficking	0	1	0	2	0.0%	100.0%
Drug Enforcement - Other	0	0	0	0	0.0%	0.0%
Total Drugs	0	3	1	4	100.0%	33.3%
Federal - General	0	0	0	4	0.0%	400.0%
TOTAL FEDERAL	0	3	1	8	100.0%	166.7%
Liquor Act	1	3	0	5	-100.0%	66.7%
Other Provincial Stats	1	37	2	20	100.0%	-45.9%
Total Provincial Stats	2	40	2	25	0.0%	-37.5%
Municipal By-laws Traffic	0	4	0	1	0.0%	-75.0%
Municipal By-laws	0	3	2	6	200.0%	100.0%
Total Municipal	0	7	2	7	200.0%	0.0%
Fatals	0	0	0	0	0.0%	0.0%
Injury MVAS	0	1	1	3	100.0%	200.0%
Property Damage MVAS (Reportable)	2	29	2	47	0.0%	62.1%
Property Damage MVAS (Non Reportable)	0	9	1	4	100.0%	-55.6%
TOTAL MVAS	2	39	4	54	100.0%	38.5%
Provincial Traffic	44	218	13	204	-70.5%	-6.4%
Other Traffic	0	4	0	6	0.0%	50.0%
Criminal Code Traffic	1	9	3	12	200.0%	33.3%
Common Police Activities						
False Alarms	6	27	4	32	-33.3%	18.5%
False/Abandoned 911 Call	0	11	9	61	900.0%	454.5%
Prisoners Held	2	23	2	11	0.0%	-52.2%
Written Traffic Warnings	4	18	2	7	-50.0%	-61.1%
Index Checks	0	16	0	69	0.0%	331.3%
Fingerprints taken for Public	0	1	0	0	0.0%	-100.0%
Persons Reported Missing	0	2	0	3	0.0%	50.0%
Request to Locate	0	2	0	0	0.0%	-100.0%
Abandoned Vehicles	2	6	0	6	-100.0%	0.0%
VSU Accepted	0	4	0	2	0.0%	-50.0%
VSU Declined	1	15	0	7	-100.0%	-53.3%
VSU Requested but not Avail.	0	0	0	0	0.0%	0.0%
VSU Proactive Referral	0	3	2	7	200.0%	133.3%

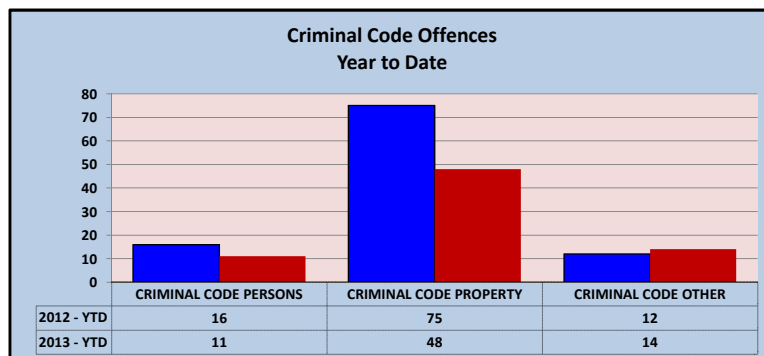
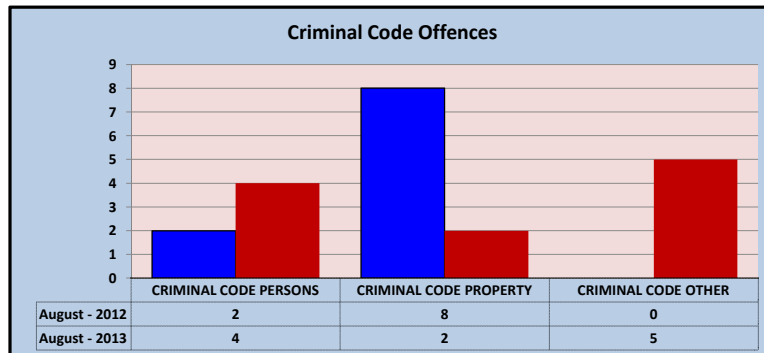
LaCrete (MD23 LCR Only)
Statistical Comparison of August and Year to Date
Year 2012 - 2013

CATEGORY TOTALS	August - 2012	August - 2013	% Change
CRIMINAL CODE PERSONS	2	4	100.0%
CRIMINAL CODE PROPERTY	8	2	-75.0%
CRIMINAL CODE OTHER	0	5	500.0%
TOTAL CRIMINAL CODE	10	11	10.0%

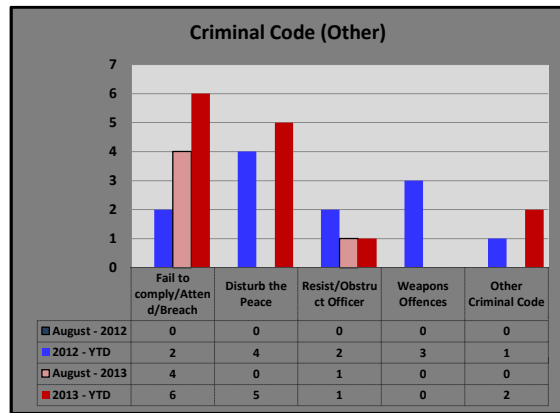
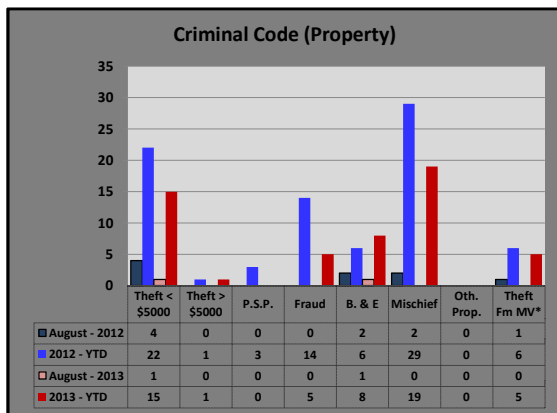
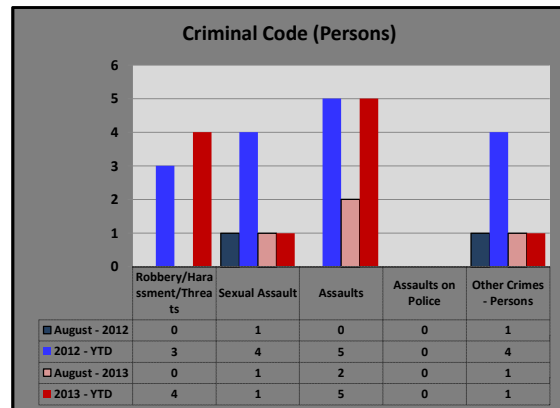
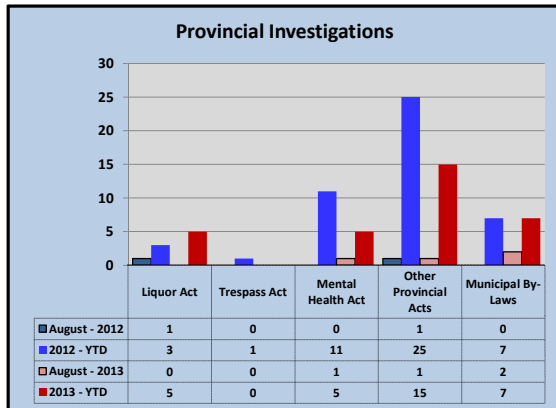
CATEGORY TOTALS	2012 - YTD	2013 - YTD	% Change
CRIMINAL CODE PERSONS	16	11	-31.3%
CRIMINAL CODE PROPERTY	75	48	-36.0%
CRIMINAL CODE OTHER	12	14	16.7%
TOTAL CRIMINAL CODE	103	73	-29.1%

CLEARANCE RATES	August - 2012	August - 2013
CRIMINAL CODE PERSONS	100%	100%
CRIMINAL CODE PROPERTY	50%	100%
CRIMINAL CODE OTHER	0%	100%
TOTAL CRIMINAL CODE	70%	100%

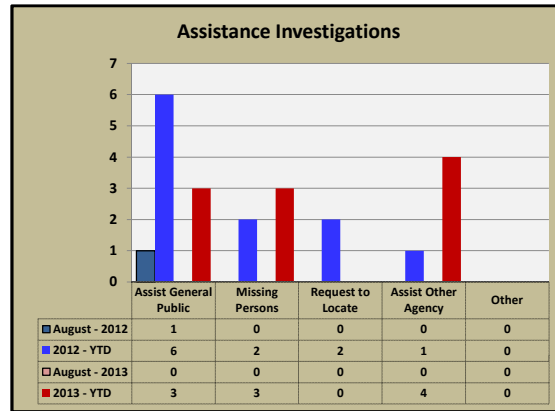
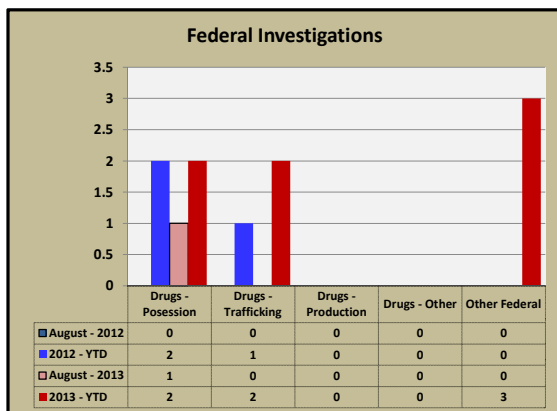
CLEARANCE RATES	2012 - YTD	2013 - YTD
CRIMINAL CODE PERSONS	75%	100%
CRIMINAL CODE PROPERTY	49%	23%
CRIMINAL CODE OTHER	75%	79%
TOTAL CRIMINAL CODE	56%	45%



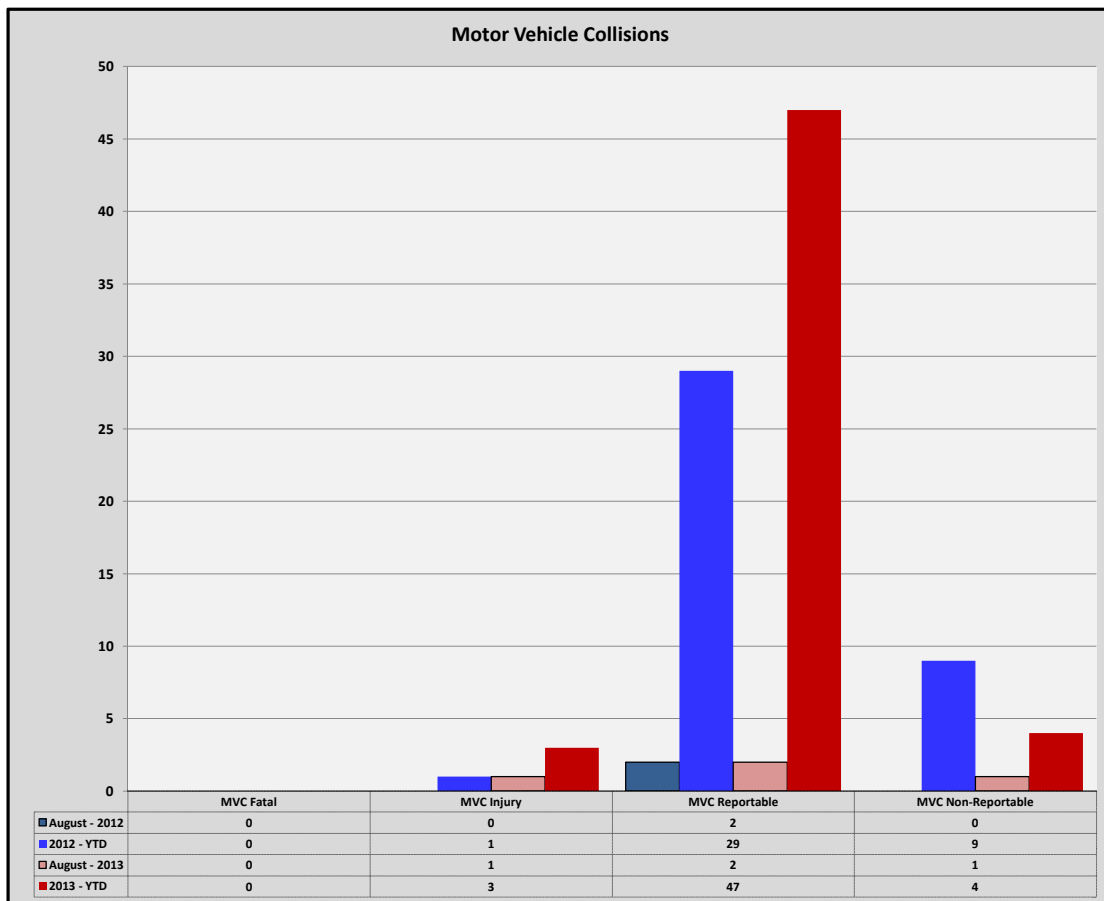
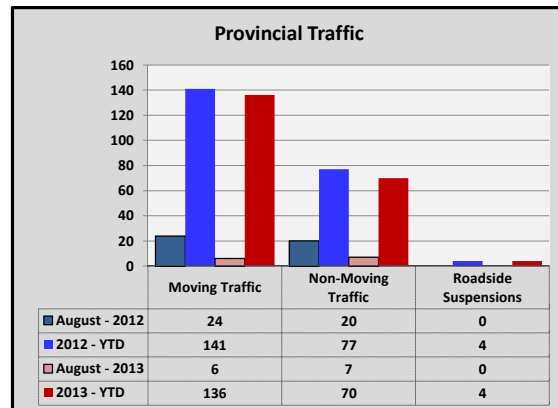
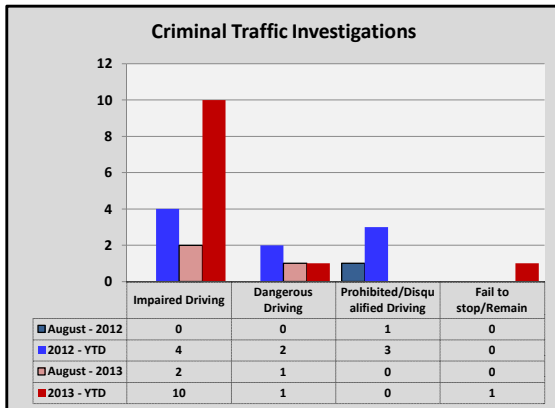
LaCrete (MD23 LCR Only)
Statistical Comparison of August and Year to Date
Year 2012 - 2013



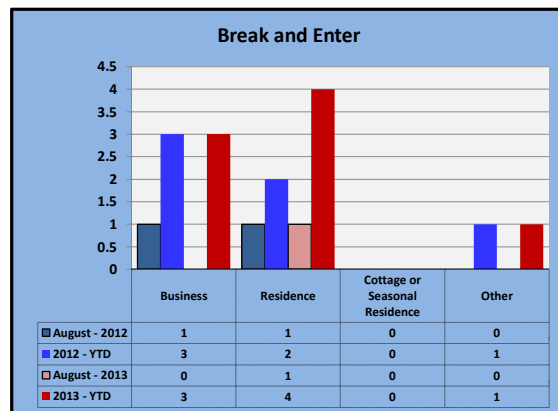
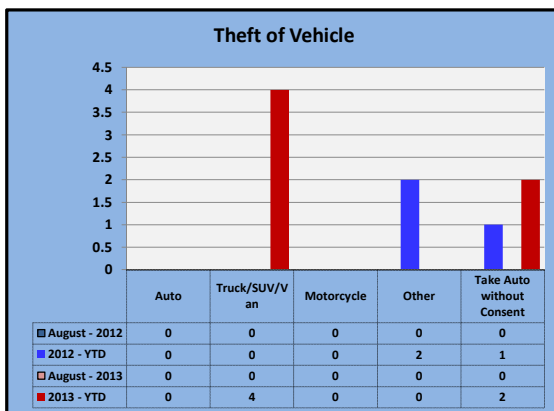
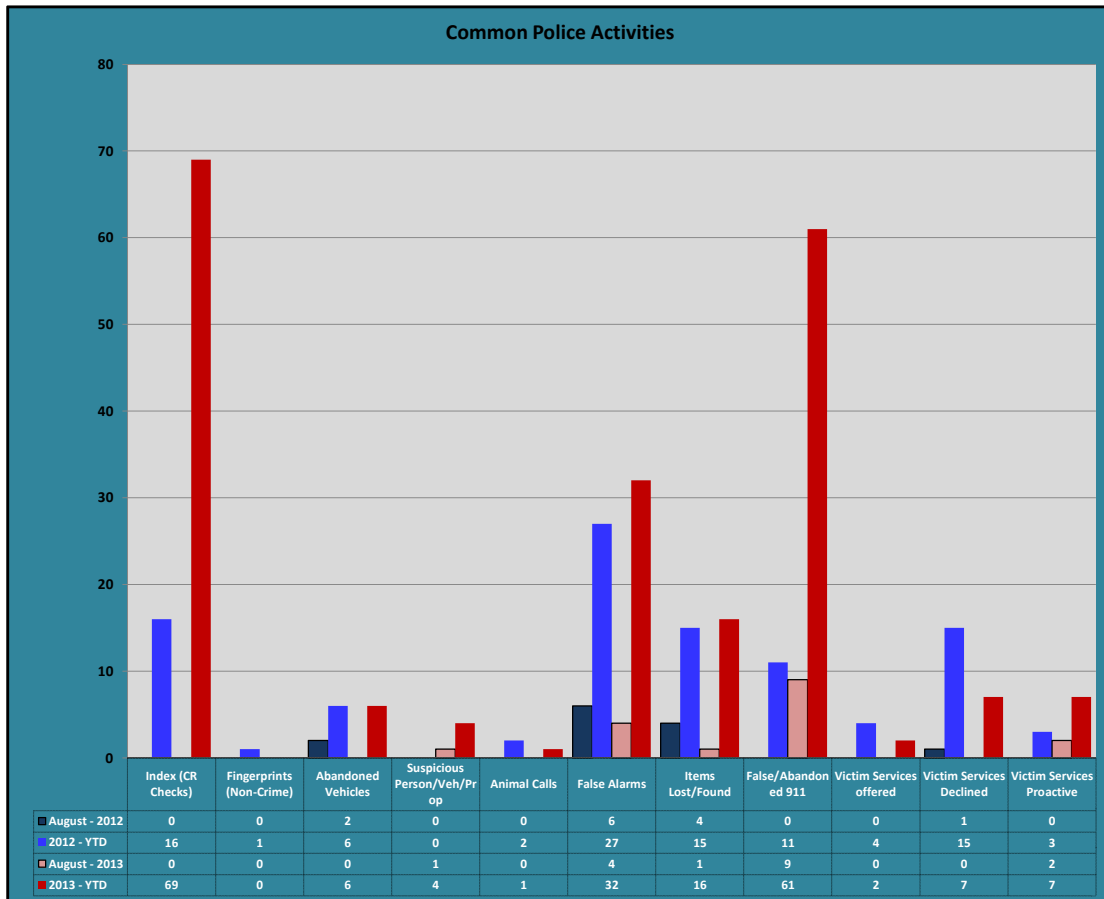
* This total also included in Theft Under \$5000.



LaCrete (MD23 LCR Only)
Statistical Comparison of August and Year to Date
Year 2012 - 2013



LaCrete (MD23 LCR Only)
Statistical Comparison of August and Year to Date
Year 2012 - 2013



McKenzie County (MD23 Only)
Statistical Comparison of August and Year to Date
Year 2012 - 2013

Thursday, September 05, 2013

CATEGORY	2012		2013		% Change	
	August - 2012	YTD	August - 2013	YTD	August	YTD
Homicide	0	0	0	0	0.0%	0.0%
Offences Related to Death	0	1	0	1	0.0%	0.0%
Robbery	2	2	0	0	-100.0%	-100.0%
Sexual Assaults	2	8	1	2	-50.0%	-75.0%
Other Sexual Offences	0	3	0	0	0.0%	-100.0%
Assault	6	26	10	49	66.7%	88.5%
Kidnapping/Hostage/Abduction	2	3	1	1	-50.0%	-66.7%
Extortion	0	0	0	0	0.0%	0.0%
Criminal Harassment	0	7	0	2	0.0%	-71.4%
Uttering Threats	2	12	4	14	100.0%	16.7%
Other Persons	0	0	0	0	0.0%	0.0%
TOTAL PERSONS	14	62	16	69	14.3%	11.3%
Break & Enter	3	12	4	20	33.3%	66.7%
Theft of Motor Vehicle	1	8	1	10	0.0%	25.0%
Theft Over	0	1	2	3	200.0%	200.0%
Theft Under	5	30	2	22	-60.0%	-26.7%
Possn Stn Goods	0	5	0	1	0.0%	-80.0%
Fraud	1	21	0	7	-100.0%	-66.7%
Arson	0	3	0	0	0.0%	-100.0%
Mischief To Property	5	66	12	76	140.0%	15.2%
TOTAL PROPERTY	15	146	21	139	40.0%	-4.8%
Offensive Weapons	0	8	1	4	100.0%	-50.0%
Disturbing the peace	1	21	3	31	200.0%	47.6%
OTHER CRIMINAL CODE	13	52	8	56	-38.5%	7.7%
TOTAL OTHER CRIMINAL CODE	15	82	12	91	-20.0%	11.0%
TOTAL CRIMINAL CODE	44	290	49	299	11.4%	3.1%
Drug Enforcement - Production	0	0	0	0	0.0%	0.0%
Drug Enforcement - Possession	0	6	1	5	100.0%	-16.7%
Drug Enforcement - Trafficking	0	1	0	4	0.0%	300.0%
Drug Enforcement - Other	0	0	0	0	0.0%	0.0%
Total Drugs	0	7	1	9	100.0%	28.6%
Federal - General	0	2	3	11	300.0%	450.0%
TOTAL FEDERAL	0	9	4	20	400.0%	122.2%
Liquor Act	5	15	2	15	-60.0%	0.0%
Other Provincial Stats	4	69	7	49	75.0%	-29.0%
Total Provincial Stats	9	84	9	64	0.0%	-23.8%
Municipal By-laws Traffic	0	4	0	1	0.0%	-75.0%
Municipal By-laws	0	4	2	11	200.0%	175.0%
Total Municipal	0	8	2	12	200.0%	50.0%
Fatals	0	0	0	0	0.0%	0.0%
Injury MVAS	3	7	2	8	-33.3%	14.3%
Property Damage MVAS (Reportable)	11	82	10	102	-9.1%	24.4%
Property Damage MVAS (Non Reportable)	0	17	1	11	100.0%	-35.3%
TOTAL MVAS	14	106	13	121	-7.1%	14.2%
Provincial Traffic	70	315	42	331	-40.0%	5.1%
Other Traffic	0	6	0	8	0.0%	33.3%
Criminal Code Traffic	7	21	6	43	-14.3%	104.8%
Common Police Activities						
False Alarms	6	36	5	49	-16.7%	36.1%
False/Abandoned 911 Call	0	19	13	103	1300.0%	442.1%
Prisoners Held	10	68	7	66	-30.0%	-2.9%
Written Traffic Warnings	4	24	2	11	-50.0%	-54.2%
Index Checks	21	527	45	506	114.3%	-4.0%
Fingerprints taken for Public	1	17	2	5	100.0%	-70.6%
Persons Reported Missing	0	2	0	4	0.0%	100.0%
Request to Locate	0	4	3	4	300.0%	0.0%
Abandoned Vehicles	2	8	2	11	0.0%	37.5%
VSU Accepted	2	12	2	13	0.0%	8.3%
VSU Declined	8	46	9	34	12.5%	-26.1%
VSU Requested but not Avail.	0	0	0	0	0.0%	0.0%
VSU Proactive Referral	0	5	6	16	600.0%	220.0%

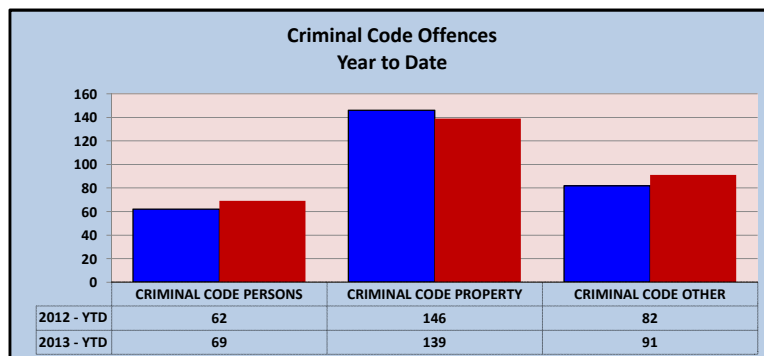
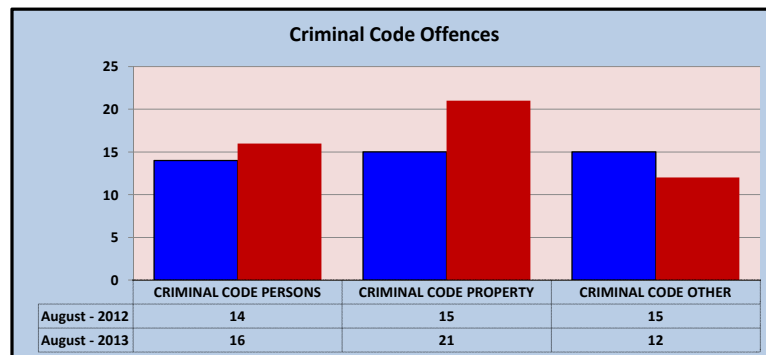
McKenzie County (MD23 Only)
Statistical Comparison of August and Year to Date
Year 2012 - 2013

CATEGORY TOTALS	August - 2012	August - 2013	% Change
CRIMINAL CODE PERSONS	14	16	14.3%
CRIMINAL CODE PROPERTY	15	21	40.0%
CRIMINAL CODE OTHER	15	12	-20.0%
TOTAL CRIMINAL CODE	44	49	11.4%

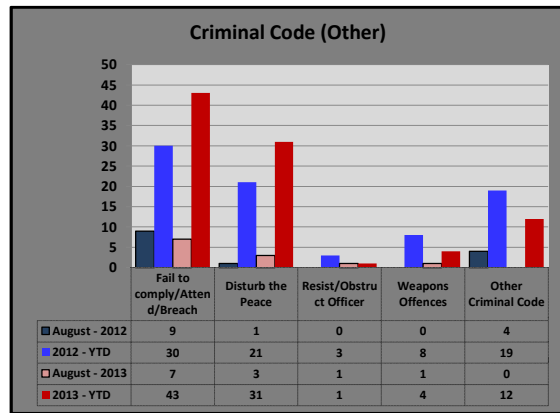
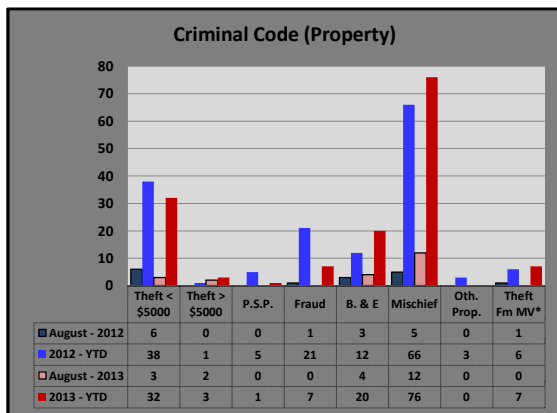
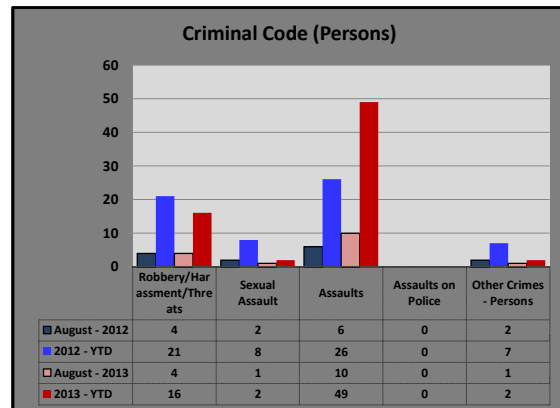
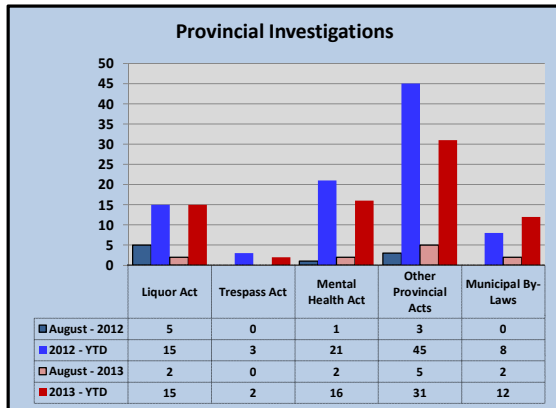
CATEGORY TOTALS	2012 - YTD	2013 - YTD	% Change
CRIMINAL CODE PERSONS	62	69	11.3%
CRIMINAL CODE PROPERTY	146	139	-4.8%
CRIMINAL CODE OTHER	82	91	11.0%
TOTAL CRIMINAL CODE	290	299	3.1%

CLEARANCE RATES	August - 2012	August - 2013
CRIMINAL CODE PERSONS	100%	88%
CRIMINAL CODE PROPERTY	47%	33%
CRIMINAL CODE OTHER	100%	117%
TOTAL CRIMINAL CODE	82%	71%

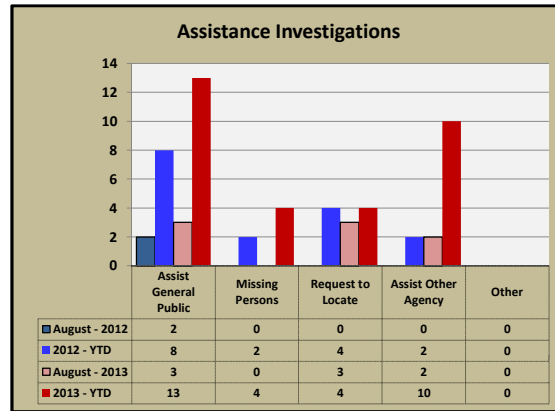
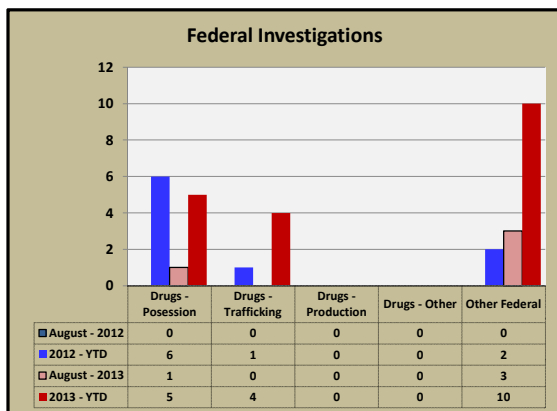
CLEARANCE RATES	2012 - YTD	2013 - YTD
CRIMINAL CODE PERSONS	82%	90%
CRIMINAL CODE PROPERTY	45%	46%
CRIMINAL CODE OTHER	89%	91%
TOTAL CRIMINAL CODE	66%	70%



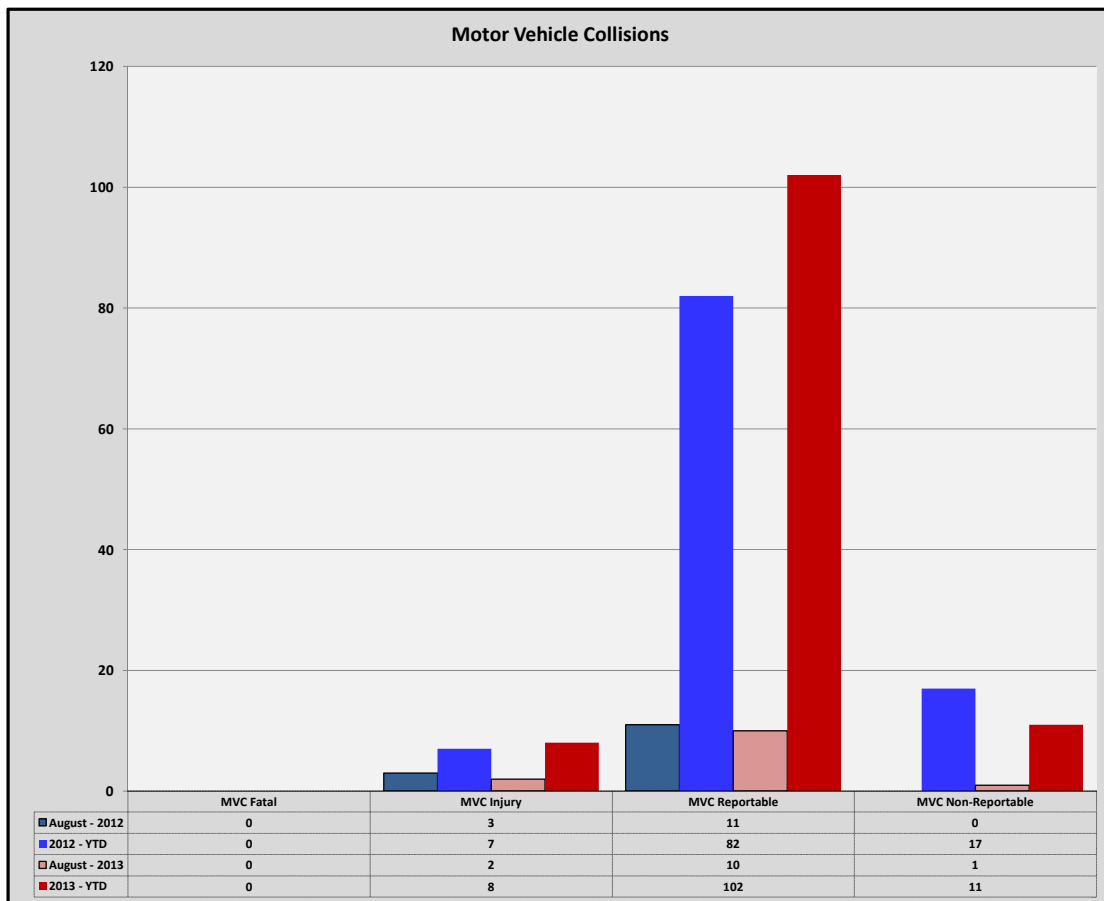
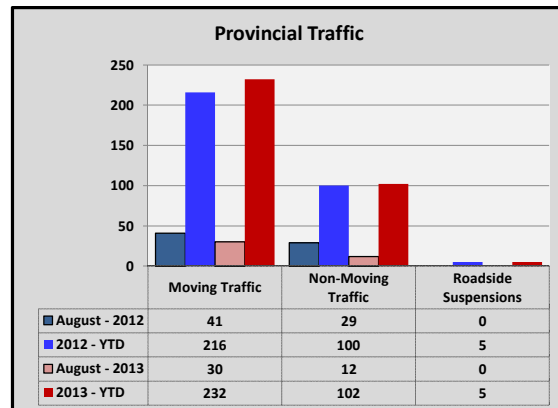
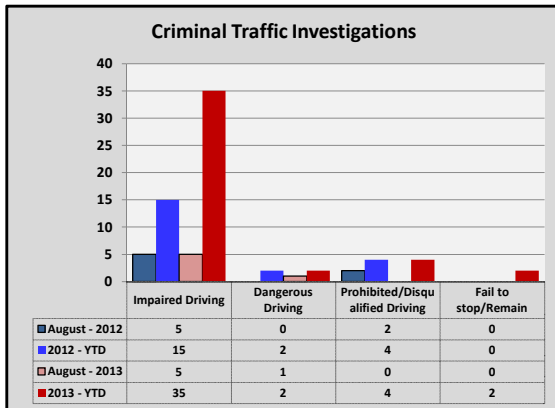
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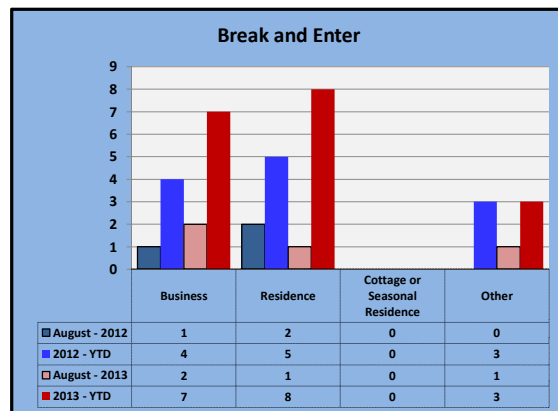
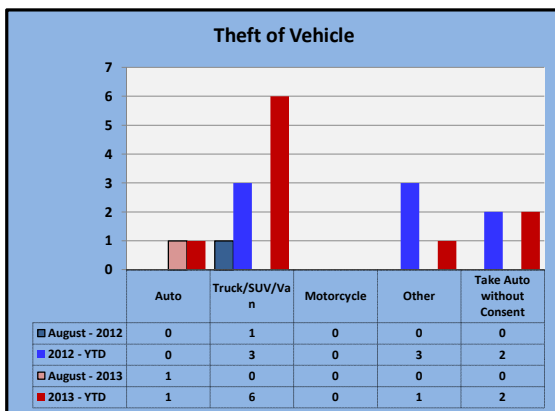
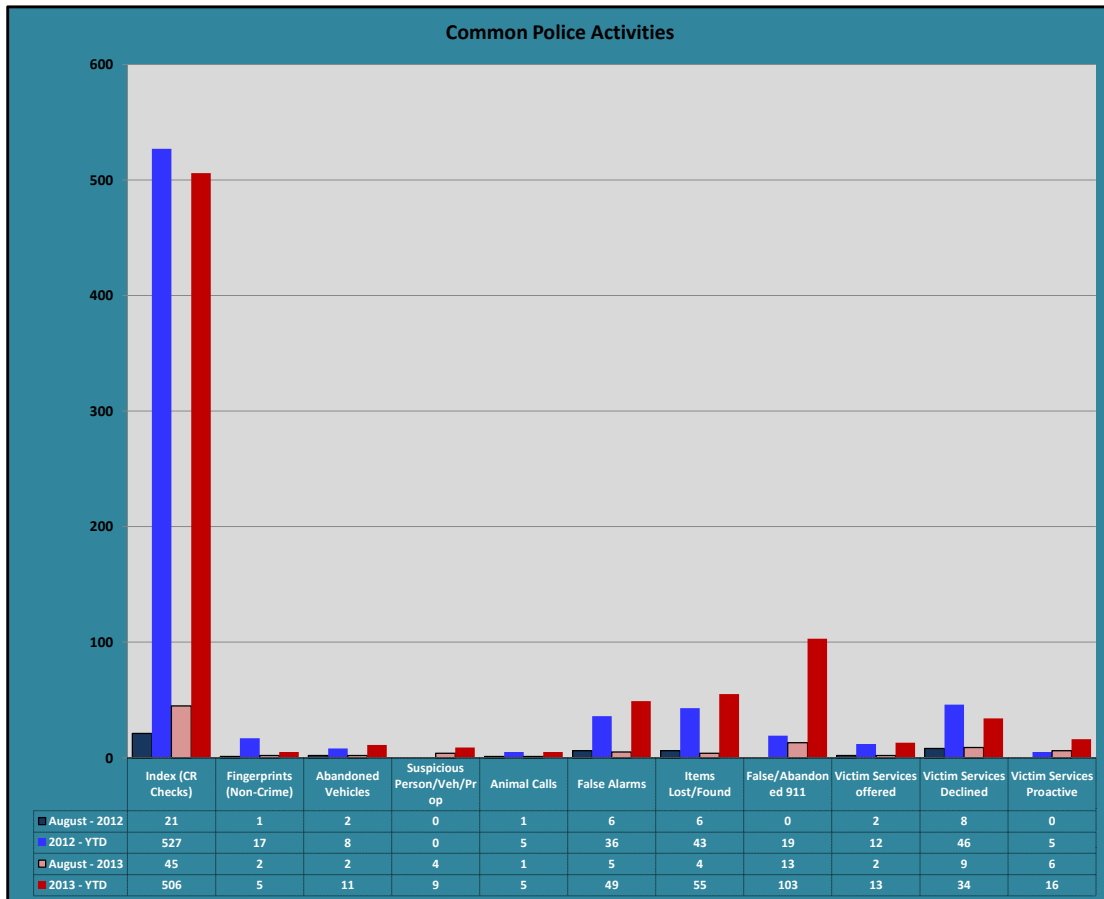
* This total also included in Theft Under \$5000.

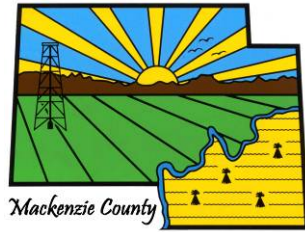


McKenzie County (MD23 Only)
Statistical Comparison of August and Year to Date
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McKenzie County (MD23 Only)
Statistical Comparison of August and Year to Date
Year 2012 - 2013





MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Liane Lambert, Planner
Title:	Municipal Planning Commission Meeting Minutes – June 25, July 11, July 25, August 8 & August 23, 2013

BACKGROUND / PROPOSAL:

Information Item. The adopted minutes of the June 25, July 11 & 25, August 8 & 23, 2013 meetings are attached.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

COMMUNICATION:

RECOMMENDED ACTION:

That the Municipal Planning Commission meeting minutes of June 25, July 11, July 25, August 8 and August 23, 2013 be received for information.

Author: _____ Reviewed by: _____ CAO _____

**Mackenzie County
Municipal Planning Commission Meeting**

**Mackenzie County Office
Fort Vermilion, AB**

Tuesday, June 25, 2013 @ 2:00 p.m.

PRESENT

Jack Eccles	Chair, MPC Member
Wally Schroeder	Vice-Chair, MPC Member
Jacquie Bateman	Councilor, MPC Member (via teleconferencing)
Elmer Derksen	Councilor, MPC Member
Beth Kappelar	MPC Member

ADMINISTRATION

Byron Peters	Director of Planning & Development
Liane Lambert	Planner
Daljit Pannu	Development Officer
Chelsea Derksen	Administrative Assistant

1. CALL TO ORDER

Jack Eccles called the meeting to order at 2:00 p.m.

2. ADOPTION OF AGENDA

MOTION 13-115 MOVED by Beth Kappelar

That the agenda be adopted as amended.

CARRIED

3. MINUTES

a) Adoption of Minutes

MOTION 13-116 MOVED by Beth Kappelar

That the minutes of the June 6, 2013 Municipal Planning Commission meeting be adopted as corrected.

CARRIED

b) Business Arising from Previous Minutes

There was no business arising from previous minutes.

4. DEVELOPMENT

**a) Development Permit Application 151-DP-13
Ray Toews; (Service Station in “HC1”) (Fort Vermilion)
Plan 2938RS, Block 1, Lot 4**

MOTION 13-117 MOVED by Wally Schroeder

That Development Permit 151-DP-13 on Plan 2938RS; Block 01;
Lot 04 in the name of Ray Toews be APPROVED with the following
conditions:

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

1. Minimum Building setbacks are:
 - i. 9.14 meters (30 feet) front (north) yard;
 - ii. 3.1 meters (10 feet) rear (south) yard,
2. All conditions set out by the Petroleum Tank Management Association of Alberta shall be adhered to.
3. The Propane Fueling Station shall meet all applicable Alberta Safety Code and Fire code requirements and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.
4. Provide adequate clear signage locating exists, entrance and parking.
5. The property must at all times be kept in a neat and orderly fashion.
6. 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.

7. Building to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner.
8. The municipality has assigned the following address to the noted property **4711-River Road**. You are required to display the address (**4711**) 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.
9. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.
10. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- b) Development Permit Application 156-DP-13
Team Auctioneers
(Auction Mart in "A") (Blumenort)
West half of NW 24-107-14-W5M**

MOTION 13-118 MOVED by Elmer Derksen

That Development Permit 156-DP-13 be tabled until a response is received from Alberta Transportation.

CARRIED

- c) Development Permit Application 160-DP-13
Benny Schmidt
(Fence with Variance in "MHS1") (La Crete)
Plan 042 5759, Block 30, Lot 13**

MOTION 13-119 MOVED by Beth Kappelar

That Development Permit 160-DP-13 on Plan 042 5759; Block 30; Lot 13 in the name of Benny Schmidt be APPROVED with the following conditions:

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

- 1. Approval of a fence with variance as noted in condition 2.**

2. **Maximum height of fence: 1.524 meters (5 feet) for the FRONT YARD facing 109th Street, and up to 6 feet for the remaining yards.**
3. The fence shall not adversely affect the view of vehicular and pedestrian traffic.
4. The fence shall not encroach onto adjacent properties.
5. This permit approval is subject to an access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
6. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site and the aesthetics of the neighbouring residences to the satisfaction of the Development Authority.
7. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
8. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

**d) Development Permit Application 165-DP-13
Aspen Valley Lumber Ltd.
(Tradesmens Business in "A") (La Crete)
SE 27-104-16-W5M**

MOTION 13-120 MOVED by Wally Schroeder

That Development Permit 165-DP-13 on SE 27-104-16-W5M in the name of Aspen Valley Lumber Ltd. be APPROVED with the following conditions:

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

1. **The Shop Addition shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
2. **Minimum setbacks: 41.15 meters (135 feet) from any road allowances and 15.24 meters (50 feet) from any other property lines.**
3. The Shop Addition shall be constructed and finished with similar construction materials as the existing shop and shall compliment the natural features of the shop and site.
4. **This permit may be revoked at any time, if, in the opinion of the Development Authority, the Tradesmen's Business (Shop) has become detrimental or otherwise incompatible with the amenities of the neighborhood.**
5. All sewage disposal systems to be in conformance with the Alberta Private Sewage Systems Standard of Practice 2009.
6. Provide adequate off street parking as follows: The minimum parking standards are 1 space per 45 square meters of building area, 1 space per each full time employee and 1 space for every 2 part time employees. *"One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."*
7. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.**
8. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
9. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.

10. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- e) **Development Permit Application 152-DP-13**
Jacob Dyck
(Shop Farm in “A”) (La Crete)
SW 18-106-13-W5M

MOTION 13-121 MOVED by Beth Kappelar

That the Municipal Planning Commission recommendation to Council be for Approval of Development Permit 152-DP-13 on SW 18-106-13-W5M in the name of Jacob Dyck.

CARRIED

- f) **Development Permit Application 168-DP-13**
Wielhelem Berg
(Manufactured Home-Single Wide in “A”) (La Crete)
SE 16-106-13-W5M

MOTION 13-122 MOVED by Beth Kappelar

That the Municipal Planning Commission recommendation to Council be for Approval of Development Permit 168-DP-13 on Plan 122 4236; Block 01; Lot 01 (Part of SE 16-106-13-W5M) in the name of Wielhelem Berg.

CARRIED

- g) **Development Permit Application 171-DP-13**
Kris Penney
(Mobile Home-Single Wide (Well Site Unit in “HR1”)) (Zama)
Plan 962 4058, Block 17, Lot 04

MOTION 13-123 MOVED by Wally Schroeder

That Development Permit 171-DP-13 on Plan 962 4058, Block 17, Lot 04 in the name of Kris Penny be APPROVED with the following conditions:

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

1. Minimum building setbacks:
 - a. 15.24 meters (50 feet) front (south) yard;
 - b. 1.5 meters (5 feet) side (east & west) yards;
 - c. 2.4 meters (8 feet) rear (north) yard, from the property lines.
2. **The Manufactured Home-Single Wide (Well Site Unit) shall meet all Alberta Safety Code requirements for Residential Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
3. The architecture, construction materials and appearance of Manufactured Home-Single Wide (Well Site Unit) and other structures shall be to accepted standards and shall compliment the natural features and character of the site and the aesthetics of the neighbouring residences to the satisfaction of the Development Authority.
4. The undercarriage of the Manufactured Home – Single Wide (Well Site Unit) shall be screened from view by skirting or such other means satisfactory to the Development Authority.
5. The Municipality has assigned the following address to the noted property **2064-Aspen Drive**. You are required to display the address (**2064**) 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.
6. Building to be connected to the Municipal water and sewer system and the cost of connection fees will be borne by the developer.
7. 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.”*
8. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing the location of an existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers’ expense.**
9. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the

property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.

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

11. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

5. SUBDIVISION

- a) **Subdivision Application 15-SUB-13
SW 14-110-18-W5M
(High Level Rural)
Les Coulthard**

MOTION 13-124 MOVED by Elmer Derksen

That Subdivision Application 15-SUB-13 in the name of Les Coulthard and Rayann Ulvick on SW 14-110-18-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 11.55 acres (4.67 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
 - c) **The existing pumpout sewer system and the west property line shall be moved so that the pumpout systems meets and conforms to the setback requirements of the Alberta Private Sewage Systems Standard of Practice 2009.**

- d) **The west property line moved west approximately 39 meters in order for the relocated pumpout sewer system to meet the required setbacks.**
- e) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- g) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$(3030.00) per acre. Municipal reserve is charged at 10%, which is \$303.03 per subdivided acre. **10 acres times \$11.55 equals \$3500.00, or**
- h) **The Developer has the option to provide a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made in accordance to the *Municipal Government Act* Section 667 (1) (a).**
- i) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- j) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- b) **Subdivision Application 16-SUB-13
NW 11-107-14-W5M
(Blumenort)
David Siemens Enns**

MOTION 13-125 MOVED by Elmer Derksen

That Subdivision Application 16-SUB-13 in the name of David Siemens Enns on NW 11-107-14-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 10 acres (4.06 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
 - c) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
 - d) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
 - e) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
 - f) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- c) Subdivision Application 17-SUB-13
NW 18-104-15-W5M
(Blumenort)
Peter & Telita Janzen**

MOTION 13-126 MOVED by Beth Kappelar

That Subdivision Application 17-SUB-13 in the name of Peter & Telia Janzen on NW 18-104-15-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 10 acres (4.06 hectares) in size.

2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
 - c) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
 - d) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
 - e) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
 - f) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- d) **Subdivision Application 18-SUB-13
SE 33-105-15-W5M
(La Crete Rural)
Jacob & Caroline Braun**

MOTION 13-127 MOVED by Wally Schroeder

That Subdivision Application 18-SUB-13 in the name of Jacob & Caroline Braun on SE 33-105-15-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 5.26 acres (2.12 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:

- a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
- b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
- c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
- d) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- e) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- f) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$7,604.56 per acre. Municipal reserve is charged at 10%, which is \$760.45per subdivided acre. **5.26 acres times \$760.45 equals \$4000.00, or**
- g) **The Developer has the option to provide a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made in accordance to the *Municipal Government Act* Section 667 (1) (a).**
- h) Provision of utility right-of-way as required by ATCO Electric, TELUS and Northern Lights Gas and others.
- i) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.
- j) **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the**

**dwelling/basement and/or flooding of the basement,
and/or any ancillary buildings.**

CARRIED

- e) Subdivision Application 19-SUB-13
SE 24-106-14-W5M
Andrew & Kathy Neustaeter
(La Crete Rural)**

MOTION 13-128 MOVED by Beth Kappelar

That Subdivision Application 19-SUB-13 in the name of Andrew & Kathy Neustaeter on SE 24-106-14-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 6 acres (2.42 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
 - c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
 - d) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
 - e) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
 - f) Provision of utility right-of-way as required by ATCO Electric, TELUS and Northern Lights Gas and others.
 - g) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses

from utilities companies are shown in Schedule "C" hereto attached.

- h) **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the dwellings/basement and/or flooding of the basement, and/or any ancillary buildings.**

CARRIED

6. MISCELLANEOUS ITEMS

- a) **Bylaw 9__-13 Land Use Bylaw Amendment Application to Rezone Plan 992 0983, Block 1, Lot 1 (9310-94th St) from Hamlet Country Residential 2 "HCR2" to Public/Institutional "P" (La Crete)**

MOTION 13-129 MOVED by Beth Kappelar

That the Municipal Planning Commission recommendation to Council be to approve Bylaw 9__-13, being a Land Use Bylaw amendment to rezone Plan 992 0983; Block 1; Lot 1 from Hamlet Country Residential 2 (HCR2) to Public/Institutional (P), subject to public hearing input.

CARRIED

b) Action List

Action List of May 16, 2013 was reviewed.

CARRIED

8. NEXT MEETING DATES

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ July 11, 2013 at 10:00 a.m. in La Crete
- ❖ July 25, 2013 at 10:00 a.m. in Fort Vermilion

- ❖ August 8, 2013 at 10:00 a.m. in La Crete
- ❖ August 23, 2013 at 9:00 a.m. in Fort Vermilion

9. ADJOURNMENT

MOTION 13-130 MOVED by Jacquie Bateman

That the Municipal Planning Commission Meeting be adjourned at 2:48 p.m.

CARRIED

These minutes were adopted this 11th day of July, 2013.

Jack Eccles, Chair

**Mackenzie County
Municipal Planning Commission Meeting**

**Mackenzie County Office
La Crete, AB**

Thursday, July 11, 2013 @ 10:00 a.m.

PRESENT

Jack Eccles	Chair, MPC Member
Wally Schroeder	Vice-Chair, MPC Member
Elmer Derksen	Councilor, MPC Member
Beth Kappelar	MPC Member (via teleconferencing)

ADMINISTRATION

Byron Peters	Director of Planning & Development
Liane Lambert	Planner
Caitlin Smith	Development Officer
Chelsea Derksen	Administrative Assistant

1. CALL TO ORDER

Jack Eccles called the meeting to order at 10:02 a.m.

2. ADOPTION OF AGENDA

MOTION 13-131 MOVED by Beth Kappelar

That the agenda be adopted as presented.

CARRIED

3. MINUTES

a) Adoption of Minutes

MOTION 13-132 MOVED by Wally Schroeder

That the minutes of the June 25, 2013 Municipal Planning Commission meeting be adopted as presented.

CARRIED

b) Business Arising from Previous Minutes

There was no business arising from previous minutes.

4. DEVELOPMENT

**a) Development Permit Application 156-DP-13
Team Auctioneers; (Auction Mart in “A”) (Blumenort)
West half of NW 24-107-14-W5M**

MOTION 13-133 MOVED by Beth Kappelar

That Development Permit 156-DP-13 on West side of Part of NW 24-107-14-W5M in the name of Team Auctioneers be APPROVED with the following conditions:

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

1. Minimum building setbacks:
 - a. 41.15 meters (135 feet) from any road allowances and
 - b. 15.24 meters (50 feet) from any other property lines.
2. **AN APPROVED ROADSIDE DEVELOPMENT PERMIT IS REQUIRED FROM ALBERTA TRANSPORTATION. ALL CONDITIONS AND REQUIREMENTS BY ALBERTA TRANSPORTATION SHALL BE MET TO THEIR SPECIFICATIONS AND STANDARDS PRIOR TO COMMENCEMENT OF DEVELOPMENT. (CONTACT ALBERTA TRANSPORTATION AT 1-780-624-6280).**
3. **No direct highway access will be considered as a result of subdivision or development, including the remnant portions of NW 24-107-15-W5M.**
4. Provide adequate off street parking as follows: The minimum parking standards are 30 space per acre of ground area used for auction sales, which in this case is 180 public parking stalls, 1 per each full time employee and 1 space for every 2 part time employees. *“One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet).”*
5. **NO ON-STREET PARKING IS PERMITTED. ON AUCTION DAYS THE DEVELOPER IS REQUIRED TO POST “NO PARKING SIGNS” ALONG THE BLUMENORT ROAD AND HIGHWAY 697.**

6. **The Auction site/lot shall be enclosed with a 6 foot high chainlink or game fence. The fencing/screening may also consist of a combination of landscaping, trees, berms, hedges, opaque fencing, decorative walls, architectural features, similar techniques or any combination thereof to reduce the impact of noise, odour or visual presence on surrounding properties.**
7. **PRIOR to any new construction taking place on the subject property contact the Development Department for a Development Permit.**
8. **This Permit may be revoked at any time, if, in the opinion of the Development Authority, the Auction Mart has become detrimental or otherwise incompatible with the amenities of the neighborhood.**
9. **This permit approval is subject to the construction of an access to the property to County standards.** PRIOR to installation of any new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developer's expense.
10. If a sign is placed on the property the sign shall be located a minimum of:
 - a. 20 meters from regulatory signs
 - b. 3 meters (9 feet) from the outer edge of the road or not less than 1.5 meters from the property line if on private property.
11. The sign shall be a minimum of 2 meters in height above the shoulder of the road.
12. The sight and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
13. The sign shall:
 - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic.
 - b. Not unduly interfere with the amenities of the district.
 - c. Not materially interfere with or affect the use, enjoyment or value of
neighbouring properties.
 - d. Not create visual or aesthetic blight.
14. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.

15. No sign shall be placed on the Highway Right of Way unless Approval has been Granted by Alberta Transportation.

CARRIED

5. SUBDIVISION

- a) Subdivision Application 20-SUB-13
NW 11-104-16-W5M
(Steephills Creek)
Jerry & Susan Unrau**

MOTION 13-134 MOVED by Elmer Derksen

That Subdivision Application 20-SUB-13 in the name of Jerry & Susan Unrau on NW 11-104-16-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 10 acres (4.06 hectares) in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Alberta Transportation standards at the developer's expense.
 - c) **Alberta Transportation requires one of the following two:**
 - a. Move the proposed subdivision back 30 meters from Highway 697 and access from the local road on the west side, to allow for highway improvements and a future service road if required.
 - or
 - b. Provide a 30 meter wide service road dedication by caveat running the entire frontage of the proposed

subdivision and the remnant land, up to, and including the existing driveway.

- d) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- e) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- f) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- g) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- b) **Subdivision Application 21-SUB-13
Plan 072 7058, Block 1, Lot 1 (Pt. of NE 24-105-15-W5M)
(La Crete Rural)
Living Hope Evangelical Church**

MOTION 13-135 MOVED by Beth Kappelar

That Subdivision Application 21-SUB-13 in the name of Living Hope Evangelical Church on Plan 072 7058, Block 1, Lot 1 (Pt. of NE 24-105-15-W5M) be APPROVED with the following conditions:

- 1. This approval is for a single lot subdivision, 1 acre (0.40 hectares) in size.
- 2. Applicant/developer shall enter into and abide by a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Alberta Transportation standards at the developer's expense.

- c) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- d) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- e) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- f) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- c) **Subdivision Application 22-SUB-13
SE 35-109-16-W5M
(Rocky Lane)
Donald & Martha Griffith**

MOTION 13-136 MOVED by Elmer Derksen

That Subdivision Application 22-SUB-13 in the name of Donald & Martha Griffith on SE 35-109-16-W5M be APPROVED with the following conditions:

- 1. This approval is for a single lot subdivision, 10 acres (4.06 hectares) in size.
- 2. Applicant/developer shall enter into and abide by a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
 - c) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**

- d) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- e) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- f) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- d) **Subdivision Application 23-SUB-13
NW 9-107-13-W5M
(Fort Vermilion Rural)
Jacob Unrau**

MOTION 13-137 MOVED by Beth Kappelar

That Subdivision Application 23-SUB-13 in the name of Jacob Unrau on NW 9-107-13-W5M be APPROVED with the following conditions:

- 1. This approval is for a single lot subdivision, 10 acres (4.06 hectares) in size.
- 2. Applicant/developer shall enter into and abide by a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Alberta Transportation standards at the developer's expense.
 - c) **The applicant is required to construct a road to Municipal Standards on the road allowance 20 meters past the most northerly boundary of the proposed subdivision to provide appropriate access.**
 - 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 on the current market value. The current market value for this property is **\$(to be Determined)** per acre. Municipal reserve is charged at 10%, which is \$____.____ per subdivided acre. **10 acres times \$____.____ equals \$____.____**, or

- e) **The Developer has the option to provide a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made in accordance to the *Municipal Government Act* Section 667 (1) (a).**
- f) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- g) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- h) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- i) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

6. MISCELLANEOUS ITEMS

a) Action List

Action List of June 25, 2013 was reviewed.

CARRIED

8. NEXT MEETING DATES

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ July 25, 2013 at 10:00 a.m. in Fort Vermilion
- ❖ August 8, 2013 at 10:00 a.m. in La Crete
- ❖ August 23, 2013 at 9:00 a.m. in Fort Vermilion

9. ADJOURNMENT

MOTION 13-138 MOVED by Wally Schroeder

That the Municipal Planning Commission Meeting be adjourned at
10:20 a.m.

CARRIED

These minutes were adopted this 25th day of July, 2013.

Jack Eccles, Chair

**Mackenzie County
Municipal Planning Commission Meeting**

**Mackenzie County Office
Fort Vermilion, AB**

Thursday, July 25, 2013 @ 10:00 a.m.

PRESENT

Jack Eccles	Chair, MPC Member
Wally Schroeder	Vice-Chair, MPC Member
Elmer Derksen	Councilor, MPC Member
Jacquie Bateman	Councilor, MPC Member
Beth Kappelar	MPC Member

ADMINISTRATION

Byron Peters	Director of Planning & Development
Liane Lambert	Planner
Caitlin Smith	Development Officer
Chelsea Derksen	Administrative Assistant

1. CALL TO ORDER

Jack Eccles called the meeting to order at 10:05 a.m.

2. ADOPTION OF AGENDA

MOTION 13-139 MOVED by Elmer Derksen

That the agenda be adopted as presented.

CARRIED

3. MINUTES

a) Adoption of Minutes

MOTION 13-140 MOVED by Wally Schroeder

That the minutes of the July 11, 2013 Municipal Planning Commission meeting be adopted as presented.

CARRIED

b) Business Arising from Previous Minutes

There was no business arising from previous minutes.

4. SUBDIVISION

- a) Subdivision Application 24-SUB-13
SW 36-16-14-W5M
(La Crete Rural)
Sheldon & Nancy Krahn**

MOTION 13-141 MOVED by Beth Kappelar

That Subdivision Application 24-SUB-13 in the name of Sheldon & Nancy Krahn on SW 36-106-14-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 6 acres (2.43 hectares) in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Alberta Transportation standards at the developer's expense.
 - c) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$(3,333.33) per acre. Municipal reserve is charged at 10%, which is \$333.33per subdivided acre. **6 acres times \$333.33 equals \$1,999.98, or**
 - d) **The Developer has the option to provide a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made in accordance to the *Municipal Government Act* Section 667 (1) (a).**

- e) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- g) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- h) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- b) **Subdivision Application 28-SUB-13
Pt. of SE 16-106-15-W5M
(La Crete)
Pineridge Logging**

MOTION 13-142 MOVED by Jacquie Bateman

That a Time Extension be GRANTED to Subdivision Application 28-SUB-11 in the name of 8528866 Alberta Ltd., on Part of SE 16-106-15-W5M. The Time Extension will expire on July 25, 2014.

CARRIED

5. MISCELLANEOUS ITEMS

- a) **Bylaw 9__-13 Land Use Bylaw Amendment Application to Rezone Part of NE 5-106-15-W5M from Urban Reserve to Hamlet General (La Crete)**

MOTION 13-143 MOVED by Beth Kappelar

That the Municipal Planning Commission recommendation to Council for either the Approval of Bylaw 9__-13, being a Land Use Bylaw amendment to rezone Part of NE 5-106-15-W5M from Urban Fringe (UF) to Hamlet General (HG), or to consider adding "Shops" to the Discretionary Uses in Urban Fringe District , subject to a Public Hearing.

CARRIED

b) Action List

Action List of June 25, 2013 was reviewed.

8. NEXT MEETING DATES

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ August 8, 2013 at 10:00 a.m. in La Crete
- ❖ August 23, 2013 at 9:00 a.m. in Fort Vermilion
- ❖ September 5, 2013 at 10:00 a.m. in La Crete
- ❖ September 19, 2013 at 10:00 a.m. in Fort Vermilion

9. ADJOURNMENT

MOTION 13-144 **MOVED** by Elmer Derksen

That the Municipal Planning Commission Meeting be adjourned at 10:31 a.m.

CARRIED

These minutes were adopted this 8th day of August, 2013.

Jack Eccles, Chair

**Mackenzie County
Municipal Planning Commission Meeting**

**Mackenzie County Office
La Crete, AB**

Thursday, August 8, 2013 @ 10:00 a.m.

PRESENT

Jack Eccles	Chair, MPC Member
Wally Schroeder	Vice-Chair, MPC Member (via teleconferencing)
Elmer Derksen	Councilor, MPC Member
Beth Kappelar	MPC Member

ADMINISTRATION

Byron Peters	Director of Planning & Development
Liane Lambert	Planner
Caitlin Smith	Development Officer
Chelsea Derksen	Administrative Assistant

1. CALL TO ORDER

Jack Eccles called the meeting to order at 10:02 a.m.

2. ADOPTION OF AGENDA

MOTION 13-145 MOVED by Beth Kappelar

That the agenda be adopted as presented.

CARRIED

3. MINUTES

a) Adoption of Minutes

MOTION 13-146 MOVED by Wally Schroeder

That the minutes of the July 25, 2013 Municipal Planning Commission meeting be adopted as presented.

CARRIED

b) Business Arising from Previous Minutes

There was no business arising from previous minutes.

4. DEVELOPMENT

**a) Development Permit Application 195-DP-13
Karl Driedger; (Tradesmen's Business in "A") (La Crete Rural)
Part of NW 33-105-15-W5M**

MOTION 13-147 MOVED by Beth Kappelar

That Development Permit 195-DP-13 on Part of NW 33-105-15-W5M in the name of Karl Driedger be APPROVED with the following conditions:

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

- 1. The Building shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
2. Minimum building setbacks;
 - a. 41.14 meters (135 feet), from all Road Right of Way's, and
 - b. 15.2 meters (50 feet), from all other property lines,
3. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
- 4. Comply with applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at 780-841-3277.**
- 5. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.**
6. This permit may be revoked at any time if, in the opinion of the Development Officer, the proposed development has become detrimental, unsightly or otherwise incompatible with the amenities of the neighbourhood.

7. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.
8. All sewage disposal systems to be in conformance with the Alberta Private Sewage Systems Standard of Practice 2009.
9. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
10. Provide adequate off street parking as follows: The minimum parking standards are 1 space per 45 square meters of building area, which in this case is 10 public parking stalls, 1 space per each full time employee and 1 space for every 2 part time employees. "One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."
11. If a sign is placed on the property the sign shall be located a minimum of:
 - a. 200 meters from regulatory signs, and
 - b. 3 meters (9 feet) from the outer edge of the road or not less than 1.5 meters from the property line if on private property.
12. The sign shall be a minimum of 1.5 meters to a maximum of 2.5 meters in height above the shoulder of the road.
13. The sign and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
14. The sign shall:
 - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
 - b. Not unduly interfere with the amenities of the district,
 - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
 - d. Not create visual or aesthetic blight.
15. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.

CARRIED

5. SUBDIVISION

- a) Subdivision Application 25-SUB-13
SW 1-107-13-W5M
(Wolfe Lake Road Area)
Jacob Dyck & Bernard Dyck**

MOTION 13-148 MOVED by Elmer Derksen

That Subdivision Application 25-SUB-13 in the name of Jacob G. Dyck and Bernard P. Dyck on SW 1-107-13-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 10 acres (4.06 hectares) in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
 - c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
 - d) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
 - e) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
 - f) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
 - g) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

**b) Subdivision Application 26-SUB-13
SE 9-106-14-W5M
(La Crete Rural)
1149939 AB Ltd./George Krahn (Agent)**

MOTION 13-149 MOVED by Beth Kappelar

That Subdivision Application 26-SUB-13 in the name of 1149939 AB Ltd. on SE 9-106-14-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 10 acres (4.04 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
 - c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
 - d) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
 - e) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
 - f) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$3,250.00 per acre. Municipal reserve is charged at 10%, which is \$325.00 per subdivided acre. **10 acres times \$325.00 equals \$3,250.00, or**
 - g) **The Developer has the option to provide a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made in accordance to the *Municipal Government Act* Section 667 (1) (a).**

- h) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- i) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.
- j) **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the dwellings/basement and/or flooding of the basement, and/or any ancillary buildings.**

CARRIED

- c) **Subdivision Application 27-SUB-13
SW 13-107-15-W5M
(La Crete Rural)
Bob & Martha Wiebe**

MOTION 13-150 MOVED by Wally Schroeder

That Subdivision Application 27-SUB-13 in the name of Bob & Martha Wiebe on SW 13-107-15-W5M be TABLED until a revised tentative plan has been received.

CARRIED

- d) **Subdivision Application 28-SUB-13
Pt. of NE 10-106-15-W5M
(La Crete)
Northpoint Business Park**

MOTION 13-151 MOVED by Elmer Derksen

That Subdivision Application 28-SUB-13 in the name of Northpoint Business Park on Part of NE 10-106-15-W5M, be APPROVED with the following conditions;

- 1. This approval is for a 6 lot subdivision, 18.93 acres (7.66 hectares) in size.**
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality,
 - b) Provision of access to each lot within the subdivision in accordance with Mackenzie County standards at the developer's expense.
 - c) Provision of all sanitary systems including service lines, main and appurtenances as required by the Municipality,
 - d) Provision of all water lines, including all fittings and valves as required by the County,
 - e) Provision of municipal servicing (water and sanitary sewer) to each lot,
 - f) All drainage systems, provisions for weeping tile flow where a high water table or other subsurface conditions cause continuous flow in the weeping tile, and associated works, all as and where required by the County. Where trunk storm sewer mains are required, the County shall reimburse the Developer for the cost of the trunk storm sewer mains in accordance with current County policy;

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

- (1) Drainage of internal road system,
 - (2) Erosion prevention systems, if required,
 - (3) Direction of site drainage
- g) Provision of internal roads, sidewalks and other infrastructure as required by the County in accordance to Mackenzie County Engineering Guidelines and at Developers expense, such construction of roads to serve the lots to be created by the subdivision; and shall be constructed to the rural standards as previously approved.

- h) Provision of street lighting with overhead wiring, design and location as required by the County, as previously approved in first phase.
- i) Engineered signage package,
- j) Provision of utilities (power, telephone, etc.) to each lot. Gas may be installed in accordance to the gas company's policies upon request of the service. Such utilities to be provided in a location and to a standard to be approved by the appropriate utility company and the County. Responses from utilities companies are shown in Schedule "C" hereto attached.
- k) Provision of and/or negotiation for utilities rights-of-way and/or easements as required by utilities companies. Any costs incurred for line relocation will be the responsibility of the developer. All utility lanes/lots must be accessible. All public utility lanes/lots shall be cleared to ground level with all tree stumps and debris removed and then landscaped. Where necessary, utility lanes/lots shall be excavated or landscaped to provide drainage for the subdivision. Any excavation or landscaping of the public utility lanes/lots shall be to engineered plans and completed prior to the installation of utilities,
- l) The developer is responsible for site grading and landscaping to design elevation and seeding with grass or other approved landscaping, in a manner that does not negatively impact adjacent properties or infrastructure.
- m) Provision of an agreement with the adjacent landowners for utility lanes/lots if required,
- n) Any outstanding property taxes shall be paid in full prior to registration of title,
- o) Provision of off-site levies as required by the County as follows:
 - i) Subdivision Off-Site Levies (Bylaw 319/02) are imposed for the construction and maintenance of off-site municipal services, including:
 - a) new or expanded facilities for the storage, transmission, treatment or supplying of water;

- b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage;
- c) new or expanded storm sewage drainage facilities;
- d) new or expanded facilities for the storage, transfer, or disposal of waste;
- e) land required for or in connection with any facilities described in clauses (a) to (d); and
- f) ongoing maintenance of the facilities described in clauses (a) to (d).

The levy is calculated at \$1,000.00 per lot. 8 lots at \$1,000 equals \$8,000.00,

ii) Subdivision Levies for Water Servicing (Bylaw 440/04)

Offsite Levies for water servicing are for the cost of new or expanded facilities for the storage, transmission, treatment or supplying of water. The levy is calculated at \$1,421.40 per acre. Your subdivision is a total of 18.93 acres. 18.93 acres at \$1,421.40 equals \$26,907.10.

Total Levies = \$34,907.10

- p) **Provision of municipal reserve in the form of money in lieu of land. Specific amount to be based on 10% of the market value of the subject land and on the current market value. The current market value for this property is \$16,454.58 per acre. Municipal reserve is charged at 10%, which is \$1,645.46 per subdivided acre. 18.93 acres times \$1,645.46 equals \$31,148.55, or**
- q) **The Developer has the option to provide a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made in accordance to the *Municipal Government Act* Section 667 (1) (a).**
- r) Security, in the form of an irrevocable letter of credit or certified cheque, in the amount of 25% of subsurface and surface infrastructure construction cost must be submitted to the County prior to installation and construction of any permanent infrastructure.

CARRIED

**e) Subdivision Application 29-SUB-13
NW 18-105-15-W5M
(La Crete Rural)
Diedrich & Margaretha Loewen**

MOTION 13-152 MOVED by Elmer Derksen

That Subdivision Application 29-SUB-13 in the name of Diedrich & Margaretha Loewen on NW 18-105-15-W5M be tabled until further information is received.

CARRIED

**f) Subdivision Application 30-SUB-13
SE 20-108/-13-W5M
(Fort Vermilion Rural)
Kelly Friesen**

MOTION 13-153 MOVED by Beth Kappelar

That Subdivision Application 30-SUB-13 in the name of Peter & Iris Friesen on SE 20-108-13-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 38.99 acres (15.78 hectares) in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Alberta Transportation standards at the developer's expense.
 - c) **No direct access to Highway 88 is allowed, access is to be from the local road only. As per Alberta Transportations requirements.**
 - d) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.

- I. **The existing Pumpout sewer discharge line shall be relocated as indicated on the tentative plan drafted by Midwest Surveys to meet the current Alberta Private Sewage Systems Standard of Practice 2009. Proof of this relocation must be submitted prior to the Registration.**
- e) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- g) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- h) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

6. MISCELLANEOUS ITEMS

a) Action List

Action List of July 25, 2013 was reviewed.

7. NEXT MEETING DATES

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ August 23, 2013 at 9:00 a.m. in Fort Vermilion
- ❖ September 5, 2013 at 10:00 a.m. in La Crete
- ❖ September 19, 2013 at 10:00 a.m. in Fort Vermilion

8. ADJOURNMENT

MOTION 13-154 MOVED by Beth Kappelar

That the Municipal Planning Commission Meeting be adjourned at 10:30 a.m.

CARRIED

These minutes were adopted this 23th day of August, 2013.

Jack Eccles, Chair

**Mackenzie County
Municipal Planning Commission Meeting**

**Mackenzie County Office
Fort Vermilion, AB**

Friday, August 23, 2013 @ 9:00 a.m.

PRESENT

Jack Eccles	Chair, MPC Member
Wally Schroeder	Vice-Chair, MPC Member
Elmer Derksen	Councilor, MPC Member
Jacquie Bateman	Councilor, MPC Member (Via Teleconferencing)

ADMINISTRATION

Byron Peters	Director of Planning & Development
Liane Lambert	Planner
Chelsea Derksen	Administrative Assistant
Margaret Fehr	Administrative Assistant

1. CALL TO ORDER

Jack Eccles called the meeting to order at 9:01 a.m.

2. ADOPTION OF AGENDA

MOTION 13-155 MOVED by Elmer Derksen

That the agenda be adopted as amended.

- e) Development Permit Application 194-DP-13
Peter Dyck; (Addition (27x26) with Variance to Dwelling in "A")
(Blumenort)
SW 02-107-14-W5M**

CARRIED

Jacquie Bateman joined the meeting via teleconferencing at 9:02.

3. MINUTES

- a) Adoption of Minutes**

MOTION 13-156 MOVED by Wally Schroeder

That the minutes of the August 8, 2013 Municipal Planning Commission meeting be adopted as presented.

CARRIED

b) Business Arising from Previous Minutes

There was no business arising from previous minutes.

4. DEVELOPMENT

- a) Development Permit Application 38-DP-13
Mark Dick; (Manufactured Home Sales & Service (Office)
“HC2”) (La Crete)
Plan 062 7695, Block 24, Lot 04**

MOTION 13-157 MOVED by Elmer Derksen

To accept the improvements to the Wellsite unit as proposed as per condition 2 of Development Permit 38-DP-13 and return the \$1500 security fund.

CARRIED

- b) Development Permit Application 202-DP-13
Country Corner Furniture Ltd; (Retail Warehouse (Furniture) &
Removal of Old Building“HC2”) (La Crete)
Plan 762 0383, Block 15, Lot 07**

MOTION 13-158 MOVED by Elmer Derksen

That Development Permit 202-DP-13 on Plan 762 0383, Block 15, Lot 7 in the name of Country Corner Furniture Ltd. be APPROVED with the following conditions:

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

1. This permit is for the Approval of a New Retail Warehouse Building and the Removal of the old Building.
2. **The Retail Warehouse Store shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and**

any other requirements specified by Superior Safety Codes.
Failure to do so shall render this permit Null and Void.

3. Minimum building and addition setbacks:
 - i. **9.1 meters (30 feet) from 100A Street, 30.5 meters (100 feet) from 100 Street), front (East) yard;**
 - ii. 3.1 meters (10 feet) rear (West) yard;
 - iii. 1.5 meters (5 feet) side (North) yard;
 - iv. 3.1 meters (10 feet) side (South) yard.
4. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
5. This permit may be revoked at any time if, in the opinion of the Development Officer, the proposed development has become detrimental, unsightly or otherwise incompatible with the amenities of the neighbourhood.
6. Building to be connected to the Municipal water and sewer system and the cost of connection fees will be borne by the owner.
7. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.
8. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
9. Provide adequate off street parking as follows: **The minimum parking standards are 1 space per 50 square meters of building area, which in this case is 20 public parking stalls,** 1 space per each full time employee and 1 space for every 2 part time employees. *"One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."*
10. The municipality has assigned the following address to the noted property 9401-100th Street. You are required to display the address (9401) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.

11. The sign shall be located a minimum of:
 - a. 20 meters from regulatory signs, and
 - b. Not less than 1.5 meters from the curb/sidewalk.
- 12. The sign shall be placed on site and is not permitted to be placed on any County lands and/or road rights-of-way.**
13. The sign shall be a minimum of 2 meters in height from the bottom of the sign above the curb/sidewalk.
14. The site and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
15. The sign shall:
 - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
 - b. Not unduly interfere with the amenities of the district,
 - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
 - d. Not create visual or aesthetic blight.
16. Illumination of the sign must not negatively affect, nor pose a safety hazard to, an adjacent site or street.
17. Wiring and conduits of the sign must be concealed from view.
18. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
19. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- c) Development Permit Application 206-DP-13
Bryan Krahn; (Fence with Variance in “MHS1”) (La Crete)
Plan 052 3802, Block 37 Lot 10**

MOTION 13-159 MOVED by Wally Schroeder

That Development Permit 206-DP-13 on Plan 052 3802; Block 37; Lot 10 in the name of Bryan Krahm be APPROVED with the following conditions:

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

1. **Approval of a fence with variance as noted in condition 2.**
2. **Maximum height of fence: 1.524 meters (5 feet) for the FRONT YARD facing 111th Street, and up to 6 feet for the remaining yards.**
3. The fence shall not adversely affect the view of vehicular and pedestrian traffic.
4. The fence shall not encroach onto adjacent properties.
5. This permit approval is subject to an access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
6. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site and the aesthetics of the neighbouring residences to the satisfaction of the Development Authority.
7. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
8. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- d) **Development Permit Application 207-DP-13
Northstar Chrysler; (Sign in closed Road allowance in "HC2")
(La Crete)
Plan 762 0383, Block 15, Lot 14**

MOTION 13-160 MOVED by Wally Schroeder

That Development Permit 207-DP-13 on Plan 762 0383, Block 15, Lot 4 in the name of Jordan Desrochers (Northstar Chrysler) be APPROVED with the following conditions:

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

- 1. This permit may be revoked at any time, if, in the opinion of the Development Authority, the sign is detrimental to visibility and safety of vehicular and pedestrian traffic.**
2. The sign shall be located a minimum of:
 - a. 20 meters (66 feet) from regulatory signs, and
 - b. 1.5 meters (5 feet) from the curb/sidewalk
3. The sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
4. The sign shall:
 - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
 - b. Not unduly interfere with the amenities of the district,
 - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
 - d. Not create visual or aesthetic blight.
5. Illumination of the sign must not negatively affect, nor pose a safety hazard to, an adjacent site or street.
6. Wiring and conduits of the sign must be concealed from view.
7. The architecture, construction materials and appearance of sign shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
- 8. Mackenzie County shall not be held liable for any concerns, issues or damages related to the sign or any part (s) thereof resulting from any work being done on or in the County's closed service road either by the County, any contractors hired by the County or any utility companies. Any removal and/or replacement of the sign required as a result of work being done on or in the closed service road shall be borne by the landowner.**

9. **Mackenzie County is allowing the placement of the sign on County lands with the understanding that the sign is allowed on a temporary long term basis and that the County may access the property at any time and if the property is needed for any reason by the County, 30 day notice will be provided prior to utilizing the property and prior to the removal of the sign. If removal of the sign is needed in order for the County to use the County lands, it shall be the responsibility of the developer/applicant/owner to remove the sign at no cost to the County.**
10. No construction or development is allowed on a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
11. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- f) **Development Permit Application 194-DP-13
Peter Dyck; (Addition (27x26) with Variance to Dwelling in "A")
(Blumenort)
SW 02-107-14-W5M**

MOTION 13-161 MOVED by Elmer Derksen

That Development Permit 19-DP-13 on SW-02-107-14-W5M in the name of Peter Dyck be APPROVED with the following conditions:

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

1. **Approval of a Addition – Dwelling Single Family with setback variances as noted in conditions 2c.**
2. **Minimum building setbacks for Addition – Dwelling Single Family are:**
 - a. 41.2 meters (135 feet) from the front (South) property line;
 - b. 15.2 meters (50 feet) North & East property lines, and
 - c. **14.13 meters (46.5 feet) side (West), from the property lines.**

3. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
4. **The addition shall be constructed and finished with similar materials as the residence.**
5. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
6. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.**
7. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
8. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
9. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

5. SUBDIVISION

- a) **Subdivision Application 29-SUB-13
NW 18-105-15-W5M
(La Crete Rural)
Diedrich & Margaretha Loewen**

MOTION 13-162 MOVED by Wally Schroeder

That Subdivision Application 29-SUB-13 in the name of Diedrich & Margaretha Loewen on NW 18-105-15-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 5 acres (2.02 hectares) in size.

2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense.
 - c) **Access to the Proposed Subdivision shall be located on top of the hill to the Far East property line.**
 - d) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
 - e) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
 - f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
 - g) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$(**3,250**) per acre. Municipal reserve is charged at 10%, which is \$325.00 per subdivided acre. **10 acres times \$325.00 equals \$3,250.00, or**
 - h) **The Developer has the option to provide a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made in accordance to the *Municipal Government Act* Section 667 (1) (a).**
 - i) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
 - j) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

- k) **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the dwellings/basement and/or flooding of the basement, and/or any ancillary buildings.**

CARRIED

6. MISCELLANEOUS ITEMS

- a) **Bylaw 9__-13 Land Use Bylaw Amendment Application to Rezone Plan 852 1770, Block 6, Lot 37 (4806-50th St) from Hamlet Commercial District 1 “HC1” to Direct Control District 2 “DC2” (Fort Vermilion)**

MOTION 13-163 MOVED by Jacquie Bateman

That the Municipal Planning Commission’s recommendation to Council is for the approval of Bylaw 9--/13 being the rezoning of Plan 852 1770, Block 6, Lot 37 from Hamlet Commercial District 1 “HC1” to Direct Control District 2 “DC2” to accommodate a liquor store.

- b) **Land Use Bylaw Technical Changes,
Addition of “Warehouse” to Hamlet Commercial 2 “HC2”
Hamlet Lot Dimension reductions and Removal of Structures**

MOTION 13-164 MOVED by Elmer Derksen

That the Municipal Planning Commission recommends to Council for APPROVAL of Bylaw 9__-13, being a Land Use Bylaw amendment as presented, subject to public input.

CARRIED

- c) **Action List**

Action List of August 8, 2013 was reviewed.

7. NEXT MEETING DATES

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ September 5, 2013 at 10:00 a.m. in La Crete
- ❖ September 19, 2013 at 10:00 a.m. in Fort Vermilion
- ❖ October 10, 2013 at 10:00 a.m. in La Crete

8. ADJOURNMENT

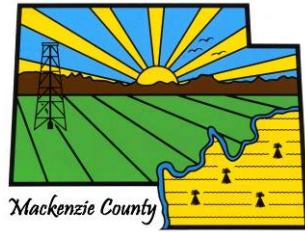
MOTION 13- 165 MOVED by Wally Schroeder

That the Municipal Planning Commission Meeting be adjourned at 9:25 a.m.

CARRIED

These minutes were adopted this 5th day of September, 2013.

Jack Eccles, Chair



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Liane Lambert, Planner
Title:	Inter-Municipal Planning Commission Meeting Minutes – June 27, 2013

BACKGROUND / PROPOSAL:

Information Item. The adopted minutes of the June 27, 2013 meeting are attached.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

COMMUNICATION:

RECOMMENDED ACTION:

That the Inter-Municipal Planning Commission meeting minutes of June 27, 2013 be received for information.

Author: L. Lambert **Reviewed by:** _____ **CAO** _____

**INTER-MUNICIPAL PLANNING COMMISSION
MEETING**

Thursday, June 27, 2013

7:00 p.m.

**Meeting Room Town of High Level Office
High Level, AB**

PRESENT:

**Town of High Level
Members**

Chris McLeod	Councilor
Scott Chandler	Councilor

**Mackenzie County
Members**

Jacquie Bateman	Councilor (Via Teleconference)
Walter Sarapuk	Councilor (Via Teleconference)

**ADMINISTRATION: Town of High Level
Staff**

Ashley Bulmer	Development Officer
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**Mackenzie County
Staff**

Byron Peters	Director of Planning and Development
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ABSENT:

Bev Hilhorst	Public Member
Clint Hilhorst	Public Member
Simone Wiley	Manager of Development Services
Liane Lambert	Planner

Minutes for the Inter-Municipal Planning Commission Meeting held on June 27, 2013 at the Town of High Level Meeting Room in High Level, Alberta.

CALL TO ORDER: 1.a) Call to Order

Chris McLeod called the meeting to order at 7:24 p.m.

AGENDA: 2.a) Adoption of Agenda

MOTION 27-06-001 MOVED by Scott Chandler

That the agenda be adopted as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

**3.a) Minutes of the May 23, 2013 Inter-municipal Planning
Commission meeting**

MOTION 27-06-002

MOVED by Scott Chandler

That the minutes of the May 23, 2013 Inter-municipal Planning Commission meeting be adopted as presented.

CARRIED

**BUSINESS ARISING
OUT OF MINUTES:**

4.a) Correspondence letter from the Town of High Level

MOTION 27-06-003

MOVED by Walter Sarapuk to receive as information

CARRIED

DELEGATIONS:

5.a) None

BUSINESS:

**6.c) Development Permit 123-DP-13
Manufactured Home – Single Wide in Agricultural
NE 28-110-19-W5M**

MOTION 27-06-004

MOVED by Scott Chandler

That Development Permit 123-DP-13 on Part of NE 28-110-19-W5M in the name of Danny Penny be approved with the following conditions:

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

1. Minimum Manufactured Home-Single Wide with Garage – Attached and Two Decks setbacks are:
 - a) 41.14 meters (135 feet), from Road Right of Way.
 - b) 15.2 meters (50 feet) from all other property lines.
2. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
3. The undercarriage of the **Manufactured Home – Single Wide** shall be screened from view by skirting or such other means satisfactory to the Development Authority.
4. All sewage disposals shall conform to the Alberta Private

Sewage Systems Standard of Practice 2009.

5. **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the basement and/or flooding of the basement, and/or any ancillary buildings.**
6. **PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department of Mackenzie County at 780-928-3983. Access to be constructed at the developer's expense.**
7. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
8. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
9. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- a) **Development Permit 136-DP-13**
Shop - Farm in A
Part of NE 7-109-19-W5M

MOTION 27-06-005

MOVED by Scott Chandler

That Development Permit 136-DP-13 on Part of NE 7-109-19-W5M in the name of Raymond Schoular be approval with the following conditions:

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

1. Minimum Building setbacks are:
 - a) 41.14 meters (135 feet), from Road Right of Way.

- b) 15.2 meters (50 feet) from all other property lines.
10. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
 11. **The Shop - Farm is approved for agricultural purposes only and no commercial activity is permitted in this building. If the developer/landowner/occupant or other person or persons intend to use the Shop - Farm for commercial or industrial uses, a new development permit is required prior to the commencement of the commercial or industrial use.**
 12. The Shop – Farm shall not be used as a dwelling.
 13. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
 14. **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the basement and/or flooding of the basement, and/or any ancillary buildings.**
 15. **PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department of Mackenzie County at 780-928-3983. Access to be constructed at the developer's expense.**
 16. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
 17. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
 18. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

**b) Development Permit 164-DP-13
Ancillary Building in DC
Pt. of SE 16-110-19-W5M**

MOTION 27-06-006

MOVED by Jacquie Bateman

That Development Permit 164-DP-13 on Part of SE 16-110-19-W5M in the name of Fox Haven Golf & Country Club be recommended to Mackenzie County's Council for approval with the following conditions:

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

1. Minimum Building setbacks are:
 - a) 41.14 meters (135 feet), from Road Right of Way.
 - b) 15.2 meters (50 feet) from all other property lines.
2. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
3. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
4. **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the basement and/or flooding of the basement, and/or any ancillary buildings.**
5. **PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department of Mackenzie County at 780-928-3983. Access to be constructed at the developer's expense.**
6. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.

7. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
8. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

**INFORMATION/
CORRESPONDENCE:**

7.a) None

NEXT MEETING DATES: **8.a)** **Establish Inter-Municipal Planning Commission Meeting Dates**

MOTION 27-06-007

MOVED by Scott Chandler

That all Inter-municipal Planning Commission meeting continue to be held on the fourth Thursday of every month.

CARRIED

Next Inter-Municipal Planning Commission meeting date is scheduled as follows:

❖ To Be Determined

ADJOURNMENT:

9.a) **Adjournment**

MOTION 27-06-008

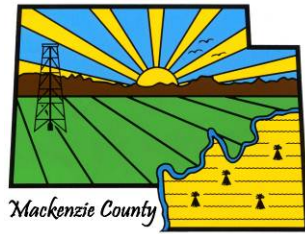
MOVED by Walter Sarapuk

That the Inter-Municipal Planning Commission meeting be adjourned at 7:30 p.m.

CARRIED

These minutes will be presented for approval on August 22, 2013.

Chair



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting: Regular Council Meeting

Meeting Date: September 24, 2013

Presented By: Byron Peters, Director of Planning & Development

Title: **PUBLIC HEARING**
Bylaw 915-13 Land Use Bylaw Technical Changes to Add “Warehouse” to Section 8.5 B and Section 8.9 B; to Amend Sections 8.11.C.a, 8.12.C.a, 8.13.C.a and 8.14.C.a to Reduce the Minimum Lot Width to 55 Feet; and, to Amend Sections 8.12.C.a, 8.13.C.a and 8.14.C.a to Reduce the Minimum Lot Length to 100 Feet

BACKGROUND / PROPOSAL:

Bylaw 915-13, being a Land Use Bylaw amendment to add “Warehouse” to Section 8.5 B and Section 8.9 B; to amend Sections 8.11.C.a, 8.12.C.a, 8.13.C.a and 8.14.C.a to reduce the minimum lot width to 55 feet; and, to amend Sections 8.12.C.a, 8.13.C.a and 8.14.C.a to reduce the minimum lot length to 100 feet, of the Land Use Bylaw, received first reading at the August 26, 2013 Council meeting.

At the June 26, 2013 Council meeting, Council passed the following motion:

Motion 13-06-447 That administration proceed with drafting a Land Use Bylaw amendment to permit a minimum lot size of 55’ X 100’ for single family residential lots and a minimum lot size 60’ X 100’ for multiple family lots as well as altering the side yard setbacks to maximize useable yard area.

A draft Land Use Bylaw has been created reducing all the Hamlet Residential Lots from 22 m (72 feet) wide down to 16.76 m (55 feet). All the Hamlet Residential Districts except Hamlet Residential 1 “HR1” have been reduced in depth from 33.5 m (110 feet) to 30.49 m (100 feet). Hamlet Residential 1 “HR1” was not reduced in depth as this district allows Manufactured Homes as permitted uses.

Author: L. Lambert

Reviewed by: B. Peters

CAO

A 21.95 m (72 foot) Manufactured Home with setbacks for underground utilities requires a minimum of 31.1 m (102 feet). With overhead utilities it requires 32 m (105 feet). This leaves absolutely no room for adjustments. Therefore the Planning Department felt that this district needed to maintain its existing depth of 33.5 m (110 feet).

If the side yard setbacks are reduced, additional requirements for fire protection are required. Administration recommends leaving the side yard setbacks as they currently are in order to eliminate the need for reviewing and revising safety codes requirements.

On Thursday August 15, 2013, the Planning Department received a Development Permit for a new furniture store building. The applicant wants to remove the old one and construct an entirely new building. Upon review of the permit, administration concluded that this type of development is not entirely that of a "Retail" Store more so that of a "Warehouse" which allows for an office and retail area. There is also a vast difference in the parking requirements. For this particular development it would be a difference of 33 parking stalls down to 20 parking stalls.

"RETAIL STORE" means a DEVELOPMENT for the retail sale of any one or all of the following: groceries, beverages, household goods, furniture and appliances, confectioneries, pharmaceuticals and personal care units, automotive parts and accessories, office equipment, stationery and similar goods. Minor services oriented facilities such as postal services and film processing depots shall be allowed as ACCESSORY uses. This use includes clothing store, grocery store, department store, hardware store, rental shop, video store, but shall not include an ADULT ENTERTAINMENT BUSINESS, LIQUOR STORE or CONVENIENCE STORE.

"WAREHOUSE" means the use of a building for storage of merchandise or commodities, and may include an office space and ancillary retail sales.

The Planning Department would like to issue this permit as a "Warehouse" (Furniture Store); however, even though the LUB has a definition of "Warehouse" it is not in any of the Districts under either Permitted or Discretionary Uses.

Administration recommends adding "Warehouse" to Hamlet Commercial 2 "HC2" and to Hamlet Industrial 1 "HI1" as Discretionary Uses.

A request was also made to look into adding the requirement to obtain a permit for the removal or demolition of a structure. Administration requires additional time to compile a thorough review on this topic.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 915-13, being a Land Use Bylaw amendment to add "Warehouse" to Section 8.5 B and Section 8.9 B; to amend Sections 8.11.C.a, 8.12.C.a, 8.13.C.a and 8.14.C.a to reduce the minimum lot width to 55 feet; and, to amend Sections 8.12.C.a, 8.13.C.a and 8.14.C.a to reduce the minimum lot length to 100 feet, of the Land Use Bylaw.

MOTION 2

That third reading be given to Bylaw 915-13, being a Land Use Bylaw amendment to add "Warehouse" to Section 8.5 B and Section 8.9 B; to amend Sections 8.11.C.a, 8.12.C.a, 8.13.C.a and 8.14.C.a to reduce the minimum lot width to 55 feet; and, to amend Sections 8.12.C.a, 8.13.C.a and 8.14.C.a to reduce the minimum lot length to 100 feet, of the Land Use Bylaw.

Author: L. Lambert Reviewed by: _____ CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 915-13

Order of Presentation

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

_____ Was the Public Hearing properly advertised?

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

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

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

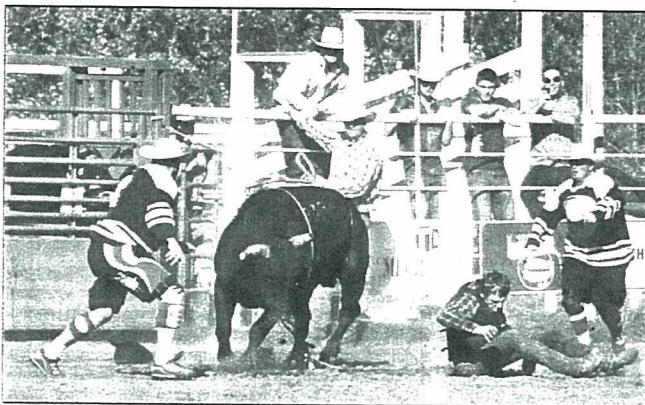
_____ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

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

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

More Bronc-O-Rama...



Sometimes in bull riding there are close calls. Here, and in the rest of the Bronc-O-Rama in La Crete on Sept. 8, everything went well.



Holy Family Catholic Regional Division #37

NOTICE OF NOMINATION DAY

LOCAL AUTHORITIES ELECTIONS ACT (SECTION 26)
BY-ELECTION WARD 4: SUBDIVISION 1 - MANNING - FORT
VERMILION, ALBERTA

LOCAL JURISDICTION:

Holy Family Catholic Regional Division #37, Province of Alberta

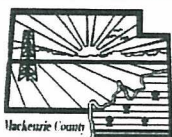
Notice is hereby given that Nomination Day is September 23, 2013 and that nomination for election of candidates for the following office will be received at the location of the local jurisdiction office set out below between the hours of 10:00 a.m. and 12:00 noon on Nomination Day.

OFFICE	NUMBER OF VACANCIES	WARD or ELECTORAL DIVISION
Trustee	1	Ward 4: Subdivision 1 - Manning/ Fort Vermilion

Location (address) of Local Jurisdiction Officer:
10307-99 Street
Peace River, Alberta T8S 1K1

DATED at the Town of Peace River in the Province of Alberta, this 28th day of August 2013.

Helen Diaz, (Returning Officer)



Notice of Nomination Day

Local Authorities Election Act (Section 26)

Local Jurisdiction: Mackenzie County, Province of Alberta

Notice is hereby given that Nomination Day is **Monday, September 23, 2013** and that nominations for the election of candidates for the following offices will be received at the locations set out below between the hours of 8:30 a.m. and 12:00 noon on Nomination Day.

Office	Number of Vacancies	Ward
Councillor	One (1)	Ward 1 (Blue Hills/Tompkins)
Councillor	One (1)	Ward 2 (Buffalo Head/West La Crete)
Councillor	One (1)	Ward 3 (La Crete)
Councillor	One (1)	Ward 4 (La Crete Rural/Highway 88 Connector)
Councillor	One (1)	Ward 5 (Blumenort)
Councillor	One (1)	Ward 6 (Fort Vermilion Rural)
Councillor	One (1)	Ward 7 (Fort Vermilion)
Councillor	One (1)	Ward 8 (Rocky Lane)
Councillor	One (1)	Ward 9 (High Level Rural)
Councillor	One (1)	Ward 10 (Zama)

Locations to receive nomination papers:

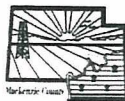
Fort Vermilion County Office 4511-46 Avenue Fort Vermilion, AB (780) 927-3718	Zama County Office 1025 Aspen Drive Zama, AB (780) 683-2378
--	--

Dated at the Hamlet of Fort Vermilion in the Province of Alberta, this 1st day of August, 2013.

Joulia Whittleton
Returning Officer



Candidate Handbooks are available for pickup at all County offices or online at <http://www.mackenziecounty.com/index.php/municipal-government/municipal-elections>. For more information please contact Carol Gabriel, Assistant Returning Officer, at (780) 927-3718 or by email to cgabriel@mackenziecounty.com.



MACKENZIE COUNTY

NOTICE OF PUBLIC HEARING PROPOSED LAND-USE BYLAW NO 607/07

Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 915-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

1. That Section 8.5 B and 8.6 B. of the Mackenzie County Land Use Bylaw be amended with the following changes:

8.5 HAMLET COMMERCIAL 2 "HC2"

The general purpose of this LAND USE DISTRICT is to permit commercial DEVELOPMENT on large, high visibility sites in established HAMLETS.

A. PERMITTED USES	B. DISCRETIONARY USES
a) AGRICULTURAL MACHINERY SALES AND SERVICE	a) AUCTION MART
b) ANCILLARY BUILDING/SHED	b) CARDLOCK
c) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES	c) ENVIRO - TANK
d) CONVENIENCE STORE	d) GENERAL SERVICES ESTABLISHMENT
e) RESTAURANT	e) LUMBER YARD
f) SEA CAN	f) MANUFACTURED HOME SALES SERVICE
g) SERVICE STATION	g) MOTEL or HOTEL
h) TRADESMEN'S BUSINESS	h) PROFESSIONAL OFFICES
i) VEHICLE WASH ESTABLISHMENT	i) PUBLIC USE
	j) RECYCLING FACILITY
	k) RETAIL STORE
	l) WAREHOUSE

8.6 HAMLET INDUSTRIAL 1 "HI1" (REPLACES former "HI3" of Bylaw 462-04)

The general purpose of this LAND USE DISTRICT is to permit lighter industrial DEVELOPMENT in established HAMLETS. The DEVELOPMENT operates in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are ACCESSORY to a principal use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this LAND USE DISTRICT or dominate the use of the site.

A. PERMITTED USES	B. DISCRETIONARY USES
a) AGRICULTURAL MACHINERY SALES AND SERVICE	a) CARETAKER'S SUITE/SECURITY SUITE (Zama only)
b) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES	b) INDUSTRIAL CAMP
c) CARDLOCK	c) MANUFACTURED HOME SALES AND SERVICE
d) CONTRACTOR'S BUSINESS/YARD	d) STORAGE YARD
e) CONTRACTOR'S SERVICE	e) WAREHOUSE
f) SEA CAN	
g) VEHICLE WASH ESTABLISHMENT	

2. That sections 8.11 C (a), 8.12 C (a), 8.13 C (a) and 8.14 C (a) the Hamlet Residential District lot sizes be reduced with the following dimensions:

a. Section 8.11 Hamlet Residential District 1 "HR1"
Subsection C. (a) Lot Dimensions (minimum)

LOT WIDTH 16.76 m (55 feet)

LOT DEPTH 33.53 m (110 FEET)

b. Section 8.12 Hamlet Residential District 1A "HR1A"
Subsection C. (a) Lot Dimensions (minimum)

LOT WIDTH 16.76 m (55 feet)

LOT DEPTH 30.48 m (100 FEET)

c. Section 8.13 Hamlet Residential District 1A "HR1B"
Subsection C. (a) Lot Dimensions (minimum)

LOT WIDTH 16.76 m (55 feet)

LOT DEPTH 30.48 m (100 FEET)

d. Section 8.14 Hamlet Residential District 2 "HR2"
Subsection C. (a) Lot Dimensions (minimum)

LOT WIDTH 16.76 m (55 feet)

LOT DEPTH 30.48 m (100 FEET)

The Public Hearing is to be held at 1:00 p.m. Tuesday, September 24, 2013 in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 20, 2013. If you have any questions regarding the hearing for the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.

BYLAW NO. 915-13
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW

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

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2011, 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 correct technical changes.

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

1. That the Mackenzie County Land Use Bylaw be amended with the following changes:

8.5 HAMLET COMMERCIAL 2 “HC2”

The general purpose of this LAND USE DISTRICT is to permit commercial DEVELOPMENT on large, high visibility sites in established HAMLETS.

A. PERMITTED USES	B. DISCRETIONARY USES
a) AGRICULTURAL MACHINERY SALES AND SERVICE b) ANCILLARY BUILDING/SHED c) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES d) CONVENIENCE STORE e) RESTAURANT f) SEA CAN g) SERVICE STATION h) TRADESMEN’S BUSINESS i) VEHICLE WASH ESTABLISHMENT	a) AUCTION MART b) CARDLOCK c) ENVIRO - TANK d) GENERAL SERVICES ESTABLISHMENT e) LUMBER YARD f) MANUFACTURED HOME SALES AND SERVICE g) MOTEL or HOTEL h) PROFESSIONAL OFFICES i) PUBLIC USE j) RECYCLING FACILITY k) RETAIL STORE l) WAREHOUSE

8.6 HAMLET INDUSTRIAL 1 “HI1” (REPLACES former “HI3” of Bylaw 462-04)

The general purpose of this LAND USE DISTRICT is to permit lighter industrial DEVELOPMENT in established HAMLETS. The DEVELOPMENT operates in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are ACCESSORY to a principal use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this LAND USE DISTRICT or dominate the use of the site.

A. PERMITTED USES	B. DISCRETIONARY USES
a) AGRICULTURAL MACHINERY SALES AND SERVICE b) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES c) CARDLOCK d) CONTRACTOR'S BUSINESS/YARD e) CONTRACTOR'S SERVICE f) SEA CAN g) VEHICLE WASH ESTABLISHMENT	a) CARETAKER'S SUITE/SECURITY SUITE (Zama only) b) INDUSTRIAL CAMP c) MANUFACTURED HOME SALES AND SERVICE d) STORAGE YARD e) WAREHOUSE

2. That the Hamlet Residential District lot sizes be reduced with the following dimensions:

- a. Section 8.11 Hamlet Residential District 1 “HR1”
 Subsection C. (a) Lot Dimensions (minimum)

LOT WIDTH 16.76 m (55 feet)

LOT DEPTH 33.53 m (110 FEET)

- b. Section 8.12 Hamlet Residential District 1A “HR1A”
 Subsection C. (a) Lot Dimensions (minimum)

LOT WIDTH 16.76 m (55 feet)

LOT DEPTH 30.48 m (100 FEET)

- c. Section 8.13 Hamlet Residential District 1A "HR1B"
Subsection C. (a) Lot Dimensions (minimum)

LOT WIDTH 16.76 m (55 feet)

LOT DEPTH 30.48 m (100 FEET)

- d. Section 8.14 Hamlet Residential District 2 "HR2"
Subsection C. (a) Lot Dimensions (minimum)

LOT WIDTH 16.76 m (55 feet)

LOT DEPTH 30.48 m (100 FEET)

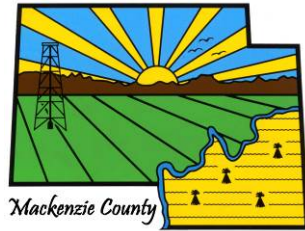
READ a first time this 26th day of August, 2013.

READ a second time this ____ day of _____, 2013.

READ a third time and finally passed this ____ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Ron Pelensky, Director of Community Services & Operations
Title:	Speed Reduction Request at 94 Avenue in the Hamlet of La Crete

BACKGROUND / PROPOSAL:

Administration had a request to reduce the speed limit to the Hamlet Boundary on 94 Ave west to 50km/hr. The section they are referring to is the area that is 80km/hr and is just west of the 50km/hr speed zone on 94th Ave. Presently the 50km/hr is posted on the hard surfaced road with multiple residential roads adjoining it. The area in question is on the gravel surface with a minimum number of accesses however it does lead to high density subdivisions. The reasoning given for lowering the speed zone is safety for pedestrians and bicycles.

The County approved a bylaw in 2009 which allows a 50km/hr speed zone within the hamlet boundary unless otherwise posted. The bylaw also allows the Director to create 70km/hr transition zones between the 50km/hr and the 80km/hr.

On August 21, 2013 administration took this request to the Public Works Committee meeting for review and they made the following motion:

Motion 13-08-064 That the Speed Reduction Request at 94th Ave. in La Crete be received for information

OPTIONS & BENEFITS:

Option 1

That administration be instructed to install a 70km/hr speed transition zone on 94th avenue west in the Hamlet of La Crete.

Author: R. Pelensky **Reviewed by:** _____ **CAO** _____

The benefit of this option is a driver is more likely to be at 50km/hr when they reach this speed zone as the difference in speed is not so great. Also this road is a collector road therefore it is important not to restrict the speed too much if it is not warranted. Reducing this section to 70km/hr would keep it similar to 113 street.

That administration be instructed to bring back an amended Bylaw 723/09 with a reduced speed limit to the Hamlet Boundary on 94 Avenue west to 50km/hr in the Hamlet of La Crete.

Accept for information

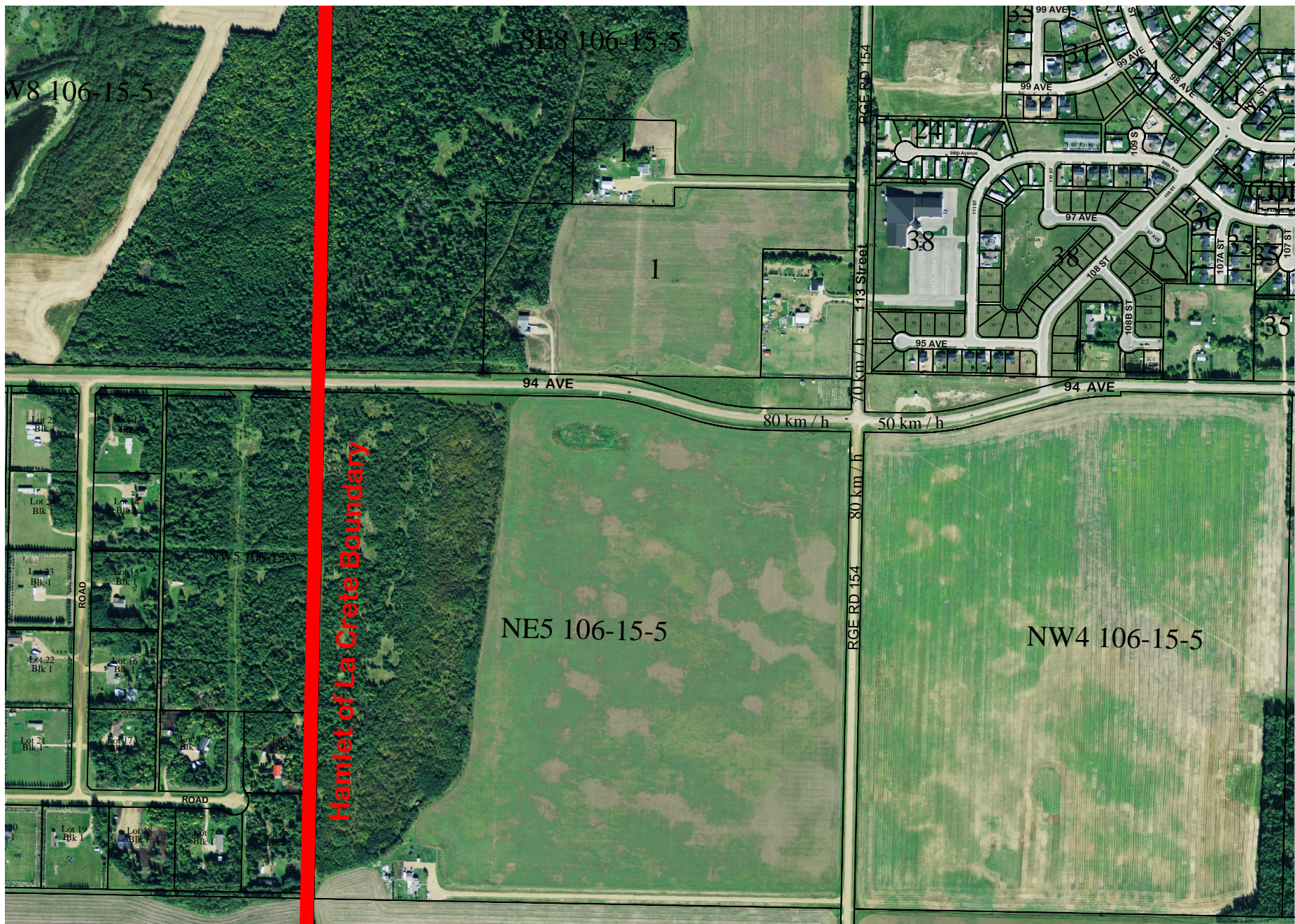
COSTS & SOURCE OF FUNDING:

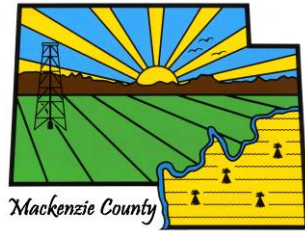
Four 70km/hr signs with posts will be needed. The cost is approximately \$1000 This cost can be funded from our operation budget.

RECOMMENDED ACTION:

That administration be instructed to install a 70km/hr speed transition zone on 94th avenue west in the Hamlet of La Crete.

Author: R. Pelensky **Reviewed by:** CAO





MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Ron Pelensky, Director of Community Services & Operations
Title:	Rural Road Tour

BACKGROUND / PROPOSAL:

Administration requested our Grader Operators identify their most needed roads that require shoulder pulls and rebuild. Attached is a map of the identified areas.

At the September 16, 2013 Public Works Committee meeting they recommended Council complete a road tour to view the roads identified and view any other road repair/shoulder pull areas.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

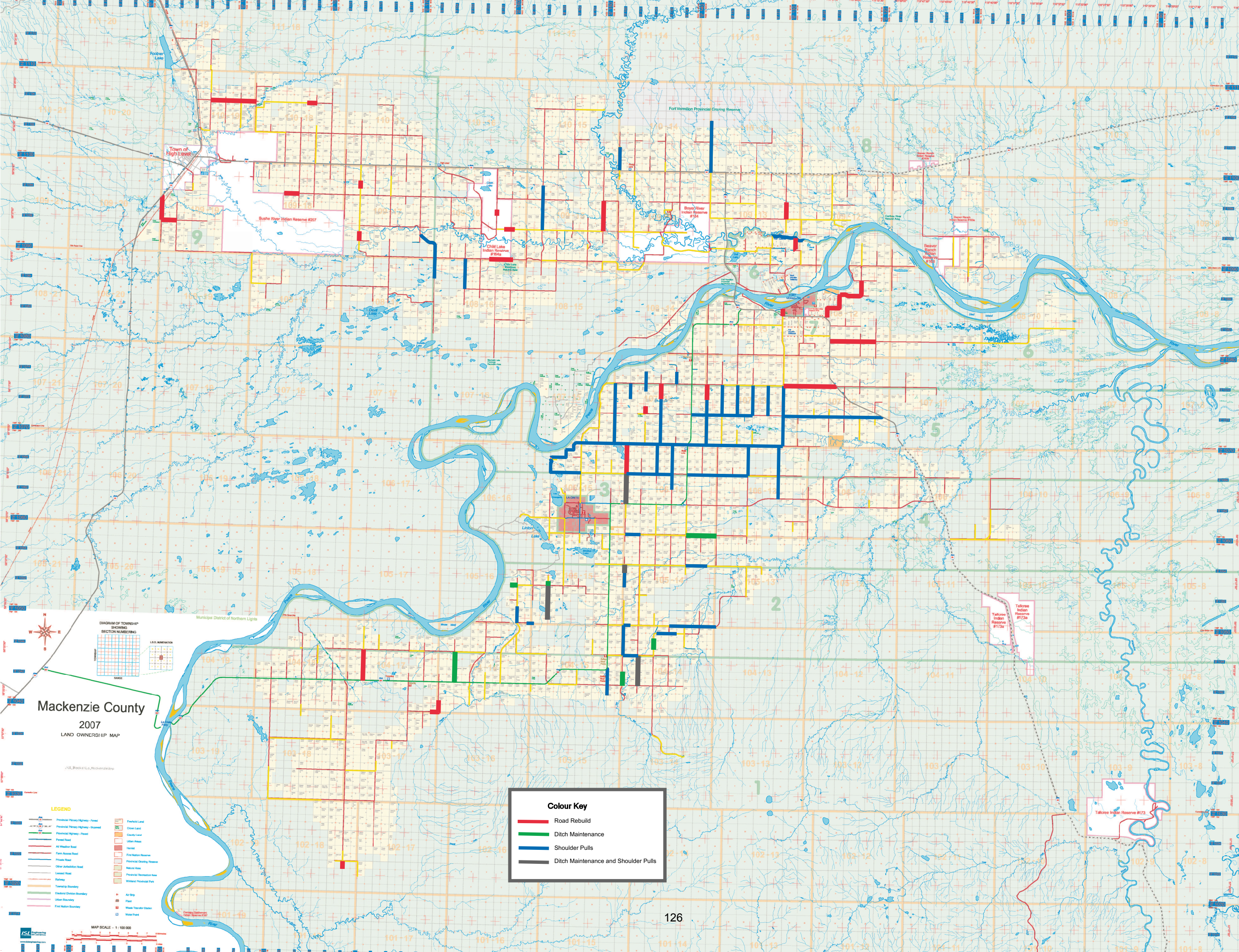
COMMUNICATION:

N/A

RECOMMENDED ACTION:

That Council select a date for a road tour to view shoulder pull and road rebuild areas for the County.

Author: Rp Reviewed by: _____ CAO _____



Mackenzie County

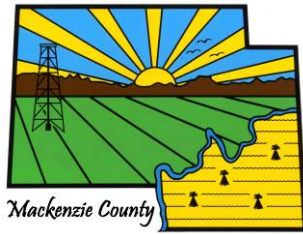
2007
LAND OWNERSHIP MAP

LEGEND

- Provincial Primary Highway - Paved
- Provincial Primary Highway - Unpaved
- Provincial Highway - Paved
- Paved Road
- All Weather Road
- Farm Access Road
- Private Road
- Other Jurisdiction Road
- Local Road
- Railway
- Township Boundary
- Electoral District Boundary
- Urban Boundary
- First Nation Boundary
- First Nation Reserve
- Provincial Grazing Reserve
- Natural Area
- Provincial Recreation Area
- Wildland Provincial Park
- Forest Land
- Crown Land
- County Land
- Urban Area
- Harvest
- First Nation Reserve
- Provincial Grazing Reserve
- Natural Area
- Provincial Recreation Area
- Wildland Provincial Park
- Air Strip
- Pier
- Water Transfer Station
- Water Plant

Colour Key

- Road Rebuild
- Ditch Maintenance
- Shoulder Pulls
- Ditch Maintenance and Shoulder Pulls



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting: Regular Council Meeting

Meeting Date: September 24, 2013

Presented By: Liane Lambert, Planner

Title: Bylaw 918-13 Land Use Bylaw Amendment to Rezone Plan 052 4647, Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905 - 100th Ave) from Hamlet Residential District 1A “HR1A” to Hamlet Residential District 2 “HR2” (La Crete)

BACKGROUND / PROPOSAL:

Mackenzie County has received a request to rezone Plan 052 4647, Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905 - 100th Ave) from Hamlet Residential District 1A “HR1A” to Hamlet Residential District 2 “HR2” to accommodate Condominium Development.

The applicant would like to build two three (3) unit dwellings on three lots located on the west end of La Crete in a Hamlet Residential District 1A. This district is for Dwellings-Single Family with attached garages. No Multi Family Dwellings are allowed as either Permitted or Discretionary.

Across the street, directly north of the proposed location in what used to be Hamlet Residential District 1A “HR1A”, there is a large Multi-Family Condominium dwelling which uses up seven hamlet lots. These lots were rezoned to Hamlet Residential 1 “HR1” which allows Dwelling – Row, and several years later, Multi-Family Units were built in stages.

Zoning to Hamlet Residential 2 “HR2” instead of Hamlet Residential 1 “HR1” will ensure that only multi-family dwellings are built on this property as Hamlet Residential 1 “HR1” can allow a variety of different type of dwellings such as Manufactured Homes.

There have been no issues or concerns with the existing Condominium Dwellings to the north of this proposed location brought forth to the Planning Department. The Planning Department sees no additional concerns with the proposed rezoning request.

Author: L. Lambert **Reviewed by:** _____ **CAO** _____

Bylaw 9__-13 was presented to the Municipal Planning Commission (MPC) at their September 5, 2013 meeting where the following motion was made:

That the Municipal Planning Commission recommends to Council for Approval of Bylaw 9__-13 being a Land Use Bylaw Amendment to rezone Plan 052 4647, Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905 - 100th Ave) from Hamlet Residential District 1A "HR1A" to Hamlet Residential District 2 "HR2" to accommodate Condominium Development.

Bylaw number 918-13 has since been assigned to this application.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant

RECOMMENDED ACTION:

That first reading be given to Bylaw 918-13, being a Land Use Bylaw amendment to rezone Plan 052 4647, Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905 - 100th Ave) from Hamlet Residential District 1A "HR1A" to Hamlet Residential District 2 "HR2" to accommodate Condominium Development, subject to a Public Hearing.

Author: L. Lambert Reviewed by: _____ CAO _____

BYLAW NO. 918-13
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW

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

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

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate Condominium Development.

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

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

Plan 052 4647 Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905-100th Ave)

within the Hamlet of La Crete, be rezoned from Hamlet Residential District 1A "HR1A" to Hamlet Residential District 2 "HR2" to accommodate Condominium Development, as outlined in Schedule "A" hereto attached.

READ a first time this ____ day of _____, 2013.

READ a second time this ____ day of _____, 2013.

READ a third time and finally passed this ____ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

BYLAW No. 918-13

SCHEDULE "A"

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

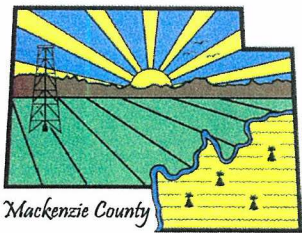
Plan 052 4647 Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905-100th Ave)

within the Hamlet of La Crete, be rezoned from Hamlet Residential District 1A "HR1A" to Hamlet Residential District 2 "HR2" to accommodate Condominium Development.



FROM: Hamlet Residential District 1A "HR1A"

TO: Hamlet Residential 2 "HR2"



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. Bylaw 918-13

NAME OF APPLICANT <u>ALPINE BUILDERS</u>		
ADDRESS <u>PO BOX 1375</u>		
TOWN <u>LA CRETE AB</u>		
POSTAL CODE <u>T0A-2H0</u>	PHONE (RES.) <u>928 3310</u>	BUS. <u>926 0973</u>

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 052 4647	BLK 31	LOT 16,17,18
----------	------	------	-------	----	----	-------------------------	------------------	------------------------

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: HR1A TO: HR1

REASONS SUPPORTING PROPOSED AMENDMENT:

TO CONSTRUCT AND BUILD CONDO UNITS ACROSS FROM
EXISTING CONDOS

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 400.00

RECEIPT NO. Invoice

[Signature]
APPLICANT

Aug 27/13
DATE

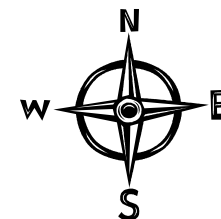
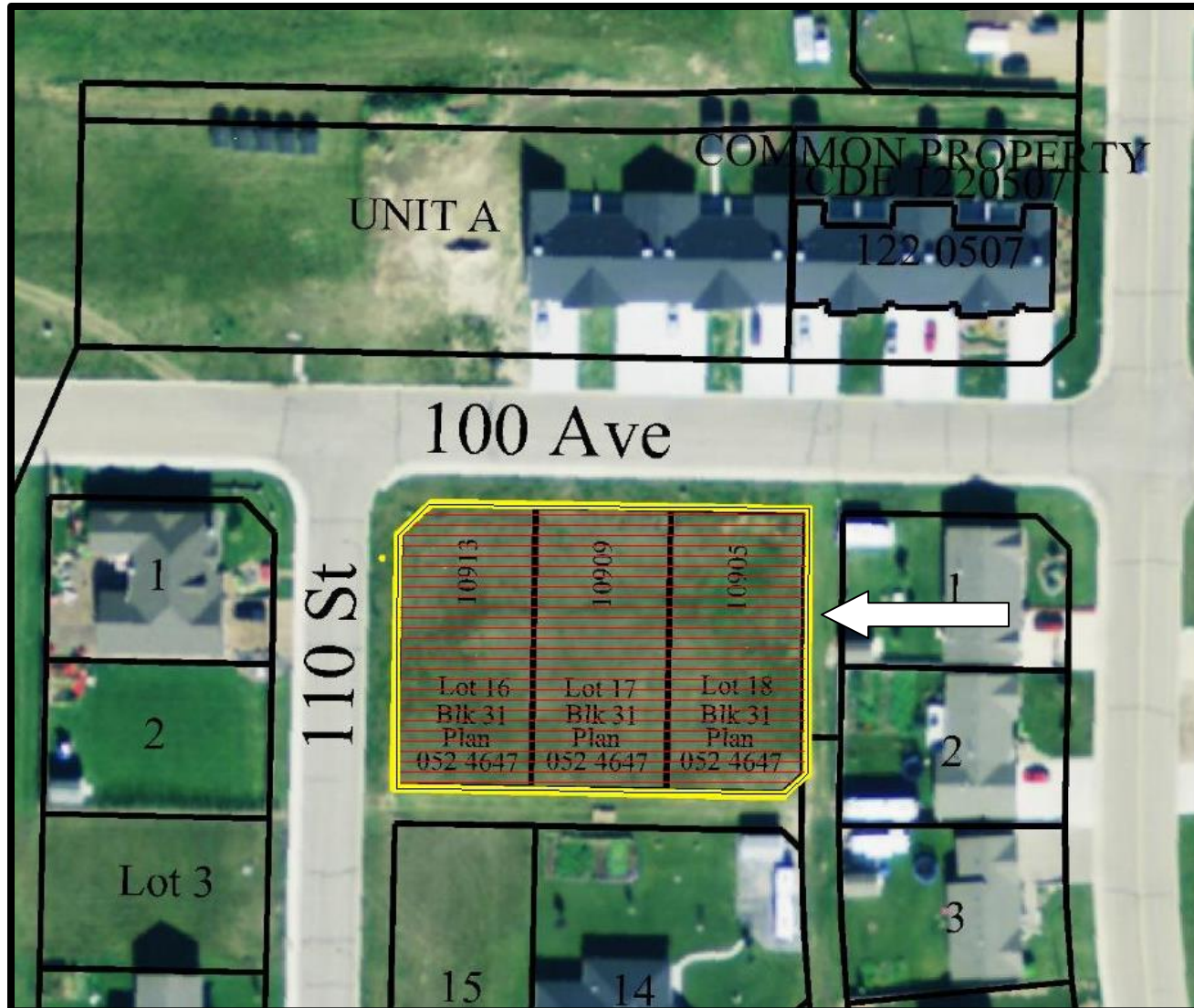
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

[Signature]
REGISTERED OWNER

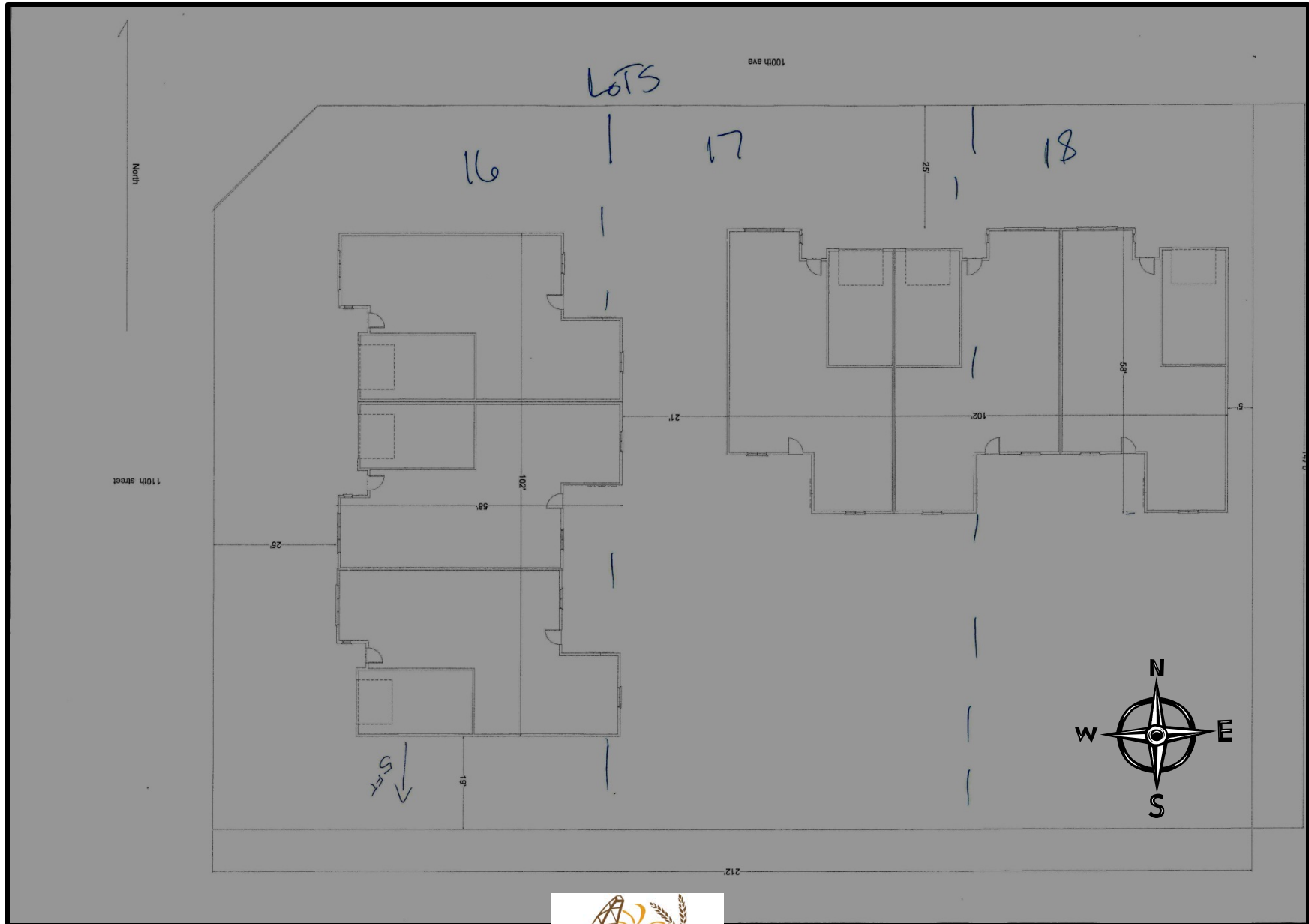
DATE

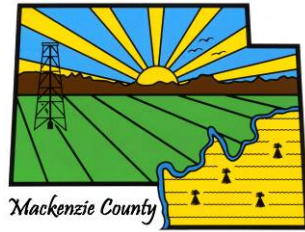
LAND USE BYLAW 918-13

Plan 052 4647, Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905 – 100th Ave)



LAND USE BYLAW 918-13
Plan 052 4647 Block 31, Lots 16, 17 & 18 (10913, 10909 & 10905-100th Ave)





MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting: Regular Council Meeting

Meeting Date: September 24, 2013

Presented By: Liane Lambert, Planner

Title: Development Permit 252-DP-13 (Garry McLean) Garage – Detached with Variances within One Mile of Fort Vermilion Airport (Fort Vermilion Settlement)

BACKGROUND / PROPOSAL:

Mackenzie County has received a development permit request for a Garage - Detached (24'x36') with variances on an existing yardsite on Fort Vermilion Settlement, Range 2, River Lot 6. This development is within one mile of the Fort Vermilion Airport.

This permit is presented to Council in accordance with Motion 10-02-127 (February 9, 2010) which states:

That any development in the areas within the municipality are to be brought forth to Council to control development within one mile to protect the flight paths until the AVPA takes over development.

And Motion 10-02-144 (February 24, 2010):

That Motion 10-02-127 refer to the Fort Vermilion and the La Crete airports

The applicant received approval for Development Permit 135-DP-10 for a Dwelling – Single Family with variances on the same location at the June 8, 2010 Council meeting.

Fort Vermilion Settlement, Range 2, River Lot 6 is located just outside the Hamlet Boundary, adjacent to River Road at the east end of the Hamlet of Fort Vermilion. The land is zoned as Agricultural District “A” and a Garage - Detached is a Permitted Use.

The applicant requires a 50% variance on the front yard (River Road) and on one side yard (31st Street). The applicant requested a larger variance but the largest to be granted on a Rural Land Use district is 50% according Section 5.5.6 of the Land Use Bylaw:

Author: C. Smith **Reviewed by:** _____ **CAO** _____

(a) The Development Authority may approve a variance that is no more than 25% difference for any urban LAND USE DISTRICT and 50% difference for any rural LAND USE DISTRICT from the requirements of setback, DEVELOPMENT area, or FLOOR AREA as stipulated in this BYLAW.

In the Fort Vermilion Area Structure Plan, the proposed development is within the designated 1/100 year flood plain. In a report dated July 2000, Alberta Environment completed a flood hazard study including a “26 km reach of the Peace River through Fort Vermilion”. According to this report the proposed development is not in the direct floodway or the flood fringe.

Option 2: Refuse Development Permit 252-DP-13.

1. The Fort Vermilion Airport is located nearby on Fort Vermilion Settlement, Range 1, River Lots 1, 2, 3 & 4. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or

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resulting from the operation of the Fort Vermilion Airport and/or any aircraft leaving or arriving at the Fort Vermilion Airport.

- 2. A variance of 20.6 meters (67.5 feet) of the front yard (River Road) setback and a variance of 7.6 meters (25 feet) of the side yard (31st Street) setback is hereby granted for the placement of the Garage – Detached.**
- 3. Minimum building setbacks:**
 - a. 20.6 meters (67.5 feet) from River Road;**
 - b. 7.6 meters (25 feet) from 31st Street;**
 - c. 15.2 meters (50 feet) from all other property lines.**
- 4. The lowest opening of all buildings shall be equal to or higher than the centerline elevation of River Road to raise the building above the 1/100 year flood level.**
5. This garage is for residential purposes only and no commercial activity is permitted in this building or district.
6. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
7. No ancillary building erected/or moved onto the site shall be used as a dwelling.
8. All sewage disposal systems to be in conformance with the Alberta Private Sewage Treatment and Disposal Regulations.
9. 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 Mackenzie County at (780) 927-3718. Access to be constructed to Mackenzie County standards and at the developers' expense.
10. No construction or development is allowed on or in a rights-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility rights-of-way.
11. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.

Author: C. Smith **Reviewed by:** CAO



DEVELOPMENT PERMIT APPLICATION

Admin Use Only	
Development Permit # 259-DR-13	
Date Received Sept. 16, 2013	
Date Accepted	

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

APPLICANT INFORMATION

Applicant Name Gary McLean		Registered Landowner Name (If different than Applicant) Gary + Joyce McLean	
Address Box 81 FU TOHINO		Address	
E-mail		E-mail joyce-mclean@theedge.ca	
Telephone (Res) 867-873-8819	Work or Cell 780	Telephone (Res)	Work or Cell

867-444-9350

LAND INFORMATION

Legal description of proposed development site									
Registered Plan # Fort Ver	Block 02	Lot 06	Stall	OR	QTR/LS	SEC	TWP.	RG	M
Civic Address 4911-31 Street				Ward	MLL/MS/TEA		Acres/Ha		
Hamlet Fort Vermilion							Quarter Section Acreage		
Description of existing use of land: House/shed									

DEVELOPMENT INFORMATION

Describe proposed development: Garage w/ variance				
<input type="checkbox"/> Dwelling (Inc home additions)	<input type="checkbox"/> Temporary Structure	<input type="checkbox"/> Other		
<input type="checkbox"/> Secondary residence	<input checked="" type="checkbox"/> Garage, shop, shed (circle one)	<input type="checkbox"/> Commercial /Industrial Building		
<input type="checkbox"/> Modular/Manufactured Home	<input type="checkbox"/> Moved in Building	<input type="checkbox"/> Public Use Building		
Building Size				
Length 24	Width 36	Height (Grade to peak) 12	Sq'	Other

15-20 ft in.

The land is adjacent to: ☐ Primary Highway ☐ Secondary Highway ☐ Local Road ☒ Hamlet Road

Estimate project time and cost:

A. Start Date Sept. 20 B. End Date _____ C. Completed Project Cost \$ 15,000 - 20,000

Attached is: (a) Site plan ☐ Yes (b) Blueprints ☐ Yes (c) Floor plans (Manufactured homes) ☐ Yes

A site plan and blueprints are required for all Development Permit applications unless otherwise specified by the County Planning Department. In addition, all commercial, industrial and multi-family Development Permit applications are required to include a site plan prepared by a surveyor or engineer and such site plan shall show the proposed building with setbacks from property lines, parking stalls, entry onto and exits off of the lot and any other information as required by the County to render a decision.

GEOGRAPHIC INFORMATION

Is there any of the following within 1/2 mile of the proposed development: (mark Y (yes) or N (no) and provide details for Y)

- ☒ Land Fill or garbage disposal site ☒ Confined Feedlot Operation ☒ Slope /Coulee/Valley or Ravine
- ☒ Sewage treatment or Sewage Lagoon ☒ Sour Gas Well or pipeline
- ☒ River or Waterbody ☒ Multi lot Residential subdivision

Access Approval Date: _____

Access:

Is there an Existing Access to proposed site?
Yes ☒ No ☐

A County Approved Access is required before a Development Permit can be issued (except for site development)

Does the site location require an access or road to be built to the proposed site?

Yes ☐ No ☒

DECLARATION

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

Applicant Name (Print)

Registered Land Owner Name (Print)

Garry McLean

Applicant Name (Signature)

Date

Registered Land Owner (Signature)

Date

[Signature]

Sept. 16/13

I understand that this application will not be accepted without the following: (a) appropriate development information
(b) application fee as per Fee Schedule By-Law

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

FOR ADMINISTRATIVE USE ONLY

Complies With:

MDP Yes ☐
No ☐

ASP Yes ☐
No ☐

AVPA Yes ☐
No ☐

Offsite Levy (If Required):

Connection Fee \$ _____

Receipt Number _____

Land Use Classification: "HRI"

Tax Roll No: 076671

Class of Use: Residential
(Commercial/Industrial/Residential/Institutional/Home Based Business)

Permitted/Discretionary: Discretionary

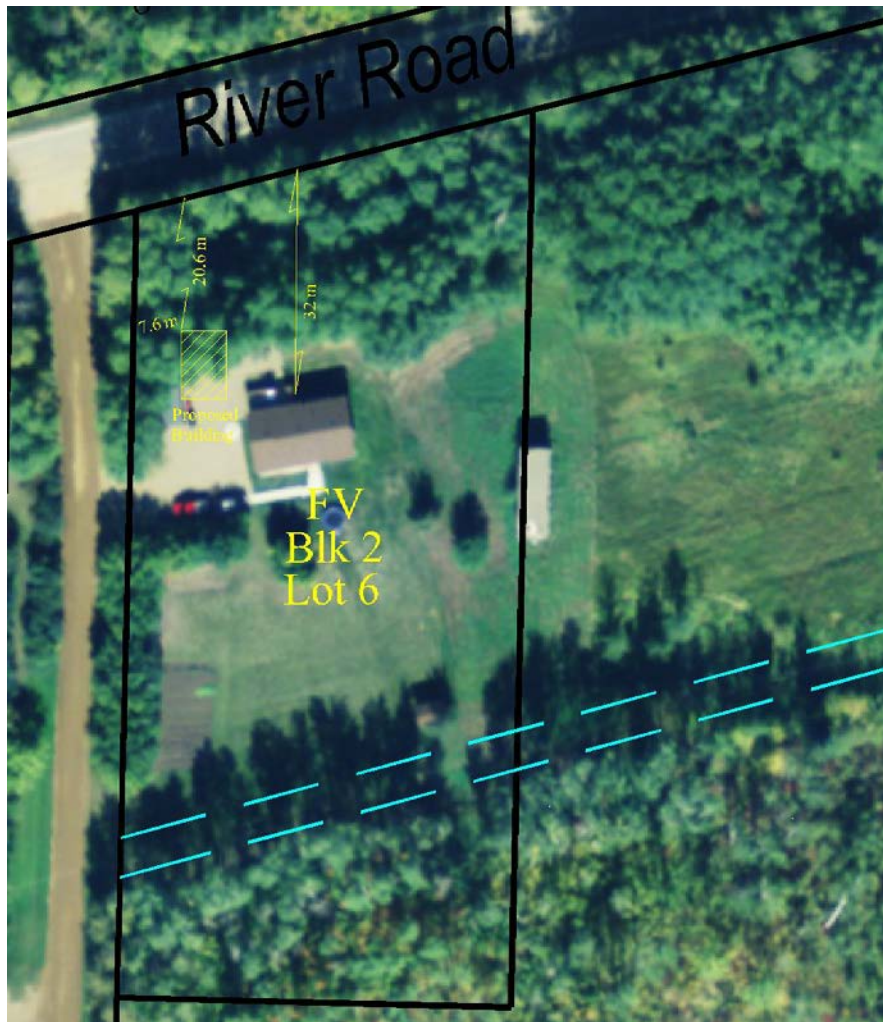
Proposed Use: Garage - Detached (with Variance)

Development Application Fee Enclosed: ☒ Yes ☐ No Amount \$ 75.00 Receipt No: 165608

Fort Vermilion Office: P.O. Box 640 Fort Vermilion AB T0H 1N0 Phone: (780) 927-3718 Fax: (780) 927-4266

La Crete Office: P.O. Box 1690 La Crete AB T0H 2H0 Phone: (780) 928-3983 Fax: (780) 928-3636

DEVELOPMENT PERMIT



File No. 252-DP-13

Disclaimer

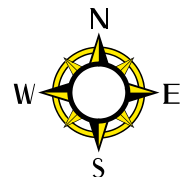
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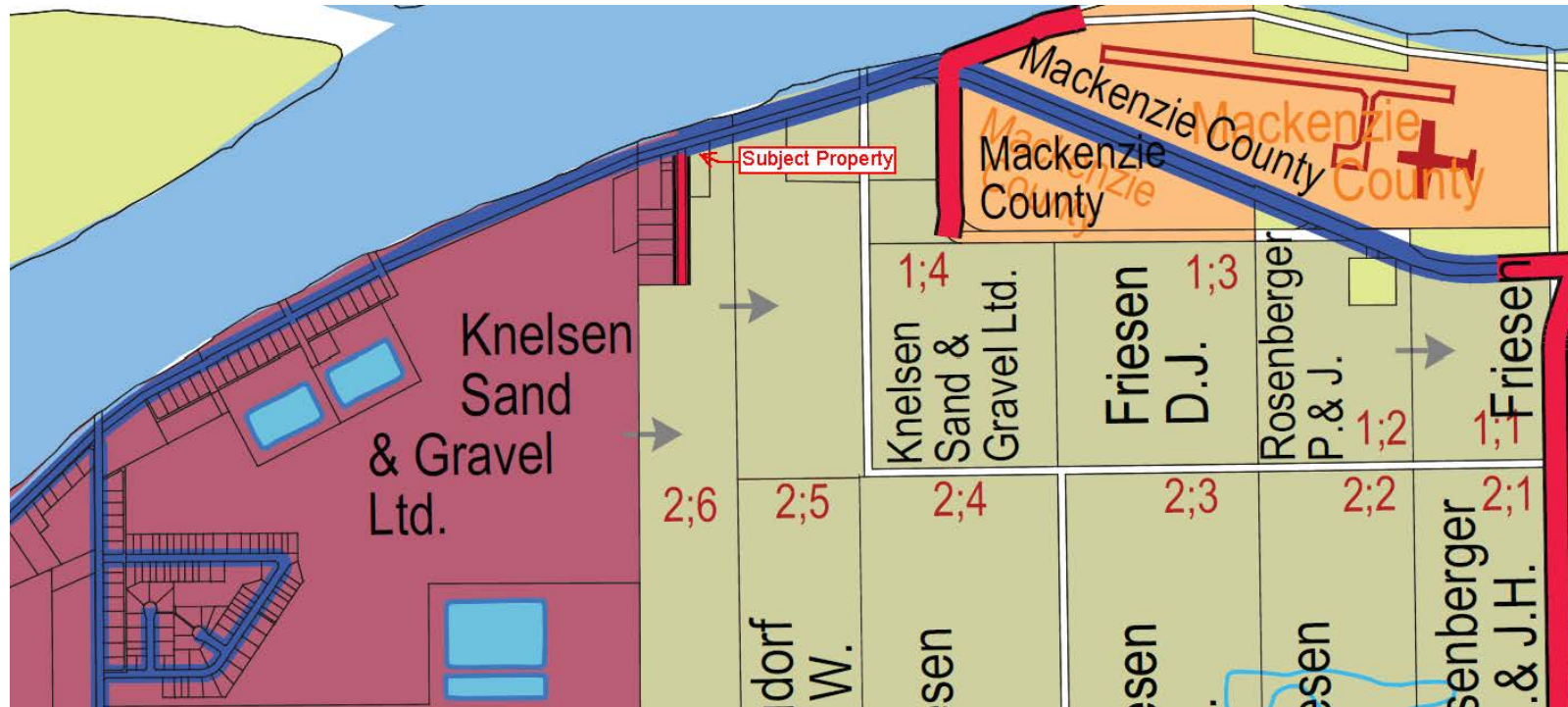


Mackenzie County

NOT TO SCALE



DEVELOPMENT PERMIT



File No. 252-DP-13

Disclaimer

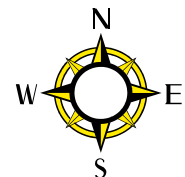
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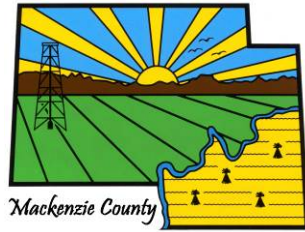
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Mackenzie County

NOT TO SCALE





MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Alison Kilpatrick, Director of Corporate Services
Title:	Bylaw 917-13 Tax Penalties Bylaw

BACKGROUND / PROPOSAL:

Based on Administration's review of a sample of penalty bylaws, the Finance Committee recommended the following tax penalty structure at their August 8, 2013 meeting:

Current taxes	July 1	Six per cent (6%)
Current taxes	Sept. 1	Nine per cent (9%)
Current taxes	Nov. 1	Twelve per cent (12%)
Tax arrears	January 1	Twelve per cent (12%)

Penalties for the current year's taxes owing are levied on the base amount of taxes, only; whereas, penalties for taxes in arrears (all years) are levied on the total amount of taxes and penalties levied to date and outstanding as of January 1.

Administration also recommended the removal of language referring to due dates that fall on weekends or holidays, and therefore:

- current taxes are due on the last business day of June; and,
- penalties would be levied as at, and would accrue from, July 1, September 1, November 1, and January 1.

At its September 10, 2013 meeting, Council moved first and second reading to Bylaw 917-13 being the Tax Penalties Bylaw for Mackenzie County as amended (Motions 13-09-643/644). A copy of the amended bylaw is attached.

Author: A. Kilpatrick **Review Date:** _____ **CAO** _____

OPTIONS & BENEFITS:

The objectives for establishing penalties are:

- a. To encourage prompt payment of taxes, in order for the municipality to conduct its financial operations efficiently and effectively, including the avoidance of unnecessary borrowing; and,
- b. To include a proxy for the “time value of money” and the additional administrative costs incurred in monitoring and collecting late accounts.

COSTS & SOURCE OF FUNDING:

Operating Budget.

COMMUNICATION:

To ratepayers by the County Image newsletter.

Any changes to the penalty bylaw for the 2014 taxation year must be approved by Council before the 2014 taxation year commences.

RECOMMENDED ACTION

That third reading be given to Bylaw 917-13 being the Tax Penalties Bylaw for Mackenzie County.

BYLAW NO. 917-13

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

**TO IMPOSE PENALTIES FOR NONPAYMENT OF
TAXES AND TAX ARREARS**

WHEREAS, pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, Sections 344, 345, and 346 and amendments thereto, Council may pass a bylaw to establish the penalties on taxation.

NOW THEREFORE, pursuant to provisions contained in the Municipal Government Act, the Council of Mackenzie County in the province of Alberta, duly assembled, hereby enacts the following:

1. Definitions:

- a) "Tax Year" means the annual period in which taxes are imposed, commencing with January 1 and ending with December 31.
- b) "Tax" or "Taxes" means taxes imposed in the Tax Year including taxes resulting from the enactment of a Supplementary Assessment Bylaw.
- c) "Tax Arrears" means all taxes which remain unpaid after December 31 of any Tax Year, and includes all penalties levied on Taxes that remain unpaid after December 31 of the year in which they are imposed.

2. Taxes shall be due and payable on the last business day of June.

3. Late Payment Penalties:

- a) Taxes paid after the due date shown on the tax notice shall be subject to penalties imposed in accordance with this Bylaw.
- b) Items added to the tax roll are deemed for all purposes, including the purpose of applying penalties on outstanding taxes, to be taxes imposed from the date they are added to the tax roll.
- c) Taxes or any portion thereof that remain unpaid after the due date shown on the tax notice shall have late penalties imposed on the dates and at the rates specified below:

July 1	Six per cent (6%)
September 1	Nine per cent (9%)
November 1	Twelve per cent (12%)

4. Tax Arrears or any portion thereof that remain unpaid shall have late payment penalties imposed on the date and at the rate specified below:

January 1	Twelve per cent (12%)
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5. That any penalty imposed under the terms of this Bylaw forms a part of the Tax in respect of which it is imposed.
6. Mackenzie County considers Canada Post, or any financial institution agreeing to collect taxes in the same light as an agent, and any tax payment forwarded by mail and postmarked on or before any specified penalty date, or marked by the financial institution as having been paid at the financial institution or before any specified penalty date, shall be deemed to have been received prior to the said penalty date.
7. This Bylaw shall come into force upon third and final reading starting with the 2014 taxation year.
8. This Bylaw shall be known as the Tax Penalties Bylaw.
9. That Bylaw No. 518/05 is hereby rescinded.

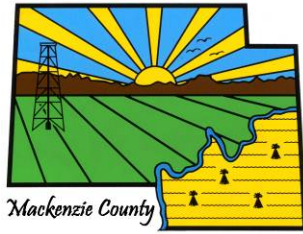
READ a first time this 10th day of September, 2013.

READ a second time this 10th day of September, 2013.

READ a third time and finally passed this () day of (), 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Alison Kilpatrick, Director of Corporate Services
Title:	Financial Reports – January 1 to August 30, 2013

BACKGROUND / PROPOSAL:

Corporate Services provides financial reports to Council as per policy.

OPTIONS & BENEFITS:

Please review the following financial reports for the six-month period, January 1 – August 30, 2013:

- Investment Report
- Operating Statement
- Projects Progress Report

COSTS & SOURCE OF FUNDING:

N/A

COMMUNICATION:

N/A

RECOMMENDED ACTION:

That the financial reports for the period, January 1 – August 30, 2013, be accepted for information.

Author: A. Kilpatrick **Review Date:** _____ **CAO** YW

Investment Report for Aug 2013

Chequing Account on Aug 31, 2013

Bank account balance 2,063,284

Investment Values on Aug 31, 2013

Short term investments (EM0-0377-A) 26,291,948
 Short term T-Bill (1044265-26) 234,638
 Long term investments (EM0-0374-A) 4,783,427
31,310,013

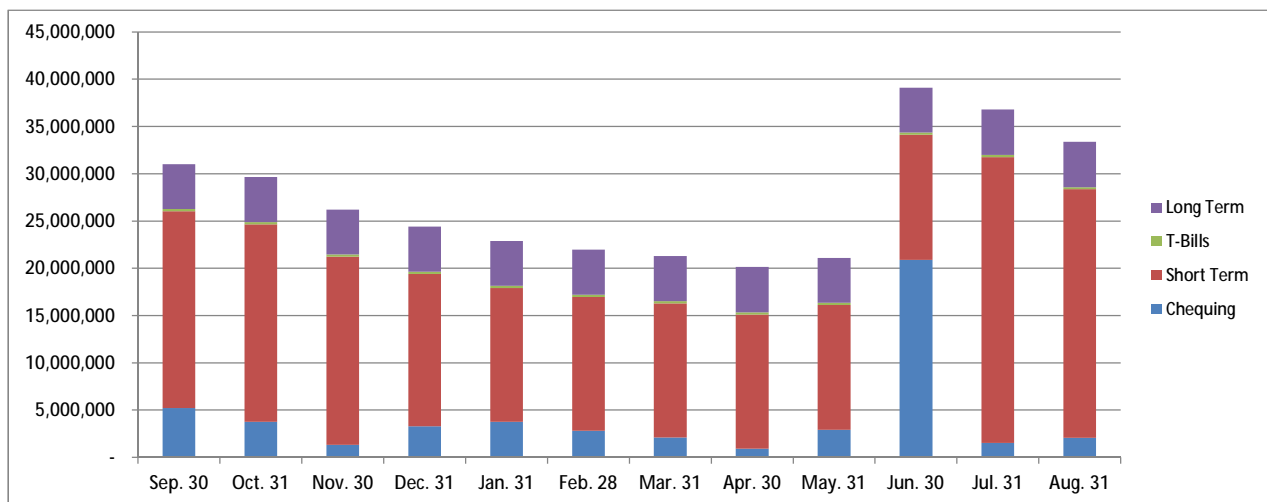
These balances include
'market value changes'.

Revenues

	Total	Short Term	Long Term
Interest received	284,549	180,302	104,247
Interest accrued	34,974	0	34,974
	319,523	180,302	139,221
Market value changes	(78,773)		(78,773)
Interest received, chequing account	24,651	24,651	
Grand total revenues before investment manager fees	265,401	204,953	60,448
Deduct: investment manager fees for investments	-18,826	-6,344	-12,482
Grand total revenues after investment manager fees	246,575	198,609	47,966

Balances in the Various Accounts - Last 12 Months

	Chequing	Short Term	T-Bills	Long Term	Total
Sep. 30	5,200,615	20,847,223	233,350	4,734,742	31,015,930
Oct. 31	3,766,714	20,870,351	233,469	4,782,590	29,653,124
Nov. 30	1,338,291	19,897,422	233,584	4,731,752	26,201,049
Dec. 31	3,288,920	16,118,925	233,703	4,770,435	24,411,983
Jan. 31	3,769,369	14,133,670	233,822	4,761,401	22,898,263
Feb. 28	2,798,772	14,150,452	233,930	4,784,407	21,967,561
Mar. 31	2,109,858	14,169,292	234,049	4,781,006	21,294,206
Apr. 30	930,564	14,184,593	234,165	4,779,554	20,128,876
May. 31	2,918,267	13,203,346	234,284	4,740,298	21,096,195
Jun. 30	20,897,133	13,218,847	234,399	4,752,443	39,102,822
Jul. 31	1,509,730	30,251,520	234,519	4,788,275	36,784,043
Aug. 31	2,063,284	26,291,948	234,638	4,783,427	33,373,298



**MACKENZIE COUNTY
STATEMENT OF OPERATIONS**

August 31, 2013

	2012 Actual	2013 Actual	2013	\$ Variance	% Variance
	Total	Total	Budget		
OPERATIONAL REVENUES					
Property taxes	30,086,554	31,093,119	31,129,352	36,233	0%
User fees and sales of goods	3,439,363	2,209,007	3,522,472	1,313,465	37%
Government transfers	3,241,960	592,850	1,223,479	630,629	52%
Investment income (operating)	454,041	149,631	326,000	176,369	54%
Penalties and costs on taxes	140,171	243,592	115,000	(128,592)	-112%
Licenses, permits and fines	428,969	288,449	328,600	40,151	12%
Rentals	77,847	62,044	80,128	18,084	23%
Insurance proceeds	673	16,236	-	(16,236)	
Development levies	61,302	121,105	-	(121,105)	
Municipal reserve revenue	44,578	89,716	-	(89,716)	
Sale of non-TCA equipment	3,454	-	-	-	
Other	649,993	392,596	334,625	(57,971)	-17%
Total operating revenues	38,628,902	35,258,345	37,059,656	1,801,311	5%
OPERATIONAL EXPENSES					
Legislative	594,063	335,055	735,150	400,095	54%
Administration	4,750,506	3,036,326	5,180,847	2,144,521	41%
Protective services	2,729,063	574,435	1,566,071	991,636	63%
Transportation	13,181,067	4,145,133	12,836,567	8,691,434	68%
Water, sewer, solid waste disposal	4,211,295	1,709,008	4,754,579	3,045,571	64%
Public health and welfare (FCSS)	728,839	560,703	693,241	132,538	19%
Planning, development	785,546	484,931	1,030,661	545,730	53%
Agriculture and veterinary	945,293	616,767	1,385,366	768,599	55%
Recreation and culture	1,618,859	1,115,517	1,941,579	826,062	43%
School requisitions	6,157,364	3,108,001	6,222,152	3,114,151	50%
Lodge requisitions	291,715	392,262	392,262	0	0%
Non-TCA projects	204,592	362,031	1,142,690	780,659	68%
Total operating expenses	36,198,203	16,440,169	37,881,165	21,440,996	57%
Excess (deficiency) before other	2,430,700	18,818,177	(821,509)	(19,639,686)	2391%
CAPITAL REVENUES					
Government transfers for capital	5,103,229	583,469	19,891,011	19,307,542	97%
Other revenue for capital	156,682	26,275	705,103	678,828	96%
Proceeds from sale of TCA assets	663,234	-	7,500	7,500	100%
	5,923,145	609,744	20,603,614	19,993,870	97%
EXCESS (DEFICIENCY) - PSAB Model	8,353,845	19,427,921	19,782,105	354,184	2%
Convert to local government model					
Remove non-cash transactions	8,336,955	-	6,839,758	6,839,758	100%
Remove revenue for capital projects	(5,923,145)	(609,744)	(20,603,614)	(19,993,870)	97%
Long term debt principle	2,275,059	930,177	1,928,507	998,330	52%
Transfers to/from reserves	8,442,596	-	4,089,742	4,089,742	100%
EXCESS (DEFICIENCY) - LG Model	50,000	17,888,000	-	(17,888,000)	

Mackenzie County
Summary of All Units
For the Eight Months Ending August 31, 2013

	2012 Actual	2013 Actual	2013	\$ Variance	% Variance
	Total	Total	Budget		
OPERATING REVENUES					
100-Taxation	29,859,344	30,861,007	30,880,043	19,036	0%
124-Frontage	255,668	232,112	272,552	40,440	15%
420-Sales of goods and services	641,482	258,928	322,405	63,477	20%
421-Sale of water - metered	2,097,610	1,471,039	2,397,080	926,041	39%
422-Sale of water - bulk	700,271	479,041	802,987	323,946	40%
424-Sale of land	63,764	34,087	-	(34,087)	
510-Penalties on taxes	140,171	243,592	115,000	(128,592)	-112%
511-Penalties of AR and utilities	41,251	28,310	35,000	6,690	19%
520-Licenses and permits	19,911	15,935	15,600	(335)	-2%
521-Offsite levy	61,302	121,105	-	(121,105)	
522-Municipal reserve revenue	44,578	89,716	-	(89,716)	
526-Safety code permits	330,815	215,494	250,000	34,506	14%
525-Subdivision fees	48,899	35,874	25,000	(10,874)	-43%
530-Fines	16,270	12,108	28,000	15,892	57%
531-Safety code fees	13,074	9,039	10,000	961	10%
550-Interest revenue	430,269	266,989	326,000	59,011	18%
551-Market value changes	23,771	(117,358)	-	117,358	
560-Rental and lease revenue	77,847	62,044	80,128	18,084	23%
570-Insurance proceeds	673	16,236	-	(16,236)	
592-Well drilling revenue	250,945	129,592	25,000	(104,592)	-418%
597-Other revenue	184,802	175,224	206,875	31,651	15%
598-Community aggregate levy	109,231	23,908	67,750	43,843	65%
630-Sale of non-TCA equipment	3,454	-	-	-	
790-Tradeshow Revenues	-	1,475	-	(1,475)	
830-Federal grants	1,874	-	-	-	
840-Provincial grants	3,240,086	592,850	1,223,479	630,629	52%
890-Gain (Loss) Penny Rounding	-	0	-	(0)	
990-Over/under tax collections	(28,458)	-	(23,243)	(23,243)	100%
TOTAL REVENUE	38,628,902	35,258,345	37,059,656	1,801,311	5%
OPERATING EXPENSES					
110-Wages and salaries	5,140,205	3,407,556	6,323,484	2,915,928	46%
132-Benefits	880,574	705,778	1,249,650	543,872	44%
136-WCB contributions	42,059	40,664	61,391	20,727	34%
142-Recruiting	18,716	-	20,000	20,000	100%
150-Isolation cost	35,642	33,631	66,000	32,369	49%
151-Honoraria	473,231	267,300	532,500	265,200	50%
211-Travel and subsistence	412,881	194,015	335,100	141,085	42%
212-Promotional expense	34,222	59,373	72,500	13,127	18%
214-Memberships & conference fees	111,370	61,307	125,480	64,173	51%
215-Freight	97,306	55,674	113,260	57,586	51%
216-Postage	29,193	29,500	33,450	3,950	12%
217-Telephone	136,459	90,775	160,709	69,934	44%
221-Advertising	61,978	26,475	71,940	45,465	63%
223-Subscriptions and publications	4,777	7,396	8,222	826	10%
231-Audit fee	68,965	42,625	57,500	14,875	26%
232-Legal fee	74,488	38,694	95,000	56,306	59%
233-Engineering consulting	153,245	29,997	91,000	61,003	67%
235-Professional fee	2,660,001	807,665	1,364,204	556,539	41%
236-Enhanced policing fee	237,840	103,500	347,500	244,000	70%
239-Training and education	42,147	22,360	175,405	153,045	87%
242-Computer programming	52,746	8,934	61,119	52,185	85%
251-Repair & maintenance - bridges	59,312	-	181,100	181,100	100%
252-Repair & maintenance - buildings	181,060	63,771	172,716	108,945	63%
253-Repair & maintenance - equipment	256,390	139,455	300,300	160,845	54%
255-Repair & maintenance - vehicles	100,884	47,541	94,200	46,659	50%
258-Contract graders	93,290	68,705	150,000	81,295	54%
259-Repair & maintenance - structural	989,490	708,231	2,005,908	1,297,677	65%
261-Ice bridge construction	76,692	65,805	120,000	54,195	45%
262-Rental - building and land	15,133	2,000	17,029	15,029	88%
263-Rental - vehicle and equipment	69,940	32,983	64,228	31,245	49%
266-Communications	73,785	50,173	68,706	18,533	27%
271-Licenses and permits	10,704	5,723	12,829	7,106	55%
272-Damage claims	1,500	31,234	5,000	(26,234)	-525% (1)
273-Taxes	990	727	15,000	14,273	95%
274-Insurance	272,043	-	284,800	284,800	100%
342-Assessor fees	257,865	139,827	235,000	95,173	40%
290-Election cost	-	2,750	8,000	5,250	66%
511-Goods and supplies	1,041,571	365,673	878,561	512,888	58%
521-Fuel and oil	821,066	529,486	732,650	203,164	28%

Mackenzie County
Summary of All Units
For the Eight Months Ending August 31, 2013

	2012 Actual	2013 Actual	2013	\$ Variance	% Variance
	Total	Total	Budget		
531-Chemicals and salt	195,479	151,079	280,950	129,871	46%
532-Dust control	365,815	442,783	419,800	(22,983)	-5%
533-Grader blades	133,451	37,558	150,000	112,442	75%
534-Gravel (apply; supply and apply)	1,017,661	33,536	840,130	806,594	96%
535-Gravel reclamation cost	12,109	-	-	-	
543-Natural gas	84,170	83,655	98,464	14,809	15%
544-Electrical power	571,607	484,659	657,587	172,928	26%
710-Grants to local governments	1,371,120	1,311,597	1,765,786	454,189	26%
735-Grants to other organizations	1,690,701	1,525,698	1,786,655	260,957	15%
747-School requisition	6,157,364	3,108,001	6,222,152	3,114,151	50%
750-Lodge requisition	291,715	392,262	392,262	0	0%
810-Interest and service charges	39,202	12,122	36,000	23,878	66%
831-Interest - long term debt	426,418	203,576	469,490	265,914	57%
921-Bad debt expense	3,479	69	8,000	7,931	99%
922-Tax cancellation/write-off	202,181	4,242	60,000	55,758	93%
992-Cost of land sold	4,429	-	-	-	
993-NBV value of disposed TCA	854,138	-	13,492	13,492	100%
994-Change in inventory	713,078	-	(550,648)	(550,648)	100%
995-Depreciation of TCA	6,769,738	-	7,376,914	7,376,914	100%
TOTAL	35,993,611	16,078,138	36,738,475	20,660,337	56%
Non-TCA projects	204,592	362,031	1,142,690	780,659	68%
TOTAL EXPENSES	36,198,203	16,440,169	37,881,165	21,440,996	57%
EXCESS (DEFICIENCY)	2,430,700	18,818,177	(821,509)	(19,639,686)	2391%
OTHER					
125-Connection rees	-	275	-	(275)	
840-Provincial transfers for capital	5,103,229	583,469	19,891,011	19,307,542	97%
575-Contributed TCA	-	-	325,000	325,000	100%
597-Other capital revenue	156,682	26,000	380,103	354,103	93%
630-Proceeds of sold TCA asset	663,234	-	7,500	7,500	100%
	5,923,145	609,744	20,603,614	19,993,870	97%
EXCESS (DEFICIENCY) - PS MODEL	8,353,845	19,427,921	19,782,105	354,184	2%
CONVERT TO LG INCOME STATEMENT					
Remove non-cash transactions					
993-NBV value of disposed TCA	854,138	-	13,492	13,492	100%
994-Change in inventory	713,078	-	(550,648)	(550,648)	100%
995-Amortization of TCA	6,769,738	-	7,376,914	7,376,914	100%
Remove TCA revenues					
Total of OTHER per above	(5,923,145)	(609,744)	(20,603,614)	(19,993,870)	97%
Add LTD principle paid					
832-Principle Payments	2,275,059	930,177	1,928,507	998,330	52%
Add/Deduct LG model TF to/from reserves					
920-Contribution from Capital Reserve	(2,335)	-	(195,800)	(195,800)	100%
930-Contributions from Operating Reserve	(47,181)	-	(646,220)	(646,220)	100%
940-Contribution from Capital Reserve	(19,948)	-	-	-	
762-Contribution to Capital (funding TCA projects)	857,467	-	3,396,762	3,396,762	100%
763-Contribution to Capital Reserves	4,592,174	-	1,435,000	1,435,000	100%
764-Contribution to Operating Reserves	3,062,419	-	100,000	100,000	100%
EXCESS (DEFICIENCY) - LG MODEL	50,000	17,888,000	-	(17,888,000)	

Note

(1) The main reason is that we paid the amount of \$20,495 for the damage of Zama Salt Shed in July 2013.

Project Progress Report for Aug 2013

Project Name	Manager	Total costs	Costs in prior years	Costs in current year up to Aug 31, 2013	2013 Budget	2013 Budget Remaining on Aug 31, 2013	Status Update on Aug 31, 2013	Percentage of Completion (%)
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Administration Department

FV - Sign with flags	Carol	1,607	-	1,607	25,000	23,393	Flags have been installed.	0%
FV - Alarm system (CF)	Carol	16,725	6,161	10,564	42,967	32,403	Estimated completion date is October 3, 2013.	0%
ZA - Paving Cornerstone, Library parking lot (CF)	Don	65,568	65,568	-	234,433	234,433	Completed.	100%
FV - Office roof repair & building improvements (CF)	Ron	110,970	110,970	-	39,030	39,030	Sidewalk between FV office and shop to be constructed in fall.	0%
Virtual City Hall (CF)	Carol	15,585	15,585	-	4,415	4,415	In progress.	0%
FV - Roof extension over back door	Ron	-	-	-	6,000	6,000	To be constructed in fall.	0%
Land purchases from AB SRD (CF)	Joulia	42,673	42,673	-	132,328	132,328	Completed	100%
County's CAO house repairs (CF)	Bill	73,739	73,578	160	11,446	11,286	Tin roof to be constructed over rear porch in fall.	0%
<i>Total department 12</i>				12,331	495,619	483,288		

Fire Department

FV - Rescue struts	Ron	4,984	-	4,984	6,000	1,016	Completed	100%
FV - Upgrade foam system on pump	Ron	8,980	-	8,980	8,000	(980)	Completed	100%
FV - Self contained breathing apparatus compressor	Ron	34,475	-	34,475	35,000	525	Completed	100%
Tompkins Fire Hall - Landscaping (CF)	Ron	17,925	17,925	-	2,075	2,075		0%
LC - Blue Hills Fire Hall - Furniture/fixtures (CF)	Ron	31,188	31,188	-	8,812	8,812		0%
LC - Self contained breathing apparatus compressor	Ron	34,772	-	34,772	35,000	228	Completed	100%
LC - Rescue struts	Ron	4,984	-	4,984	6,000	1,016	Completed	100%
LC - Upgrade foam system on pump	Ron	8,980	-	8,980	8,000	(980)	Completed	100%
<i>Total department 23</i>				97,175	108,887	11,712		

Transportation Department

FV - Commercial grade turn mower	Ron	18,587	-	18,587	18,600	13	Complete	100%
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Project Name	Manager	Total costs	Costs in prior years	Costs in current year up to Aug 31, 2013	2013 Budget	2013 Budget Remaining on Aug 31, 2013	Status Update on Aug 31, 2013	Percentage of Completion (%)
FV - Pintle hitch trailer to haul loader	Ron	-	-	-	33,500	33,500	Complete	100%
FV - Tandem axle pup trailer	Ron	33,572	-	33,572	35,000	1,428	Complete	100%
FV - 550 truck with picker & auger	Ron	51,175	-	51,175	98,500	47,325	Complete	100%
LC - 101 St & 103 Ave reconstruction (CF)	John	810,108	18,582	791,526	1,545,890	754,364	Substantially complete at Sept. 10; should be all finished by Oct. 1.	90%
FV - Broom for Bobcat skid steer	Ron	8,951	-	8,951	9,400	449	Complete	100%
FV - 48th & 53rd Ave paving (CF)	Ron	62,622	-	62,622	685,150	622,528	Project is underway, and ACP should be substantially complete by Sept. 13. Line painting, seeding, and driveway restoration should be complete by Sep. 25.	80%
ZA - Aspen Drive paving & S-curve servicing (CF)	Don/Ron	181,632	-	181,632	564,720	383,088	Aspen Drive complete. Only the County office project has a warranty. The S-Curve utility servicing may take place as time and contractor permit.	33%
New infrastructure	Ron, John	-	-	-	500,000	500,000	15 agreements in place, 6 of which are in progress. Two approved approaches to 697 in Blue Hills are in process of construction.	20%
LC - BF 81125 - Culverts (3)	John	18,452	-	18,452	380,904	362,453	Engineering stage. Project may run through Dec. 2013/Jan. 2014 (as a carryforward project).	10%
LC - BF 81120/79239 - Bridge repairs	John	-	-	-	260,000	260,000	Engineering stage	10%
LC - BF 81336 - Engineering re: culvert	John	-	-	-	50,993	50,993	Engineering stage	10%
LC - BF 75117 - Engineering re: culvert	John	-	-	-	51,074	51,074	Engineering stage	10%
LC - Steamer trailer	John	12,115	-	12,115	12,000	(115)	Complete	100%
LC - Pave pathway 91st Ave & 102 St	John	15,750	-	15,750	15,500	(250)	Complete	100%
FV - Pressure washer system upgrades (CF)	Ron	3,986	-	3,986	5,000	1,014		
LC - 105th Avenue reconstruction	John	-	-	-	294,730	294,730	Oiled and ready for asphalt	60%
ZA - Bearspaw Crescent (CF)	Don	511,261	511,261	-	15,633	15,633	Delivery expected week of Sept. 16.	0%
LC - Salt and sand shelter	John	32,931	-	32,931	202,000	169,069	Quotes received and requisition signed	5%
Ground Penetrating Radar unit	John	36,730	-	36,730	40,000	3,270	Complete	100%
ZA - Utility & Power Pole Relocations (CF)	Don	53,513	53,513	-	8,943	8,943	Complete	100%
LC - Intersection lighting at 99 Street & North Access Road	John	24,494	-	24,494	40,925	16,431	Have given Atco the go ahead	1%
Blue Hills Road rebuild	John	-	-	-	300,000	300,000	Project done by RFP; started Aug. 6/13; substantially completed Aug. 30. Intent is to apply calcium this fall.	95%
Chip seal project, north of La Crete	Bill	2,491	-	2,491	275,000	272,509	RFP was for seal coat with options. Final decision was to use ACP at 75 mm. Substantially complete by Sept. 7. Concern re: contractor did not prime whole project. Estimated cost to completed \$250,000.	90%

Project Name	Manager	Total costs	Costs in prior years	Costs in current year up to Aug 31, 2013	2013 Budget	2013 Budget Remaining on Aug 31, 2013	Status Update on Aug 31, 2013	Percentage of Completion (%)
Rocky Lane regarding dust control	Bill	-	-	-	350,000	350,000	Substantially completed Sept. 7, 2013. Remaining work is fencing, seeding, & calcium application this fall. Estimated cost to complete \$325,000.	90%
ZA - Beautification Project (CF)	Don	5,662	5,662	-	4,338	4,338	Entrance sign complete	100%
Gravel Reserve (to secure gravel sources)	Bill	1,000	-	1,000	500,000	499,000	Lease signed (operating budget).	100%
AJA Friesen Road Reconstruction (CF)	John	1,698,342	1,681,094	17,248	18,825	1,577	Project completed in 2012. Matters of concern include erosion and utilities.	100%
Zama Access Road - Phase III (CF)	Bill	5,863,618	3,268,038	2,595,581	2,731,963	136,382	Substantially complete in July, and final cleanup will be complete by end of Sept.	90%
Zama Access Rd - Phase IV	Joulia	-	-	-	6,563,700	6,563,700	Seeking funding	0%
Hwy 88 connector upgrade Phase I (CF)	Bill	6,669,071	2,980,540	3,688,531	5,697,196	2,008,665	Asphalt complete, final inspection 3rd week in Aug.; minor deficiencies to be completed this fall. Outstanding matters with Mustus Energy.	85%
Hwy 88 connector upgrade Phase II & III	Bill	107,086	-	107,086	11,696,900	11,589,814	Grading should be completed by Sept., 2013. GBC should begin 2nd week Sept. ACP should be complete by Oct. 31. Extra drainage and ditching will be an extra cost.	20%
Total department 32				7,704,461	33,006,384	25,301,923		

Airport Department

LC - Airport Dev'tment (CF)	Byron	2,683,708	2,679,117	4,591	15,364	10,773		0%
FV - Airport Dev'tment (CF)	Byron	1,363,667	1,363,224	443	16,382	15,940		0%
LC - Beacon light tower	John	7,500	-	7,500	7,500	-	Complete	100%
LC - Instrument Approach (CF)	Bill	36,112	36,112	-	13,889	13,889	PAPI lights in progress	60%
Total department 33				12,534	53,135	40,602		

Water Treatment & Distribution Department

FV - Truckfill meter upgrades	John	-	-	-	25,000	25,000	In progress	10%
FV - 50th St water & sewer extension	John	41,232	-	41,232	581,000	539,768	43rd Ave tenders opened Sept. 10; estimated cost to completed \$250,000. 50th St will be re-budgeted in 2014.	5%
Wolfe Lake Water Point Building Replacement (CF)	John	12,449	8,615	3,835	7,385	3,550	Complete	100%
LC - Spare well pump and motor	John	12,612	-	12,612	13,000	388	Complete	100%

Project Name	Manager	Total costs	Costs in prior years	Costs in current year up to Aug 31, 2013	2013 Budget	2013 Budget Remaining on Aug 31, 2013	Status Update on Aug 31, 2013	Percentage of Completion (%)
FV - Replacement of chlorine gas equipment & analyzer (CF)	John	8,697	8,697	-	6,303	6,303	Complete	100%
ZA - Distribution pumphouse upgrades	John	769	-	769	897,076	896,307	Obtaining quotes for meter replacement	5%
LC - Rehab well 1	John	5,494	-	5,494	150,711	145,217	On hold; information submitted to Omni; well is producing sand.	0%
LC - SCADA computer	John	7,500	-	7,500	7,500	-	Complete	100%
ZA - Water treatment plant upgrades (CF)	John	32,986	-	32,986	50,000	17,014	Complete; waiting for invoice.	100%
ZA - WTP - Roof ventilation and insulation	John	-	-	-	11,500	11,500	Project has not started.	0%
Rural Water - Phases I & II (CF)	John	435,368	237,278	198,091	353,098	155,007	Completed west of La Crete in 2012.	99%
Rural Water - Pumping stn. (CF)	John	15,936	8,131	7,806	-	(7,806)	On Hold	1%
High Level Rural Water Line (South)	Joulia	-	-	-	1,800,000	1,800,000	Project is in the final design stage. Project is intended to supply water to Ainsworth, as well as for future development. County is working with Town of High Level and Ainsworth to finalize.	0%
<i>Total department 41</i>				310,324	3,902,573	3,592,249		

Sewer Disposal Department

LC - Lagoon upgrade (CF)	Joulia	717,527	466,440	251,087	6,247,002	5,995,915	Contract awarded; pre-construction meeting Sept. 11.	10%
ZA - Lift station upgrade	John	888	-	888	1,144,000	1,143,113	Funding not approved for 2013. RFP for meter replacement is being advertised.	5%
ZA - Storage shed	John	-	-	-	8,000	8,000	Completed	100%
FV - Complete upgrade main lift station	John	-	-	-	75,000	75,000	Obtaining quotes	0%
<i>Total department 42</i>				251,974	7,474,002	7,222,028		

Solid Waste Disposal

2 X 40-yard bins	Ron	17,600	-	17,600	22,000	4,400	Complete	100%
Land purchase (NW 11-104-17-W5), Tompkins Waste Transfer Station (CF)	Joulia	36,000	36,000	-	3,000	3,000	Complete	100%
Blumenort - Shack replacement	Ron	8,616	-	8,616	11,911	3,295	Complete	100%
<i>Total department 43</i>				26,216	36,911	10,695		

Planning & Development Department

Project Name	Manager	Total costs	Costs in prior years	Costs in current year up to Aug 31, 2013	2013 Budget	2013 Budget Remaining on Aug 31, 2013	Status Update on Aug 31, 2013	Percentage of Completion (%)
Trimble GeoExplorer 6000 XH	Byron	-	-	-	10,150	10,150	This model is not accurate enough. Will re-budget in 2014.	0%
<i>Total department 61</i>				-	10,150	10,150		

Agricultural Services Department

HL - Rural Drainage - Phase II & Phase III (CF)	Joulia	893,857	398,524	495,333	632,476	137,143	Project was in 2 phases, and is substantially complete except for spring storm water damage. Negotiations in progress to obtain better right of way.	80%
Spruce Road drainage & road rehab	Grant	-	-	-	55,000	55,000	Project is anticipated to start after harvest, and to be completed by end of Oct., 2013. Estimated cost to complete \$40,000.	0%
FV Reserch Station	Bill	55,500	-	55,500	617,000	561,500	Project is under way with approval of Ag Canada. Other negotiations in progress.	10%
<i>Total department 63</i>				550,833	1,304,476	192,143		

Recreation Department

FV - Capital (includes CF)	Alison	205,324	181,604	23,720	94,417	70,697	Capital assets/projects to be completed as approved by Council.	25%
LC - Capital (includes CF)	Alison	343,298	275,734	67,564	128,417	60,853	Capital assets/projects to be completed as approved by Council.	50%
Recreation Facilities - Grounds Improvements (CF)	R/J/D	217,641	-	217,641	547,800	330,159	(1) Walking trails in FV; (2) Paving parking lot in LC; Paving parking lot in ZA.	45%
LC - Jubilee Park Committee - Walking Trails	Byron	-	-	-	50,000	50,000		0%
ZA - Capital (includes CF)	Alison	167,526	84,378	83,148	71,000	(12,148)	Capital assets/projects to be completed as approved by Council.	100%
LC - Splash park	Joulia	-	-	-	255,000	255,000		0%
FV - Splash park	Ron	-	-	-	305,000	305,000	In progress	25%
<i>Total department 71</i>				392,073	1,451,634	1,059,561		

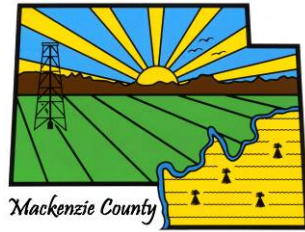
Parks & Playgrounds Department

ZA - Park landscaping (CF)	Don	-	-	-	2,946	2,946	Completed	100%
Machesis Lake - Concrete toilets	Ron	-	-	-	17,000	17,000		
FV - Concrete toilets	Ron	-	-	-	34,000	34,000		

Project Name	Manager	Total costs	Costs in prior years	Costs in current year up to Aug 31, 2013	2013 Budget	2013 Budget Remaining on Aug 31, 2013	Status Update on Aug 31, 2013	Percentage of Completion (%)
LC - Arena walkway (CF)	John	11,659	2,462	9,197	12,538	3,341	Completed	100%
Hutch Lake - Stairs (CF)	Ron	17,791	17,791	-	2,749	2,749		
<i>Total department 72</i>				9,197	69,233	60,036		

TOTAL 2013 Capital Projects

9,367,118	47,913,004	37,984,386
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MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting: Regular Council Meeting

Meeting Date: September 24, 2013

Presented By: Alison Kilpatrick, Director of Corporate Services

Title: Waiver of Tax Penalties for Newalta Corporation (Tax Rolls 076596, 229179, 291650, 410371, and 410664)

BACKGROUND / PROPOSAL:

The office of the taxpayer, Newalta Corporation, is located in the flood zone in Calgary and, as a result, was closed Friday, June 22 to Friday, June 28. The company's staff were not allowed to return to work until July 2, after the city inspection. Due to circumstances beyond their control, the normal schedules for financial operations were affected which resulted in the payment being mailed after the tax deadline. Payment was received on July 8, 2013.

OPTIONS & BENEFITS:

As the payment was late due to circumstances ensuing from a natural disaster in Calgary, Administration recommends that the penalties be voided.

Please review the attached correspondence from the taxpayer.

Please note that the tax notices were mailed in mid May with a June 28th deadline.

COSTS & SOURCE OF FUNDING:

Operating Budget.

COMMUNICATION:

Correspondence with the taxpayer regarding Council's decision.

Author: D. Pawlik/A. Kilpatrick **Reviewed by:** _____ **CAO** _____

RECOMMENDED ACTION:

For discussion.

Author: _____ Reviewed by: _____ CAO _____



MACKENZIE COUNTY
BOX 640
FORT VERMILLION, AB T0H 1N0

Attention: Council

2013 Property Tax Newalta Corporation

Roll Number: 076596, 229179, 291650, 410371, 410664

Requesting consideration to have the penalty and late fee waived.

Newalta Corporation is located in the flood zone within downtown Calgary.

Newalta's corporate office was closed Friday June 22 – Friday June 28, 2013, due to the power outage from the flood. Employees were able to return to work Tuesday July 2nd, after the city inspection. Unfortunately our normal payment schedules were affected due to the office closure.

Due to the circumstance, please consider our request to waive the penalty.

Thank you

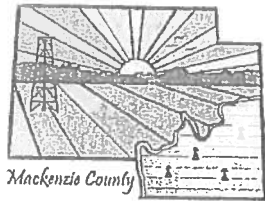
Cheryl Brandford
AP Administrator



**MACKENZIE COUNTY
FORT VERMILLION OFFICE**

NEWALTA
211 - 11 Avenue SW
Calgary, AB T2R 0C6

TEL 403.806.7000
FAX 403.806.7348
WEB www.newalta.com



MACKENZIE COUNTY

Box 640
Fort Vermilion, AB T0H 1N0
Phone 780-927-3718 Fax 780-927-4266
Toll Free 1-877-927-0677
email: office@mackenziecounty.com

Aug 6, 2013

NEWALTA CORPORATION

PROPERTY TAX DEPT
211 - 11 AVE SW
CALGARY AB T2R 0C6

* Reece
Council.

Sept 10th
Sept 24th

RE: Property Taxes Outstanding

Your property taxes currently have an outstanding balance.

This letter is to advise tha a 6% penalty was levied against your account on July 3, 2013. Unless your taxes are paid in full by December 31st there will be a further penalty of 12% charged on January 2nd.

The roll numbers with total amount of taxes owing are as follows:

Roll/Account	Legal Description	Lot/Block/Plan	Balance
076596	SW ,18 ,116 ,05 ,6		\$3.60
229179	SW ,18 ,116 ,05 ,6		\$903.98
291650	SW ,18 ,116 ,06 ,6		\$3.45
410371		EUB , ,0DP20	\$153.03
410664	SE ,21 ,116 ,06 ,6		\$229.47

On October 26, 2005 Council passed Bylaw 518/05 to amend penalty dates. On January 2 each year a 12% penalty will be charged on all tax arrears and a 6% penalty will be charged on July 2nd on any current unpaid taxes.

If you are unable to pay the full amount of your taxes, you can arrange to make regular monthly payments with terms that will better meet your budget.

Should you have any questions or concerns, or wish to make arrangements for regular payments please contact me at (780) 927-3718 or toll free at 1-877-927-0677.

If your taxes are current and you are on a preauthorized payment plan, there is no penalty charged. Please accept this letter as information only.

Sincerely,

Dianne Pawlik, Assessment & Taxation
Mackenzie County

Meeting:	Regular Council Meeting
Meeting Date:	September 24, 2013
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Information/Correspondence

- Mackenzie Library Board Meeting Minutes – August 27, 2013
- La Crete Recreation Board Meeting Minutes – March 14, 2013 AGM
- La Crete Recreation Board Meeting Minutes – August 15, 2013
- NADC News – September 2013

- [illegible]

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Mackenzie County Library Board (MCLB)
August 27th, 2013 Board Meeting Minutes
Fort Vermilion Library
Fort Vermilion, Alberta

Present: Lisa Wardley, Wally Schroeder, La Dawn Dachuk, Beth Kappelar,
Lorraine Peters, Lucille Labrecque, Susan McNeil, Lorna Joch, John Driedger.

1.0 Call to Order: The meeting was called to order by Beth Kappelar at 5:15 p.m.

2.0 Approval of Agenda:

MOTION #2013-06-01 John Driedger moved the approval of the agenda as printed.

CARRIED

3.0 Approval of the Minutes:

MOTION #2013-06-02 Wally Schroeder moved the approval of the Aug 12/13 minutes as presented.

CARRIED

4.0 Review of Action Items:

- The action items of the previous MCLB meeting were reviewed.

5.0 Mackenzie County Library Brochure:

- 1000 have been ordered at \$2 each.
- They will be sent to the 4 libraries in the region.
- Copies will be made available at the Get to Know You Nights.

6.0 MCLB Appointments:

- Board members who wish to continue serving should submit their applications in September.

7.0 County Submission re: Future Direction of the County Libraries:

- MCLB discussed the pros and cons of joining the Peace Library System and explored all the options available to them.
- The MCLB will meet on Sept. 17/13 to carefully study of all the information they have and come to a decision as to what they will recommend to Mackenzie County Council.
- All the information discussed will be brought to the Sept 17/13 meeting so an informed decision can be made.

8.0 Rural Libraries Conference:

- Lucille Labrecque will attend the conference on behalf of the MCLB.

9.0 Correspondence:

- None was received.

10.0 In Camera:

- Not required.

11.0 Next Meeting Date and Location: Fort Vermilion Library Sept 17/13 at 7:00 p.m.

12.0 Adjournment:

MOTION # 2013-06-03 John Driedger moved the meeting adjourned at 9:45 p.m.

CARRIED

These minutes were adopted this 17th day of September, 2013: _____

Beth Kappelar, Chair

**LA CRETE RECREATION SOCIETY
ANNUAL GENERAL MEETING
MARCH 14, 2013**

**Northern Lights Recreation Centre
La Crete, Alberta**

Present:	Abe Fehr, President	Darlene Bergen, Secretary-Treasurer
	Simon Wiebe, Vice-President	Wendy Morris, Director
	George Derksen, Director	Tracey Siemens, Director
	John Zacharias, Director	Peter F. Braun, MD Rep
	Philip Doerksen, Arena Manager	Chris Fehr
	Larry Sampson	Carole Dastous
	Tim Driedger	Shaun Wieler
	Lori Bergen, Bookkeeper/Administrative Assistant	
	Richard Donaldson, Daniel Ringrose Chartered Accountant	

Call to Order: Chair Fehr called the meeting to order at 7:39 p.m. and welcomed everyone and introduced the Board of Directors.

Approval of Agenda

1. Tim Driedger moved to accept the Agenda as amended.
Bylaws

CARRIED

Approval of 2011 Annual General Meeting Minutes

1. Review as presented.
2. Shaun Wieler moved to accept the March 15, 2012 Annual General Meeting Minutes.

CARRIED

Business from the Minutes

1. No Business from the Minutes.

Manager's Report –Philip Doerksen

1. Review Manager's report as presented.
2. All tournaments were held in March.
3. Youth Activity Center and Jungle Gym operate from within the arena.
4. Bowling Alley usage has increased; due to the renovations done to the bowling alley this year.
5. ATM machine is generating some revenue for the arena.
6. Outlined all the capital projects, summer projects and an update on each recreation facility.
7. Lori Bergen moved to accept the Manager's Report.

CARRIED

Committee Reports:

1. Verbal reports were given from Minor Hockey presented by Abe Fehr on behalf of George Fehr (highlighted successes of all levels); Senior Hockey by Simon Wiebe (down from 3 to 2 nights a week), Figure Skating Club by Wendy Morris (2 programs, Canskate and Starskate; enrolment down; ice show this weekend), Swimming Pool Committee by Darlene Bergen (a swimming pool will remain on the agenda of the Board) and Curling Club by Tracey Siemens (had a competitive league as well as junior curling and coached high school boys team)

Q. Why was there a vote for the swimming pool? - motion made by a councillor; we as a swimming pool committee did not foresee these results from the vote and in hind sight would preferred not to have a vote.

Chris Fehr moved to accept the committee reports as presented.

CARRIED

Financial Report

1. Reviewed the Review Engagement as presented by Accountant Richard Donaldson from Daniel Ringrose's Office.
2. As a government non-profit society we must expense all of our capital assets.
3. Peter Braun moved to accept the financial report as presented.

CARRIED

Bylaws

1. Abe Fehr moved to adjust our year end date from December 31 to June 30.

Elections

1. One 2-year position and one 3-year position are vacant.
2. Shawn Wieler nominates George Derksen – accepted
3. Tim Driedger nominates Shawn Wieler - accepted
4. Chris Fehr nominates Larry Sampson – declined
5. Larry Sampson nominates Chris Fehr – declined
6. Tim Driedger moved that nominations cease.
7. Simon Wiebe moved to accept George Derksen appointed by acclimation for the three year term.

CARRIED

8. Tracey Siemens moved to accept Shawn Wieler appointed by acclimation for the two year term.

CARRIED

An organizational meeting of the board will be held immediately following the AGM.

Business from the floor

1. Q. Chris Fehr is concerned about the lack of recreation for children in the community. Larry Sampson and Chris Fehr would like to volunteer to

provide a one night a week programming for youth and requested \$350-\$400 to purchase balls and sports pinnies . Advertising can be included with the Northern Lights Recreation advertising. Chris will email a request outlining plans for the programming to Philip to be discussed further at the April meeting.

2. Q. What is the hourly cost charged to minor hockey and figure skating?
\$40.00/hour.
3. Q. How is the Recreation Society structured? Explained the structure and positions.
4. Q. Philip asked the meeting attendees how they felt about the ice fees charged? May be able to increase the rate for seniors but not the minor hockey and figure skating rates.
5. Q. How would we work on replacing the skate shack at BHP? Discussed the process.

Tim Driedger moved to adjourn the meeting at 8:31 p.m.

**LA CRETE RECREATION SOCIETY
REGULAR MEETING
AUGUST 15, 2013**

**Northern Lights Recreation Centre
La Crete, Alberta**

Present: Abe Fehr, President
Simon Wiebe, Vice President
Darlene Bergen, Secretary-Treasurer
John Zacharias, Director
Shawn Wieler, Director
George Derksen, Director
Tracey Siemens, Director
Peter F. Braun, MD Rep
Philip Doerksen, Arena Manager

Absent: Wendy Morris, Director
George Fehr, Director

Call to Order: President Abe Fehr called the meeting to order at 6:03 p.m.

Approval of Agenda

1. Simon Wiebe moved to accept the agenda as presented.

CARRIED

Approval of Previous Meeting's Minutes

1. Tracey Siemens moved to accept the June 13, 2013 Regular Meeting Minutes as presented.

CARRIED

Business from the Minutes

1. None.

Review of Action Sheet

1. Reviewed items for information only.

Financial Report

1. Shawn Wieler moved to accept the financial report.

Manager's Report – Philip Doerksen

1. Manager's Report was reviewed for information.
2. Shane Krahn started on July 8 as an arena caretaker.
3. Peter Braun moved to accept the Manager's Report as presented.

CARRIED

New Business

- 8.1 Capital Projects – Philip shared a draft list of capital budget items for 2014. Philip will prioritize the list for further discussion at the next meeting
- 8.2 Year End Financials and our next AGM – Garry Fehr and Auditor Richard Donaldson will be working on the year end next week.

Darlene Bergen moved that the AGM be held on September 12, 2013 at 7:30 p.m. following the regular meeting. CARRIED

Darlene Bergen moved to go in camera at 6:52 p.m.

George Doerksen moved to go out of camera at 7:16 p.m.

John Zacharias moved that the meeting be adjourned at 7:19 p.m.

Next Meeting: September 12, 2013



Monday, September 16, 2013

MESSAGE FROM THE CHAIR

This summer, NADC has focused on both gathering concerns of northerners and sharing those concerns with decision makers. The highlights of some of those conversations are below. I was pleased to host a roundtable event with local leaders of the Lac La Biche area. The concerns and interests of these local leaders are shared by many other northern Albertans and the NADC. The council and staff of NADC look forward to supporting the communities of northern Alberta by bringing their concerns to the attention of the officials within the Alberta Government and linking the communities with resources to assist. This NADC News edition provides more detail on what we have been hearing and doing.



STAFF UPDATE

NADC welcomes Tyson Vandament, who has joined the team for a one-year assignment as a Research Officer. Tyson comes to us with a strong background in economic and labour market research, and will be based in the Edmonton office.

NADC MEETINGS

On August 28 and 29, 2013 the Northern Alberta Development Council met in Lac La Biche with community leaders, regional stakeholders and sector representatives to discuss issues related to health and education services, industry development and transportation. A roundtable encouraged active discussion around opportunities and challenges that are facing northern and rural Alberta. The administrative portion of the meeting included a number of presentations which are highlighted below.

Presentations:

The Rural Alberta Physician Action Plan (RPAP) and the University of Alberta

Council enjoyed a roundtable discussion with RPAP and U of A representatives which included an update on their efforts to train and recruit medical professionals to rural and northern Alberta. RPAP and the Office of Rural and Regional Health in the U of A's Faculty of Medicine and Dentistry work together to educate, recruit and retain more physicians for rural teaching sites and encouraging medical students to consider rural experiences in any year of their medical education. The NADC has partnered with RPAP for the past five years to co-host a provincial community physician attraction and retention conference and looks forward to working together with RPAP and the U of A on future initiatives to support health services in the north. To find out more about the work RPAP does, visit: www.rpap.ab.ca

Alberta Energy

Alberta Energy provided an update on the status of pipeline development across Canada and outlined some of the challenges related to getting Alberta's oil products to market. Existing infrastructure is nearing capacity and opposition to new initiatives has been significant. At the same time, production in the US is increasing which will reduce their reliance on Canadian product. This has created an urgent need to look at all directions of the compass as potential routes to move product to new markets.

Canadian Association of Petroleum Producers (CAPP)

CAPP provided an overview of their association and outlined the investment environment in Canada. CAPP represents large and small producer member companies that explore for, develop and produce natural gas, natural gas liquids, and crude oil sands throughout Canada. Their strategic priorities include environmental performance, economic growth, and energy security and reliability. They are working on issues related to market access and

COUNCIL MEMBER MOVING ON...



Council expressed their appreciation and best wishes to Andy Neigel, the NADC member from the Athabasca region since 2008. Andy has resigned to accept a new position on the Alberta Energy Regulator Board. Andy's dedication to the north and his enthusiasm for advancing the development of northern Alberta has been a great asset to Council. We wish Andy all the best in his future endeavors. He will be missed.

growth, competitiveness and safety, environmental policy and regulation, and responsibilities related to social license. For more information on CAPP, visit: www.capp.ca

Lakeland Centre for Fetal Alcohol Spectrum Disorder (FASD)

Fetal Alcohol Spectrum Disorder is a term used to describe a range of disabilities that may affect individuals whose mothers drank alcohol while they were pregnant. The Lakeland Centre for FASD is a not-for-profit organization with offices in Cold Lake, Bonnyville, St. Paul and Lac La Biche to serve the Lakeland area. Their mission is to establish and ensure that accurate information about FASD, effective prevention, diagnosis and support services are available in the region. Working in partnership with governments, community organizations, educators, health professionals and families, they strive to promote healthy lifestyles during pregnancy and give hope to those affected by FASD and their caregivers. To find more information on FASD, visit: www.lcfasd.com

CN Rail

CN outlined their operations throughout North America and emphasized the importance of rail infrastructure to northern Alberta industry sectors. CN rail lines reach locations and markets that pipelines do not. The CN representative noted the company's focus on environmental and safety measures and the innovative technology they have developed to ensure both tracks and cars are safely maintained. Read more at www.cn.ca

NADC COUNCIL PROFILE

We are pleased to profile two of our wonderful, hard working council members

JOHN BRODRICK

Manning

John has extensive experience in the forestry industry and served as mayor of High Prairie for six years, and councilor for an additional three years. He is the retired CAO of the Town of Manning and is currently a member for the Canadian Association of Municipal Administrators, Mackenzie Services Agency and the Director of Mackenzie Forest Education Society.



KEN NOSKEY

Peavine

Ken is the Chairman of the Peavine Metis Settlement and also served for nine years as the President of the Metis Settlements General Council. He has been elected 12 times over 27 years. Ken has participated in overseas Canada and Alberta trade missions, presented to the Senate on Aboriginal governance and presented to the Royal Aboriginal Commission. He has been a member on a number of provincial government advisory committees. He is the owner/operator of a trucking and skid steer services company, and has experience in the forestry and logging industry.



WHAT'S HAPPENING

Northern Alberta Elected Leaders (NAEL) meeting: September 13, 2013

Northwest Corridor Development Corporation (NCDC) AGM & Symposium: September 30 – October 1, 2013

Canada's North Summit, Centre for the North: October 15-17, 2013

Next NADC Meeting: October 2013 (TBC)

NADC Annual Report 2012-2013 release: Fall 2013

Professional Workforce Scan 2012 release: Fall 2013

SOCIAL MEDIA



PHOTO CONTEST



The 2013 Capturing Northern Alberta photo contest closes on September 30th. There are some very talented photographers in northern Alberta! The NADC use these photos in their publications and on their websites. Winners will be announced in October.

NORTHERN STUDENT TEACHER BURSARY



Applications are being accepted for the Northern Student Teacher Bursary! The deadline to apply is October 15, 2013 for students in their second to last year of an education degree. Visit us at www.benorth.ca to learn more and apply online, or call us at 780-624-6545 for more information.

WISDOM GAINED REPORT RELEASED



Follow NADC's Twitter feed for our live tweets during events and Council meetings @NADCca, and join Northern Alberta Development Council (NADC) on Facebook for great information and news.

Prepare for, and recover from, the unexpected! **Wisdom Gained, The Town of Slave Lake shares its reflections on recovery from the 2011 wildfire** offers a glimpse into the experiences of Slave Lake's Town Council, staff and area stakeholders in the years since the fire it provides checklists that other communities can use to prepare for and recover from major calamities. At the Town's request, the NADC compiled the information. With weather-related disasters being experienced in Alberta and elsewhere, the information in the report is very relevant to communities. We encourage you to download the on-line Wisdom Gained version from the NADC website: www.nadc.ca. Please contact us if you would like a copy mailed to you.

2013 PROFESSIONAL WORKFORCE SCAN



Read this report about high-need occupations in northern Alberta at www.nadc.ca

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