

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Tuesday, November 14, 2023
10:00 a.m.**

**Fort Vermilion Council Chambers
Fort Vermilion, AB**

PRESENT:

Josh Knelsen	Reeve
Walter Sarapuk	Deputy Reeve
Peter F. Braun	Councillor
Cameron Cardinal	Councillor (virtual)
David Driedger	Councillor
Ernest Peters	Councillor
Garrell Smith	Councillor
Lisa Wardley	Councillor (virtual left the meeting at 12:04 p.m.)
Dale Wiebe	Councillor (virtual)

REGRETS:

ADMINISTRATION:

Darrell Derksen	Chief Administrative Officer (virtual)
Don Roberts	Director of Community Services
Jennifer Batt	Director of Finance
Caitlin Smith	Director of Planning and Agriculture
Byron Peters	Director of Projects and Infrastructure
John Zacharias	Director of Utilities
Louise Flooren	Manager of Legislative & Support Services/ Recording Secretary

ALSO PRESENT: Members of the Public

Minutes of the Regular Council Meeting for Mackenzie County held on November 14, 2023 in the Council Chambers at the Fort Vermilion County Office.

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

Reeve Knelsen called the meeting to order at 10:00 a.m.

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

MOTION 23-11-870 **MOVED** by Councillor Braun

That the agenda be approved as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

**3. a) Minutes of the October 24, 2023 Organizational
Council Meeting**

MOTION 23-11-871

MOVED by Deputy Reeve Sarapuk

That the minutes of the October 24, 2023 Organizational Council Meeting be adopted as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

**3. b) Minutes of the October 25, 2023 Regular Council
Meeting**

MOTION 23-11-872

MOVED by Councillor Peters

That the minutes of the October 25, 2023 Regular Council Meeting be adopted as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

**3. c) Minutes of the October 31, 2023 Budget Council
Meeting**

MOTION 23-11-873

MOVED by Councillor Braun

That the minutes of the October 31, 2023 Budget Council Meeting be adopted as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

3. d) Business Arising out of the Minutes

None.

UTILITIES:

14. a) Town of High Level Grant Application Request

MOTION 23-11-874

MOVED by Councillor Wardley

That Mackenzie County send a letter of support to the Town of High Level for the Regional Water Supply Study.

CARRIED

CLOSED MEETING: 4. Closed Meeting

MOTION 23-11-875 **MOVED** by Councillor Driedger

That Council move into a closed meeting at 10:06 a.m. to discuss the following:

- 4.a) Zama Land (*FOIP Sections 23, 24, 25 and 27*)
- 4.b) Auction Land (*FOIP Sections 23, 24, 25 and 27*)
- 4.c) RCMP Lease Agreement – La Crete Sub-Office (*FOIP Sections 23, 24, 25 and 27*)

CARRIED

The following individuals were present during the closed meeting discussion. (*MGA Section 197*)

- All Councillors Present
- Darrell Derksen, Chief Administrative Officer
- Don Roberts, Director of Community Services
- Jennifer Batt, Director of Finance
- Caitlin Smith, Director of Planning and Agriculture
- Byron Peters, Director of Projects and Infrastructure
- John Zacharias, Director of Utilities
- Louise Flooren, Manager of Legislative & Support Services/ Recording Secretary

MOTION 23-11-876 **MOVED** by Councillor Smith

That Council move out of a closed meeting at 10:33 a.m.

CARRIED

CLOSED MEETING: 4. a) Zama Land

MOTION 23-11-877 **MOVED** by Councillor Wardley

That the following vacant properties in Zama are not sold:

- Tax Roll #081631
- Tax Roll #081632
- Tax Roll #081634
- Tax Roll #081635
- Tax Roll #081636

CARRIED

MOTION 23-11-878

MOVED by Councillor Peters

That the following tax rolls be advertised for development and future consideration of sale at market value:

- Tax Roll #082769
- Tax Roll #082770
- Tax Roll #082773
- Tax Roll #082443
- Tax Roll #230088

CARRIED

CLOSED MEETING:

4. b) Auction Land

MOTION 23-11-879

MOVED by Councillor Braun

That the Auction Land discussion be received for information.

CARRIED

CLOSED MEETING:

4. c) RCMP Lease Agreement – La Crete Sub-Office

MOTION 23-11-880

MOVED by Councillor Braun

That administration enter into negotiations with the RCMP for the lease of administrative and operational space located at the La Crete Sub-Office building.

CARRIED

**PROJECTS &
INFRASTRUCTURE:**

12. b) Grant Opportunities

MOTION 23-11-881

MOVED by Councillor Driedger

That administration proceed with a Northern and Regional Economic Development (NRED) grant application for Tourism Infrastructure, with a focus on both streetscape and campground improvements.

CARRIED

MOTION 23-11-882 **MOVED** by Councillor Braun

That administration proceed with a Small Community Opportunity Program (SCOP) grant application focusing on growing our agriculture capacity, with a focus on irrigation planning and policy development.

CARRIED

ADMINISTRATION: **16. a) Advertising Options**

MOTION 23-11-883 **MOVED** by Councillor Wiebe

That administration research options for the In-House Weekly Newsletter and bring back to a future Council meeting.

CARRIED

Reeve Knelsen recessed the meeting at 10:57 a.m. and reconvened the meeting at 11:08 a.m.

AGRICULTURE SERVICES: **9. a) Bylaw 1314-23 Scentsless Chamomile Weed Designation**

MOTION 23-11-884 **MOVED** by Councillor Peters

That the first reading be given to Bylaw 1314-23 Scentsless Chamomile Weed Designation.

CARRIED

MOTION 23-11-885 **MOVED** by Councillor Smith

That second reading be given to Bylaw 1314-23 Scentsless Chamomile Weed Designation.

CARRIED

MOTION 23-11-886 **MOVED** by Councillor Driedger
Requires Unanimous

That consideration be given to third reading of Bylaw 1314-23 Scentsless Chamomile Weed Designation.

CARRIED UNANIMOUSLY

MOTION 23-11-887 **MOVED** by Councillor Braun

That third reading be given to Bylaw 1314-23 Scentless Chamomile Weed Designation.

CARRIED

**AGRICULTURE
SERVICES:**

9. b) Farming Road Allowance

Deputy Reeve Sarapuk declared pecuniary interest and left the meeting at 11:13 a.m.

MOTION 23-11-888 **MOVED** by Councillor Peters

That the Farming Road Allowance be received for information.

CARRIED

Deputy Reeve Sarapuk rejoined the meeting at 11:19 a.m.

MOTION 23-11-889 **MOVED** by Councillor Wardley

That the Agricultural Service Board reviews the moratorium on road allowances and bring back recommendations to a future Council meeting.

CARRIED

**COMMUNITY
SERVICES:**

**10. a) Policy ADM040 – Recreational Area Policy -
Amendment**

MOTION 23-11-890 **MOVED** by Councillor Braun

That Policy ADM040 – Recreational Area Policy be amended to reflect the re-naming of the park (formally known as Janelle’s Park) at 112th street and 99 Avenue in La Crete to the new name of “112th St. Park”.

CARRIED

MOTION 23-11-891 **MOVED** by Councillor Wardley

That Policy ADM040 – Recreational Area Policy be amended to reflect the naming of “Jimmy’s Pond Park” formally referred to as “The MARA Pond” located near the intersection of Highway 88

and township road 1083A and “Tompkins Twin Pond Park” located near the intersection of range road 172 and township road 1040 (SE 3-104-17-W5) and amend the classification to Green Space.

CARRIED

COMMUNITY SERVICES:

10. b) Community Services Committee Terms of Reference – Amendment

MOTION 23-11-892

MOVED by Councillor Wardley

That the amendment to the Community Services Terms of Reference be approved as amended.

CARRIED

COMMUNITY SERVICES:

10. c) 2023 Campground Caretakers Bonus

MOTION 23-11-893
Requires 2/3

MOVED by Councillor Wardley

That Council approve the Campground Caretakers bonuses as presented.

- Hutch Lake - \$5,941.22
- Wadlin Lake - \$1,809.18
- Machesis Lake - \$1,939.86

CARRIED

PROJECTS & INFRASTRUCTURE:

12. a) Canadian National Railway (CN) Culvert Update

MOTION 23-11-894

MOVED by Deputy Reeve Sarapuk

That the Canadian National Railway (CN) Culvert Update be received for information.

CARRIED

PLANNING & DEVELOPMENT:

15. a) Hamlet Signage

MOTION 23-11-895

MOVED by Deputy Reeve Sarapuk

That administration research the options for hamlet signage.

CARRIED

**PLANNING &
DEVELOPMENT:**

15. b) Municipal Reserve Lot (Plan 052 0560, Block 05, Lot 04MR) Hamlet of La Crete

MOTION 23-11-896

MOVED by Councillor Braun

That the Municipal Reserve designation be removed from Plan 052 0560, Block 05, Lot 04MR, Hamlet of La Crete and that it be advertised for Public Hearing.

CARRIED

DELEGATIONS:

7. a) Sewer Encroachment – Henry and Trudy Gerbrandt

Delegation did not attend the meeting nor did they notify the County that they were not attending.

Reeve Knelsen recessed the meeting at 12:02 p.m., Councillor Wardley left the meeting at 12:04 p.m. and Reeve Knelsen reconvened the meeting at 12:40 p.m.

TENDERS:

5. a) None

PUBLIC HEARINGS:

6. a) Bylaw 1308-23 Land Use Bylaw Amendment to Rezone Part of Plan 052 2048, Block 2, Lot 3 from Hamlet Country Residential “H-CR” to Recreation 1 “REC 1”

Reeve Knelsen called the public hearing for Bylaw 1308-23 to order at 1:01 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1308-23 was properly advertised. Caitlin Smith, Director of Planning & Agriculture answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Bylaw 1308-23 Land Use Bylaw Amendment to Rezone Part of Plan 052 2048, Block 2, Lot 3 from Hamlet Country Residential “H-CR” to Recreation 1 “REC 1” .

Caitlin Smith, Director of Planning & Agriculture presented the following:

Administration has received a request to rezone Part of Plan 052 2048, Block 2, Lot 3 from Hamlet Country Residential "H-CR" to Recreation 1 "REC 1."

This property is in a subdivision that contains thirty-one (31) lots which are all approximately two (2) acres in size.

The landowner has brought forth a plan to rezone approximately half of his two (2) acre lot from "H-CR" to "REC 1". The other portion of the lot will remain Hamlet Country Residential "H-CR."

The purpose of the Hamlet Country Residential "H-CR" district according to Land Use Bylaw 1066-17 is to allow for single family dwellings and associated uses on large serviced LOTS in the outermost areas of HAMLET boundary confines.

The minimum lot size for Hamlet Country Residential "H-CR" is 1.5 acres. The developer is open to decreasing the size of his rezoning if required, however his preference is the one (1) acre proposal.

The developer would like to build six (6) luxury cabins. These cabins would go on the back of his property. He is requesting to tie into municipal services, as the lot is already serviced with town water and sewer. The utilities department has provided comment.

The applicant is aware that he will have to enter into an agreement with the County to cross over municipal reserve which is west of his property bordering 113 Street. This street has blacktop, so dust control would not be a concern.

The landowner is also willing to build a fence on the north boundary of his property so that the neighbors would have more privacy.

If the rezoning is passed, the applicant will then be required to submit a development permit for a Campground –Minor which is a discretionary use in the Recreation 1 "REC 1" land district.

This item was taken to the Municipal Planning Commission on September 14, 2023 where the following motion was made:

MPC 23-09-145 *MOVED* by David Driedger

That the Municipal Planning Commission recommend to Council to approve Bylaw 13xx-23 being a Land Use Bylaw Amendment to Part of Plan 052 2048, Block 2, Lot 3 from Hamlet Country Residential "H-CR" to Recreation 1 "REC 1" subject to public hearing input.

CARRIED

This item was taken to Council on October 11, 2023 for first reading where it was passed with the following motion:

MOTION 23-10-753 *MOVED* by Deputy Reeve Sarapuk

That first reading be given to Bylaw 1308-23 Land Use Bylaw Amendment to Rezone Part of Plan 052 2048, Block 2, Lot 3 from Hamlet Country Residential "H-CR" to Recreation 1 "REC 1", subject to public hearing input.

CARRIED

Reeve Knelsen asked if Council has any questions of the proposed Bylaw 1308-23 Land Use Bylaw Amendment.

Why is it a Campground Minor and not Major? Campground Minor is seasonal and you have to have less than 20 sites as stated in the definition.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1308-23. There were 10 submissions received.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1308-23

Adjacent Landowner - John Wiebe

Items of concern are in the submitted letter that was read. Infrastructure wise, the roads not designed for it additional traffic. There is a walking trail close by the hill (to the south) and turns onto 113th Street and I fear with the added amount of traffic we will have an accident there. This is a residential area, there is opportunity elsewhere in the County where people can buy land and set up cabins. There is a need for it in La Crete but this is not the right area to do this.

Adjacent Landowner - Andrew O'Rourke

My submitted letter covered everything. The inconvenience of a campground near residential means more campfires, socializing, adding to the water infrastructure. The developer putting forward a proposal to connect to water and sewer and the Director of Utilities has made comments of concern within the package. This is low pressure system subdivision with 32 single family dwellings, we all have solid waste tank on yard. Each pump pushes the fluid along the line until it hits the gravity section adding 6 more will increase the density. All of our fluids will leave the subdivision on 113 street on the junction.

For future subdivisions there was a bylaw passed by Council in March to keep the integrity of HCR by increasing the minimum lot size. Our lot sizes are approximately 2 acres, there was the opportunity to subdivide and take 1 acre off and have two subdivisions but this new bylaw limits the size from 1 acre to 1.5 acres. Zoning half of the lot HCR and half Recreation creates a loophole in development.

Otherwise all other concerns were replicated amongst the neighbours.

Reeve Knelsen closed the public hearing for Bylaw 1308-23 at 1:22 p.m.

MOTION 23-11-897

MOVED by Deputy Reeve Sarapuk

That second reading be given to Bylaw 1308-23 Land Use Bylaw Amendment to Rezone Part of Plan 052 2048, Block 2, Lot 3 from Hamlet Country Residential "H-CR" to Recreation 1 "REC 1", to accommodate a Campground Minor.

DEFEATED

PUBLIC HEARINGS: 6. b) Bylaw 1309-23 Land Use Bylaw Amendment to Rezone Part of NE-9-106-15-W5M from Hamlet Residential 1A “H-R1A” to Hamlet Residential 2 “H-R2”.

Reeve Knelsen called the public hearing for Bylaw 1309-23 to order at 1:22 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1309-23 was properly advertised. Caitlin Smith, Director of Planning & Agriculture answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Land Use Bylaw Amendment to Rezone Part of NE-9-106-15-W5M from Hamlet Residential 1A “H-R1A” to Hamlet Residential 2 “H-R2”.

Caitlin Smith, Director of Planning & Agriculture presented the following:

Administration has received a request to rezone Part of NE-9-106-15-W5M from Hamlet Residential 1A “H-R1A” to Hamlet Residential 2 “H-R2”.

The reason for the rezoning is allow for the development of Dwelling – Apartments which is not permitted in the current Land Use District. The applicant would like to construct 3 – 6 apartment buildings with a total of approximately 30 rental units.

This area was rezoned in 2021 to Hamlet Residential 1A “H-R1A” but the developer feels this rezoning to Hamlet Residential 2 “H-R2” would be beneficial to the hamlet. Attached is a copy of Bylaw 1234-21 Schedule A Map of the previously approved rezoning.

A subdivision is approved with construction started as of October 16, 2023. Engineered drawings are approved and the area will be serviced appropriately.

The rezoning application was presented to the Municipal Planning Commission on September 14, 2023 where the following motion was made:

MPC 23-09-144 *MOVED* by David Driedger

That the Municipal Planning Commission recommend to Council to approve Bylaw 13xx-23 being a Land Use Bylaw Amendment to rezone Part of NE-9-106-15-W5M from Hamlet Residential 1A “H-R1A” to Hamlet Residential 2 “H-R2”, subject to public hearing input.

CARRIED

The rezoning application was presented to the Mackenzie County Council on October 11, 2023 where the following motion was made:

MOTION 23-10-754 *MOVED* by Councillor Wardley

That first reading be given to Bylaw 1309-23 being a Land Use Bylaw Amendment to rezone Part of NE-9-106-15-W5M from Hamlet Residential 1A “H-R1A” to Hamlet Residential 2 “H-R2”, subject to public hearing input.

CARRIED

Reeve Knelsen asked if Council has any questions of the proposed Bylaw 1309-23 Bylaw Amendment. There were no questions.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1309-23. There were no submissions.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1309-23 There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1309-23 at 1:24 p.m.

MOTION 23-11-898 *MOVED* by Councillor Braun

That second reading be given to Bylaw 1309-23 being a Land Use Bylaw Amendment to rezone Part of NE-9-106-15-W5M from Hamlet Residential 1A “H-R1A” to Hamlet Residential 2 “H-R2” to accommodate Dwelling – Apartments.

CARRIED

MOTION 23-11-899 **MOVED** by Deputy Reeve Sarapuk

That third reading be given to Bylaw 1309-23 being a Land Use Bylaw Amendment to rezone Part of NE-9-106-15-W5M from Hamlet Residential 1A “H-R1A” to Hamlet Residential 2 “H-R2” to accommodate Dwelling – Apartments.

CARRIED

FINANCE: **11. a) Cheque Registers – August 12, 2023 – November 10, 2023**

MOTION 23-11-900 **MOVED** by Councillor Driedger

That the July-September 2023 Online/Direct Debit payments, and the cheque registers and EFT’s from August 12, 2023 – November 10, 2023, be received for information.

CARRIED

Reeve Knelsen recessed the meeting at 1:46 p.m. and reconvened the meeting at 1:52 p.m.

FINANCE: **11. b) MasterCard Statements – July-September 2023**

MOTION 23-11-901 **MOVED** by Councillor Smith

That the MasterCard Statements for July-September 2023 be received for information.

CARRIED

GENERAL REPORTS: **8. a) None**

FINANCE: **11. c) La Crete Recreation Society – Parking Lot Project Budget Amendment**

MOTION 23-11-902 **MOVED** by Councillor Peters
Requires 2/3

That the 2023 Capital Budget be amended by \$15,575 for the La Crete Recreation Society Parking Lot project with funding coming from the La Crete Recreation Society.

CARRIED

FINANCE:

11. d) Tax Recovery Auction – Set Auction Date

MOTION 23-11-903
 Requires 2/3

MOVED by Councillor Braun

That the Tax Recovery Auction for properties under tax arrears be set for February 28, 2024.

CARRIED

MOTION 23-11-904
 Requires 2/3

MOVED by Councillor Peters

That the reserve bid for the properties being sold by public auction be set as follows:

Roll #	Ward	Zoning	Legal Location	Civic Address's	Assessment Value	Reserve Bid
076940	7	H-R1	4357MC;5;3	5007 45 St	\$30,750.00	\$30,750.00
081767	10	Z-R	1121380;20;6	2025 Dusty Ln	\$2,760.00	\$2,760.00
105996	7	H-R1	2938RS;4;11	4810 - 46 Ave	\$29,450.00	\$29,450.00
106080	7	H-R1	2938RS;9;4	4410 - 50 St	\$38,310.00	\$38,310.00
148047	7	H-R1	188TR;4;14	4316 - 52 Ave	\$131,420.00	\$131,420.00
148066	7	H-R1	188TR;5;20	4302 - 50 Ave	\$7,170.00	\$7,170.00
148091	7	H-R1	188TR;6;6	5005 - 43 St	\$6,990.00	\$6,990.00
313886	10	Z-R	1121380;16;1	2016 Dusty Ln	\$2,680.00	\$2,680.00
313887	10	Z-R	1121380;16;2	2018 Dusty Ln	\$2,680.00	\$2,680.00
313888	10	Z-R	1121380;16;3	2020 Dusty Ln	\$2,680.00	\$2,680.00
300574	10	F	9022917;2A;24	N/A	\$3,050.00	\$3,050.00
077032	10	Z-MU	8821687;8;10	1001 Tower Rd	\$52,330.00	\$52,330.00
077071	10	Z-MU	8821687;5;2	994 Tower Rd	\$7,540.00	\$7,540.00
106026	7	FV-CC	2938RS;6;21	4802 - 50 St	\$220,730.00	\$220,730.00
230047	10	Z-I	8821687;1;3	1054 Industrial Dr	\$26,340.00	\$26,340.00

CARRIED

OPERATIONS:

13. a) None

ADMINISTRATION:

16. b) Smoke Concerns

MOTION 23-11-905

MOVED by Councillor Peters

That the smoke concerns discussion be received for information.

CARRIED

COMMITTEE OF THE WHOLE ITEMS: 17. a) None

COUNCIL COMMITTEE REPORTS: 18. a) Council Committee Reports (verbal)

MOTION 23-11-906 **MOVED** by Councillor Driedger

That the Council Committee Reports (verbal) be received for information.

CARRIED

COUNCIL COMMITTEE REPORTS: 18. b) Agricultural Service Board Meeting Minutes

MOTION 23-11-907 **MOVED** by Councillor Peters

That the unapproved Agricultural Service Board meeting minutes of October 13, 2023 be received for information.

CARRIED

INFORMATION/CORRESPONDENCE: 19. a) Information/Correspondence

MOTION 23-11-908 **MOVED** by Deputy Reeve Sarapuk

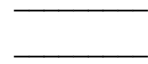
That the information/correspondence items be accepted for information purposes.

CARRIED

NOTICE OF MOTION: 20. a) None

NEXT MEETING DATES: 21. a) Next Meeting Dates

Budget Council Meeting
November 21, 2023
10:00 a.m.



Fort Vermilion Council Chambers

Budget Council Meeting
November 22, 2023
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT: 22. a) Adjournment

MOTION 23-11-909 MOVED by Councillor Smith

That the Council meeting be adjourned at 2:21 p.m.

CARRIED

These minutes were approved at at the November 28, 2023 Regular Council Meeting.

(original signed)

Joshua Knelsen
Reeve

(original signed)

Darrell Derksen
Chief Administrative Officer

