

# MACKENZIE COUNTY

## REGULAR COUNCIL MEETING

APRIL 8, 2014

10:00 A.M.

COUNCIL CHAMBERS  
FORT VERMILION, AB



# STRATEGIC PRIORITIES CHART

## COUNCIL PRIORITIES (Council/CAO)

NOW		ADVOCACY
1. <b>HOUSING ENTITY: Housing needs study funds</b>	Mar.	<input type="checkbox"/> <i>Zama Road Paving Funds</i>
2. <b>HAMLET STREETS: Review Policy</b>	Mar.	<input type="checkbox"/> <i>Highway Development</i>
3. <b>RURAL ROADS: MY rural road upgrade plan</b>	April	<input type="checkbox"/> <i>Canada Postal Service – La Crete</i>
4. <b>RURAL WATER : Water Service Policy</b>	Jan.	<input type="checkbox"/> <i>Land Use Framework Input</i>
5. <b>ECONOMIC DEVELOPMENT: Strategy Review</b>	Feb.	<input type="checkbox"/> <i>Senior's housing</i>
6. <b>OIL AND GAS STRATEGY</b>	Feb.	<input type="checkbox"/> <i>OSB Plant</i>
7. <b>ZAMA ROAD: Business Case</b>	Mar.	
NEXT		
<input type="checkbox"/> TRANSPORTATION DEVELOPMENT		<input type="checkbox"/> TOURISM: Strategy (REDI)
<input type="checkbox"/> REVENUE DECLINE		<input type="checkbox"/> BRANDING STRATEGY (2015 – REDI)

## OPERATIONAL STRATEGIES (CAO/Staff)

CHIEF ADMINISTRATIVE OFFICER (Joulia)		ECONOMIC DEVELOPMENT (Joulia/Byron)	
1. <b>HOUSING ENTITY: Study Funds</b>	Mar.	1. <b>OIL AND GAS STRATEGY: Info</b>	Feb.
2. <b>RURAL WATER : Water Service Policy</b>	Jan.	2. <b>ECONOMIC DEVELOPMENT: Str. Rev.</b>	Feb.
3. REVENUE DECLINE (tax rate discussion)	Feb.	3. <b>ZAMA ROAD: Business Case</b>	Mar.
<input type="checkbox"/> MARA Agreement	May	<input type="checkbox"/> OSB Plant	
<input type="checkbox"/> Regional Sustainability Study	Feb.	<input type="checkbox"/> TRANSPORTATION DEVELOPMENT	
<input type="checkbox"/> First Nations Relations: Orientation	Jan.		
COMMUNITY SERVICES (Ron)		AGRICULTURAL SERVICES (Grant)	
1. COR Certification: Update Safety Manual	Feb.	1. Surface Water Management Plan	May
2. Rec. Board Agreement Renewal	Mar.	2. Steephill Creek/BHP Surface Water Management Plan	May
3. Disaster Emergency Planning – Implementation Plan	Feb.	3. 2014 Ag Fair Planning	Feb.
<input type="checkbox"/> Radio Communication System		<input type="checkbox"/> Emergency Livestock Response Plan	
<input type="checkbox"/>		<input type="checkbox"/> Wilson Prairie Surface Management Plan	
PLANNING & DEVELOPMENT (Byron)		LEGISLATIVE SERVICES (Carol)	
1. Infrastructure Master Plans	Feb.	1. Communication Plan	Mar.
2. Land Use Framework		2. Human Resource Policy Review	Apr.
3. _____		3. Cell Phone Review & Draft RFP	May
<input type="checkbox"/> Municipal Reserve Policy		<input type="checkbox"/> Virtual City Hall Implementation	July
<input type="checkbox"/> Airport Vicinity Protection Area			
FINANCE		PUBLIC WORKS* (John/Ron)	
1. Long Term Capital Plan	Apr.	1. <b>RURAL ROADS: MY RR upgrade plan</b>	Apr.
2. Long Term Financial Plan	June	2. <b>HAMLET STREETS: Review Policy</b>	Mar.
3. _____		3. Gravel Pit Transfer (Meander)	Oct.
<input type="checkbox"/> Master Card Policy		<input type="checkbox"/> Multi-Year Capital Assessment	Jan.
<input type="checkbox"/>		<input type="checkbox"/>	
ENVIRONMENTAL (John)			
1. LC Water Source Review (OMNI Report)	Apr.	<u>Codes:</u>	
2. Rural Water		<b>BOLD CAPITALS</b> – Council NOW Priorities	
3. _____		CAPITALS – Council NEXT Priorities	
<input type="checkbox"/>		<i>Italics</i> – Advocacy	
<input type="checkbox"/>		Regular Title Case – Operational Strategies	
		* See Monthly Capital Projects Progress Report	

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Tuesday, April 8, 2014  
10:00 a.m.**

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

**AGENDA**

			Page
<b>CALL TO ORDER:</b>	1.	a) Call to Order	
<b>AGENDA:</b>	2.	a) Adoption of Agenda	
<b>ADOPTION OF PREVIOUS MINUTES:</b>	3.	a) Minutes of the March 26, 2014 Regular Council Meeting	7
<b>DELEGATIONS:</b>	4.	a) Mackenzie Housing Management Board – 2014 Budget/Requisition and Three Year Business Plan (10:30 a.m.)	
		b) Peace River Rotary Club – Rotary House Project (1:30 p.m.)	21
		c) Jay Krahn (In-Camera - Land (FOIP) 2:00 p.m.)	
<b>GENERAL REPORTS:</b>	5.	a) CAO Report	39
		b) Public Works Committee Meeting Minutes	55
		c) Municipal Planning Commission Meeting Minutes – March 13, 2014	65
<b>TENDERS:</b>	6.	a) None	
<b>PUBLIC HEARINGS:</b>		Public hearings are scheduled for 1:00 p.m.	
	7.	a) Bylaw 935-14 Land Use Bylaw Amendment to Add 80 Acre Splits	75

		b)	Bylaw 940-14 being a Closure of Plan 102 6365, Block 38, Lot 63PUL for the Purpose of Sale and Consolidation (La Crete)	83
		c)	Bylaw 942-14 Land Use Bylaw Amendment to Add Self- Storage as a Discretionary Use	95
<b>COMMUNITY SERVICES:</b>	8.	a)	Trails on Alberta Highway Right-of-Ways	113
		b)		
		c)		
<b>ENVIRONMENTAL SERVICES:</b>	9.	a)		
		b)		
<b>OPERATIONS:</b>	10.	a)	Second Access	115
		b)		
<b>PLANNING &amp; DEVELOPMENT:</b>	11.	a)	Bylaw 948-14 Land Use Bylaw Amendment to Rezone Part of SW 9-106-15-W5M from Hamlet Residential District 1A "HR1A" and Hamlet Residential 1 "HR1" to Hamlet Residential District 2 "HR2" (La Crete)	121
		b)	Bylaw 949-14 Land Use Bylaw Amendment to Rezone Part of Plan 012 4176, Block 4, Lot A & Part of NE 4-106-15-W5M (Part of Phase 5 & all of Phase 6) from Hamlet Residential District 1A "HR1A" and Hamlet Residential 1 "HR1" to Hamlet Residential District 2 "HR2" (La Crete)	129
		c)		
		d)		
<b>CORPORATE SERVICES:</b>	12.	a)		
		b)		

- |  |     |    |  |     |
|--|-----|----|--|-----|
| <b>ADMINISTRATION:</b>                   | 13. | a) | BC Hydro, Site C   | 137 |
|  |     | b) | Seniors' Housing   |     |
|  |     | c) |  |     |
|  |     | d) |  |     |
|  |     | e) |  |     |
| <b>INFORMATION /<br/>CORRESPONDENCE:</b> | 14. | a) | Information/Correspondence   | 141 |
| <b>IN CAMERA<br/>SESSION:</b>            | 15. | a) | Legal  |     |
|  |     | b) | Labour   |     |
|  |     | c) | Land   |     |
| <b>NOTICE OF MOTION:</b>                 | 16. |    | Notices of Motion  |     |
| <b>NEXT MEETING<br/>DATES:</b>           | 17. | a) | Regular Council Meeting<br>Monday, April 28, 2014<br>10:00 a.m.<br>Fort Vermilion Council Chambers |     |
| <b>ADJOURNMENT:</b>                      | 18. | a) | Adjournment  |     |





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>Minutes of the March 26, 2014 Regular Council Meeting</b>

### **BACKGROUND / PROPOSAL:**

Minutes of the March 26, 2014 Regular Council meeting are attached.

### **OPTIONS & BENEFITS:**

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

### **SUSTAINABILITY PLAN:**

### **COMMUNICATION:**

Approved council minutes are posted on the County website.

### **RECOMMENDED ACTION:**

That the minutes of the March 26, 2014 Regular Council meeting be adopted as presented.

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

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Wednesday, March 26, 2014  
10:00 a.m.**

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

**PRESENT:**

Bill Neufeld	Reeve
Walter Sarapuk	Deputy Reeve
Jacque Bateman	Councillor
Peter F. Braun	Councillor
Elmer Derksen	Councillor
John W. Driedger	Councillor
Eric Jorgensen	Councillor
Josh Knelsen	Councillor
Ricky Paul	Councillor
Lisa Wardley	Councillor

**REGRETS:**

**ADMINISTRATION:**

Joulia Whittleton	Chief Administrative Officer
Ron Pelensky	Director of Community Services & Operations
John Klassen	Director of Environmental Services & Operations
Byron Peters	Director of Planning & Development
Carol Gabriel	Manager of Legislative & Support Services

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

Minutes of the Regular Council meeting for Mackenzie County held on March 26, 2014 in the Fort Vermilion Council Chambers.

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

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

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

**MOTION 14-03-171**        **MOVED** by Deputy Reeve Sarapuk

That the agenda be approved with the following additions:

4. c) S/Sgt. Jeff Simpson, Fort Vermilion RCMP

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- 11. h) Land Use Bylaw
- 10. b) Mackenzie Regional Waste Management Commission
- 15. a) Legal – La Crete Lagoon Project

**CARRIED**

**ADOPTION OF  
PREVIOUS MINUTES:**

- 3. a) Minutes of the March 11, 2014 Regular Council Meeting**

**MOTION 14-03-172**

**MOVED** by Councillor Braun

That the minutes of the March 11, 2014 Regular Council meeting be adopted as presented.

**CARRIED**

**GENERAL REPORTS:**

- 5. a) Municipal Planning Commission Meeting Minutes – January 23 & February 26, 2014**

**MOTION 14-03-173**

**MOVED** by Councillor Derksen

That the Municipal Planning Commission meeting minutes of January 23 and February 26, 2014 be received for information.

**CARRIED**

- 5. b) Inter-municipal Planning Commission Meeting Minutes – January 30, 2014**

**MOTION 14-03-174**

**MOVED** by Councillor Driedger

That the Inter-municipal Planning Commission meeting minutes of January 30, 2014 be received for information.

**CARRIED**

**TENDERS:**

- 6. a) None**

**PUBLIC HEARINGS:**

- 7. a) None**

**COMMUNITY  
SERVICES:**

- 8. a) Policy ADM042 General Safety Policy**

**MOTION 14-03-175**

**MOVED** by Councillor Jorgensen

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That policy ADM042 General Safety Policy be amended as presented.

**CARRIED**

**ENVIRONMENTAL SERVICES:**

9. a) None

**OPERATIONS:**

10. a) **Policy PW039 Rural Road, Access Construction and Surface Water Management Policy**

**MOTION 14-03-176**

**MOVED** by Councillor Knelsen

That the maximum finished top widths for access construction (approach/driveway) be set at 16 meters for rural and urban commercial/industrial.

**CARRIED**

**MOTION 14-03-177**

**MOVED** by Councillor Bateman

That Policy PW039 Rural Road, Access Construction and Surface Water Management Policy be approved as amended.

**CARRIED**

Reeve Neufeld recessed the meeting at 11:02 a.m. and reconvened the meeting at 11:13 a.m.

**OPERATION:**

10. b) **Mackenzie Regional Waste Management Commission (ADDITION)**

**MOTION 14-03-178**

**MOVED** by Councillor Wardley

That Council regretfully accept Councillor Bateman's resignation from the Mackenzie Regional Waste Management Commission effective immediately.

**CARRIED UNANIMOUSLY**

**MOTION 14-03-179**

**MOVED** by Deputy Reeve Sarapuk

That administration seek a legal opinion regarding the allegations made by the Mackenzie Regional Waste Management Commission against Councillor Bateman's perceived conflict of interest.

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**CARRIED UNANIMOUSLY**

**DELEGATION:**

**4. c) S/Sgt. Jeff Simpson, Fort Vermilion RCMP**

**MOTION 14-03-180**

**MOVED** by Councillor Wardley

That Council set the following policing priorities for 2014-15:

1. Traffic
2. Drug Trafficking
3. Visibility/Education

**CARRIED**

Reeve Neufeld recessed the meeting at 11:55 a.m. and reconvened the meeting at 1:02 p.m.

**PLANNING &  
DEVELOPMENT:**

**11. a) Bylaw 934-14 Land Use Bylaw Amendment to Close a Portion of Road between Plan 082 7605, Block 18, Lot 14 and Plan 962 4275, Block 4, Lot 30 in the Hamlet of Zama**

**MOTION 14-03-181**

**MOVED** by Councillor Braun

That first reading be given to Bylaw 934-14 being a Land Use Bylaw Amendment to Close a Portion of Road between Plan 082 7605, Block 18, Lot 14 and Plan 962 4275, Block 4, Lot 30 in the Hamlet of Zama for the purpose of sale and consolidation, subject to public hearing input.

**CARRIED**

**11. b) Bylaw 945-14 Land Use Bylaw Amendment to Change Minimum Setbacks in La Crete Highway Commercial "HC2" & La Crete General Commercial "GC1" and Add "Ancillary Building" to La Crete Town Centre "TC1"**

**MOTION 14-03-182**

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 945-14 being a Land Use Bylaw Amendment to revise minimum setbacks to YARD - FRONT: 9.1 m (30 feet); YARD - EXTERIOR SIDE: 9.1 m (30 feet); YARD - INTERIOR SIDE: 3.1 m (10 feet); and YARD - REAR: 3.1 m (10 feet) in Sections 8.17 C.(b) and 8.18 C.(b) and that "Ancillary Building" be added to La Crete Town Centre

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“TC1”, Section 8.19 B, subject to public hearing input.

**CARRIED**

**11. c) Bylaw 946-14 Land Use Bylaw Amendment to Rezone Part of FVS, Range 2, RL 7 from Hamlet Residential 1 “HR1” to Residential Condominium District “RCD”(Fort Vermilion)**

**MOTION 14-03-183**

**MOVED** by Councillor Knelsen

That first reading be given to Bylaw 946-14 being the rezoning of Part of Fort Vermilion Settlement, Range 2, River Lot 7 from Hamlet Residential 1 “HR1” to Residential Condominium District “RCD” for the purpose of subdividing off a portion of land, subject to public hearing input.

**CARRIED**

**11. d) Bylaw 947-14 Amendment to the Inter-municipal Planning Commission Agreement with the Town of High Level**

**MOTION 14-03-184**

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 947-14, being an amendment to the Inter-municipal Planning Commission Agreement with the Town of High Level, subject to public hearing input.

**CARRIED**

**11. e) Bylaw 948-14 Addressing Bylaw**

**MOTION 14-03-185**

**MOVED** by Councillor Bateman

That first reading be given to Bylaw 948-14 being the Addressing Bylaw for Mackenzie County as amended with Council being the final naming authority and that the street number also be displayed under a named road, subject to public hearing input.

**CARRIED**

**DELEGATIONS:**

**4. a) Fort Vermilion School Division**

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**MOTION 14-03-186**

**MOVED** by Councillor Driedger

That the discussion with the Fort Vermilion School Division regarding drug trafficking in schools be received for information.

**CARRIED**

Councillor Jorgensen left the meeting at 2:24 p.m.

**MOTION 14-03-187**

**MOVED** by Deputy Reeve Sarapuk

That administration proceed with revising street names in the Hamlet of La Crete as required, and that a full list be taken back to Council for approval prior to implementation.

**CARRIED**

Reeve Neufeld recessed the meeting at 2:25 p.m. and reconvened the meeting at 2:38 p.m. with all members present.

**11. f) Development Permit 058-DP-14 (Plumbin' Joe's Inc.) Building Supply Centre (Tarp Shelter)(30'x50')(La Crete)**

**MOTION 14-03-188**

**MOVED** by Councillor Braun

That Development Permit 058-DP-14 on Plan 142 0720, Block 02, Lot 11 in the name of Plumbin' Joe's Inc. 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 (Temporary Tarp Shelter) setbacks:
  - a) 9.1 meters (30 feet) facing front (North) yard;
  - b) 3.1 meters (10 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 disposal systems to be in conformance with the Alberta Private Sewage Treatment and Disposal Regulations.
4. This permit approval is subject to the access to the property

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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.

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

**11. g) Economic Development Strategy**

**MOTION 14-03-189**

**MOVED** by Councillor Wardley

That the Mackenzie County Economic Development Strategy be amended as presented.

**CARRIED**

**MOTION 14-03-190**

**MOVED** by Councillor Braun

That the Community Sustainability Committee review the Economic Development Strategy, Four-Step Sustainability Plan, aligning the documents, and proceed with implementation and reporting steps as per the Committee's Term of Reference.

**CARRIED**

**4. b) Chief Laboucan, Little Red River Cree Nation – Fox Lake Road**

**MOTION 14-03-191**

**MOVED** by Councillor Paul

That Council support the Fox Lake Access Road project in

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principle.

**CARRIED**

Reeve Neufeld recessed the meeting at 3:25 p.m. and reconvened the meeting at 3:39 p.m.

**11. h) Land Use Bylaw (ADDITION)**

**MOTION 14-03-192**

**MOVED** by Councillor Derksen

That the discussion regarding the Agricultural "A" land use district be received for information.

**CARRIED**

**CORPORATE  
SERVICES:**

**12. a) None**

Reeve Neufeld recessed the meeting at 4:19 p.m. and reconvened the meeting at 4:30 p.m.

**ADMINISTRATION:**

**13. a) Bylaw 947-14 Fee Schedule Bylaw**

**MOTION 14-03-193**

Requires 2/3

**MOVED** by Deputy Reeve Sarapuk

That first reading be given to Bylaw 947-14 being the Fee Schedule Bylaw for Mackenzie County as amended.

**CARRIED**

**MOTION 14-03-194**

Requires 2/3

**MOVED** by Councillor Jorgensen

That second reading be given to Bylaw 947-14 being the Fee Schedule Bylaw for Mackenzie County.

**CARRIED**

**MOTION 14-03-195**

Requires Unanimous

**MOVED** by Councillor Paul

That consideration be given to proceed to third reading of Bylaw 947-14 being the Fee Schedule Bylaw for Mackenzie County at this meeting.

**CARRIED UNANIMOUSLY**

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**MOTION 14-03-196**  
Requires 2/3

**MOVED** by Councillor Derksen

That third reading be given to Bylaw 947-14 being the Fee Schedule Bylaw for Mackenzie County.

**CARRIED**

**13. b) Policy ADM049 Bursary Policy**

**MOTION 14-03-197**

**MOVED** by Councillor Knelsen

That Policy ADM049 Bursary Policy be approved as amended.

**CARRIED**

**13. c) Housing and Seniors' Lodge**

**MOTION 14-03-198**

**MOVED** by Councillor Jorgensen

That the County reaffirm its support for the Frontier Housing Authority Ministerial Order.

**DEFEATED**

**MOTION 14-03-199**

**MOVED** by Councillor Driedger

That the housing and seniors lodge update be received for information.

**CARRIED**

**13. d) Grain Hauling and Road Bans**

Councillor Jorgensen left the meeting at 5:31 p.m.

**MOTION 14-03-200**

**MOVED** by Councillor Knelsen

That Mackenzie County permits grain hauling to 100% of the legal weight on all County banned roads for the spring 2014 season, subject to permits and requesting the movement of product during cooler temperatures (ex. morning hours) to limit road damage.

**CARRIED**

**13. e) Community Planning Association of Alberta –**

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## Annual Planning Conference

Councillor Jorgensen rejoined the meeting at 5:33 p.m.

### **MOTION 14-03-201**

**MOVED** by Councillor Paul

That Councillor Derksen be authorized to attend the Community Planning Association of Alberta Annual Planning Conference being held April 14 – 16, 2014 in Red Deer.

**CARRIED**

### **13. f) Recycling Council of Alberta Conference**

### **MOTION 14-03-202**

**MOVED** by Councillor Derksen

That Councillor Braun be authorized to attend the Recycling Council of Alberta Conference being held October 1 – 3, 2014 in Lake Louise.

**CARRIED**

### **13. g) Wolverine Field**

### **MOTION 14-03-203**

**MOVED** by Councillor Knelsen

That the Wolverine Field be received for information.

**CARRIED**

### **13. h) Committee of the Whole Meetings**

### **MOTION 14-03-204**

**MOVED** by Councillor Wardley

That the Committee of the Whole meetings be scheduled between 10:00 a.m. and 12:00 p.m. on the following dates and that the regular council meeting begin at 1:00 p.m.

- June 23, 2014
- September 24, 2014
- October 29, 2014
- November 26, 2014

**CARRIED**

### **13. i) Special Council Budget Meeting**

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**MOTION 14-03-205**

**MOVED** by Councillor Braun

That a Special Council Budget Meeting be held on Monday, April 7, 2014 at 1:00 p.m.

**CARRIED**

Reeve Neufeld recessed the meeting at 5:52 p.m. and reconvened the meeting at 6:04 p.m.

**MOTION 14-03-206**

**MOVED** by Councillor Jorgensen

That the appointment to the Mackenzie Regional Waste Management commission be TABLED to the next meeting.

**DEFEATED**

**MOTION 14-03-207**

**MOVED** by Councillor Bateman

That the following Councillor be appointed to the Mackenzie Regional Waste Management Commission for the remainder of a one year term ending October 2014.

Nominated/**Elected**  
**Councillor Knelsen**  
Councillor Driedger

**CARRIED**

**MOTION 14-03-208**

**MOVED** by Councillor Jorgensen

That the ballots be destroyed.

**CARRIED**

**INFORMATION/  
CORRESPONDENCE:**

**14. a) Information/Correspondence**

**MOTION 14-03-209**

**MOVED** by Councillor Derksen

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

**CARRIED**

**IN-CAMERA SESSION:**

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**MOTION 14-03-210**

**MOVED** by Deputy Reeve Sarapuk

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 6:19 p.m.

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

**CARRIED**

**MOTION 14-03-211**

**MOVED** by Deputy Reeve Sarapuk

That Council move out of camera at 6:37 p.m.

**CARRIED**

**15. a) Legal – La Crete Lagoon Project (ADDITION)**

**MOTION 14-03-212**

**MOVED** by Councillor Braun

That administration be instructed to proceed with the La Crete Lagoon project as discussed and that the budget amendment be approved at the April 7, 2014 special council budget meeting.

**CARRIED**

**MOTION 14-03-213**

Requires 2/3

**MOVED** by Deputy Reeve Sarapuk

That the budget be amended to include an additional \$292,060 (with 59% being recovered from the Alberta Water & Wastewater Program) for the La Crete Lagoon Project with funding coming from the Off-Site Levy Reserve.

**CARRIED UNANIMOUSLY**

**15. b) Labour – Council Self-Evaluation**

**15. c) Labour – CAO Evaluation**

**MOTION 14-03-214**

**MOVED** by Councillor Jorgensen

That the Council self-evaluation and the CAO evaluation be held on April 4, 2014.

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**CARRIED**

**NOTICES OF MOTION:** 16. a) None

**NEXT MEETING DATES:** 17. a) Regular Council Meeting  
Tuesday, April 8, 2014  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:** 18. a) Adjournment

**MOTION 14-03-215** **MOVED** by Councillor Jorgensen

That the council meeting be adjourned at 6:39 p.m.

**CARRIED**

These minutes will be presented to Council for approval on April 8, 2014.

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Bill Neufeld  
Reeve

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Joulia Whittleton  
Chief Administrative Officer

UNAPPROVED



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>DELEGATION Peace River Rotary Club – 1:30 p.m.</b>

### **BACKGROUND / PROPOSAL:**

See attached presentation by the Peace River Rotary Club on the Rotary House Project.

### **OPTIONS & BENEFITS:**

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

### **SUSTAINABILITY PLAN:**

### **COMMUNICATION:**

### **RECOMMENDED ACTION:**

Author: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_





# Rotary Club of Peace River



## Rotary House Project

*"Building a sustainable and stable health system in the Peace River region"*



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11	Conceptual Layout – Interior
12	Estimated Project Cost
13	Fundraising
14	Donor Appreciation
15	Fundraising Committee







# Organizational Background

The Rotary House Project is a collaborative effort between two non-profit, project driven organizations: The Rotary Club of Peace River and The Peace River and District Health Foundation.



## Rotary Club of Peace River

While many service clubs face struggles with recruitment, the Rotary Club of Peace River continues to prosper – despite the added challenges of existing in a rural setting. Founded in 1952, the Peace River chapter recently celebrated 60 years of humanitarian services. Over those six decades, the club has left behind a list of legacies, but none would be greater than the construction of a Rotary House. Current members see it as the perfect way to say 'Thank You' to the extended Peace River community for it's overwhelming support.

## Peace River and District Health Foundation

The Peace River and District Health Foundation was established in 2011. Their purpose is to improve the delivery of healthcare services to Peace River area residents through the acquisition of medical equipment , support of medical staff recruitment and education.





# Rotary House

## Rotary House - WHY?

The Rotary House has been identified as a need in the Peace Country, specifically addressing the need for temporary accommodations.

## Rotary House - WHAT?

It is anticipated that the facility will be a free-standing structure or alternatively, a condominium concept, as part of the Family Care Centre with approximately 4000-7000 square feet of living space. Guest spaces will include four to six bedrooms, common living area, and dining area.

## Rotary House - WHERE?

The Rotary House will be located on Peace River's west hill, located within walking distance to the Peace River Community Health Centre.

## Rotary House - WHEN?

It is our goal to start construction of the Rotary House early 2015. The estimated completion date is spring 2016.

## Rotary House - WHO?

An analysis of the 2012 service area population base and the acute care capacity at the Peace River Community Health Centre (PRCHC) suggests the possibility for about 2000 to 3300 family short-stay visits per year (6 to 9 per day). Also, PRCHC data for 2012 indicated in excess of 2700 person days for visiting staff (about 7 per day). Both these levels of potential use are greater than the capacity of the initial conceptual design for Rotary House.



# Project History

2012 marked the 60th anniversary of the Peace River Rotary Club. The club's members felt that after many years of numerous smaller scale projects it was time for something big and challenging; and that our Diamond Anniversary was the perfect time to launch a major project for the community. The club had recently been involved with the Rotary Club of Eugene Oregon in administering a bequest grant (the Andrew Grant) – this process provided an excellent insight into community needs, and, from this perspective, it was concluded that Rotary House would be the perfect Diamond Anniversary project for the club and the region.

Fund raising commenced with the Club's Diamond Anniversary Banquet Gala on November 3. That evening alone brought in \$140,000 for the project and by the end of the first quarter of 2013 donations had reached \$200,000 – a clear indication of the community's recognition of the importance of this initiative.





# Health & Wellness

The Rotary House will provide temporary accommodations for the people who provide treatment, programs and services at the Peace River Community Health Centre, and, whose expertise helps establish the quality of care that meets the expectations of the residents of our progressive northern communities.

**Medical  
Professionals**

**Visiting  
Specialists**

**Clinicians**

**Locum  
Physicians**

**Medical  
Students**

**Agency  
Nurses**

Having convenient accommodation for visiting medical specialist and relief staff will enable the Community Health Centre to continue providing service and specialized clinical services locally – this enables residents to access such care close to home rather than having to travel to Grande Prairie or more challengingly Edmonton; improving outcomes for patients.

Convenient accommodation for medical students will strengthen the capacity of the Health Centre to be part of rural physician training. It will improve the quality of their experience here and improve the likelihood that, over time, some will return to practice in the community after graduation.

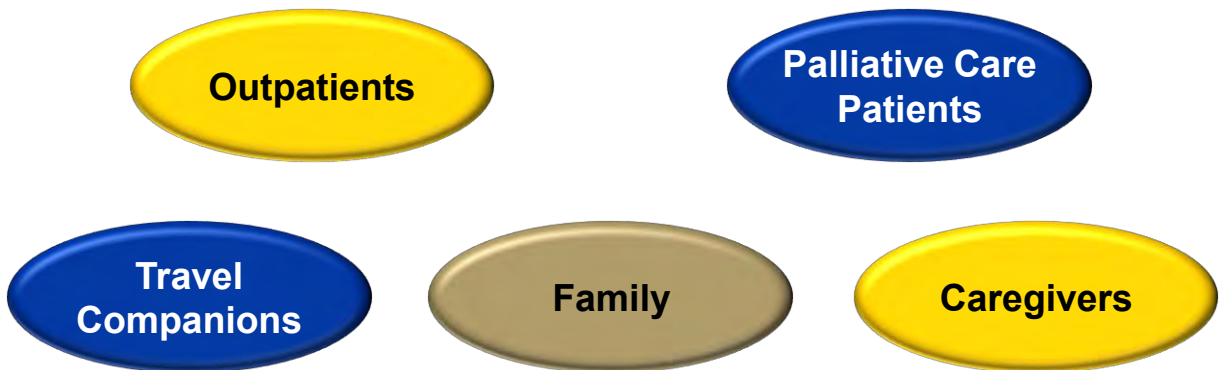




# Regional Impact

It's a fact, the Peace River Community Health Centre has a massive service area. They provide medical attention, programs and services to residents in many remote communities. Their geographic area includes the better part of Northwestern Alberta, up to the Territories border. Travel within this area can often be a challenge due to timelines, weather or medical conditions.

As a short-stay facility within walking distance of Community Health Centre, The Rotary House will host people from many of these communities who live beyond convenient travel distance. For example, the hospital serves as the regional centre for maternity deliveries. The facility will enable patients with less acute needs to be treated as outpatients who can remain close for follow-up care, rather than requiring their admission as inpatients. This is an especially crucial consideration for babies and young children whose conditions tend to change rapidly. These opportunities will facilitate improved outcomes for patients



The Rotary House will also offer lodging to patients family members, caregivers or travel companions allowing them to remain close at hand and provide better support, it will limit the amount of patients from the north that may have to travel outside the region to gain access to certain programs and services, and, when palliative care needs exceed the capacity of the health centre facility, Rotary House will provide an additional option for family to be close at hand to the dying patient.



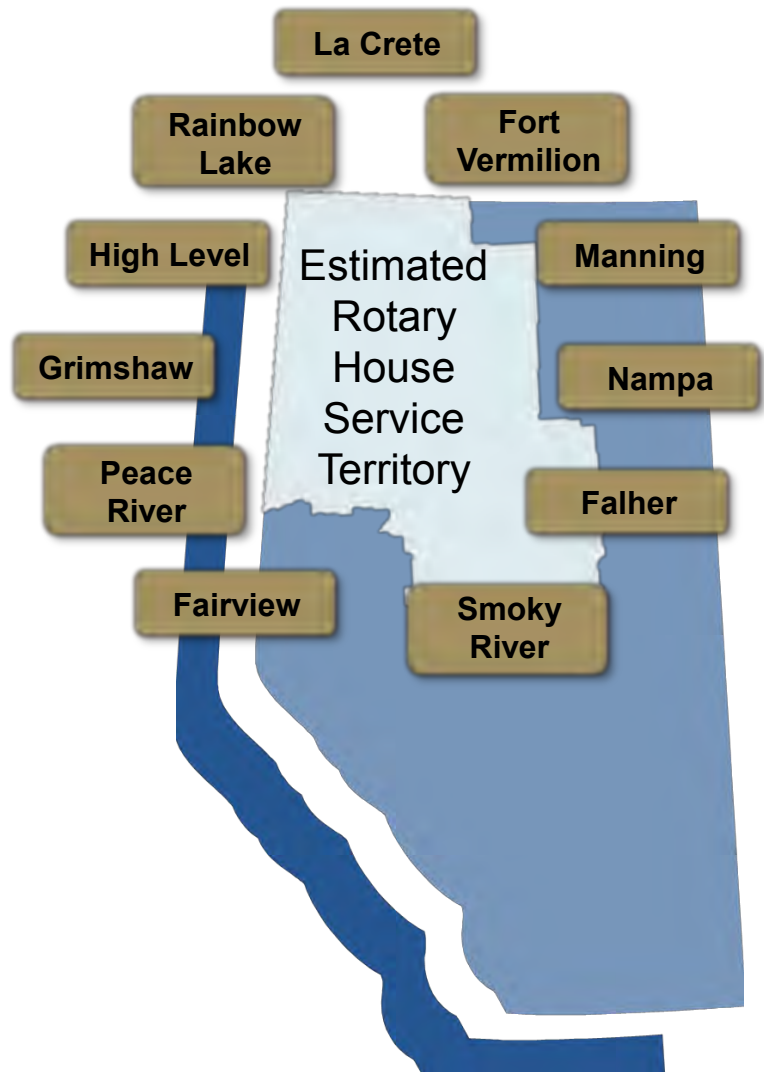
# Service Territory

The territory that will benefit from The Rotary House spans hundreds of kilometres in every direction, with a population base approaching 100,000. It is projected that benefiting communities will include:

- MD of Northern Lights 22
- Northern Sunrise County
- MD of Peace 135
- Smoky River 130

The Rotary House will also be a benefit to many First Nations and Metis groups such as:

- Beaver First Nation
- Dene Tha' First Nation
- Driftpile First Nation
- Duncan's First Nation
- East Prairie Metis Settlement
- Gift Lake Metis Settlement
- Kapawe'no First Nation
- Little Red River Cree Nation
- Loon River Cree First Nation
- Lubicon Lake Nation
- Paddle Prairie Metis Settlement
- Peavine Metis Settlement
- Peerless Trout First Nation
- Sucker Creek First Nation
- Tallcree First Nation
- Whitefish Lake First Nation
- Woodland Cree First Nation



*"I am delighted to see that the Rotary Club, in celebration of 60 years of service, has chosen such a worthy project. This will improve health care delivery across the northwest region, and will offer temporary shelter to families in need. Congratulations!"*

*~ Honourable Frank Oberle  
MLA Peace River*



# First Nations

The following First Nations and Metis communities are located within territory that will be served by Rotary House. In some cases the community receives primary service at the Peace River Community Health Centre, while for others, Peace River is a secondary location.

<b>Beaver First Nation</b>	<b>Dene Tha' First Nation</b>
<b>Driftpile First Nation</b>	<b>Duncan's First Nation</b>
<b>East Prairie Metis Settlement</b>	<b>Gift Lake Metis Settlement</b>
<b>Kapawe'no First Nation</b>	<b>Little Red River Cree Nation</b>
<b>Loon River Cree First Nation</b>	<b>Loon River Cree First Nation</b>
<b>Lubicon Lake Nation</b>	<b>Paddle Prairie Metis Settlement</b>
<b>Peavine Metis Settlement</b>	<b>Peerless Trout First Nation</b>
<b>Sucker Creek First Nation</b>	<b>Tallcree First Nation</b>
<b>Whitefish First Nation</b>	<b>Woodland Cree First Nation</b>

The total on-reserve / settlement population of these communities is about 16,000 with another approximately 8,400 people living off-reserve for a total of 24,400. All are at significant travel distances from the Peace River Community Health Centre and would benefit from a short-stay capacity close to the health centre when receiving service here.



*"The vision to implement a project such as Rotary House will provide a much needed service to the communities of the Peace Country. Rotary House will be appreciated today and for generations to come. I commend the Rotary team for identifying this need and their initiative on bringing it to completion. Thank you on behalf of all Aboriginal people for this very caring and wonderful gift."*

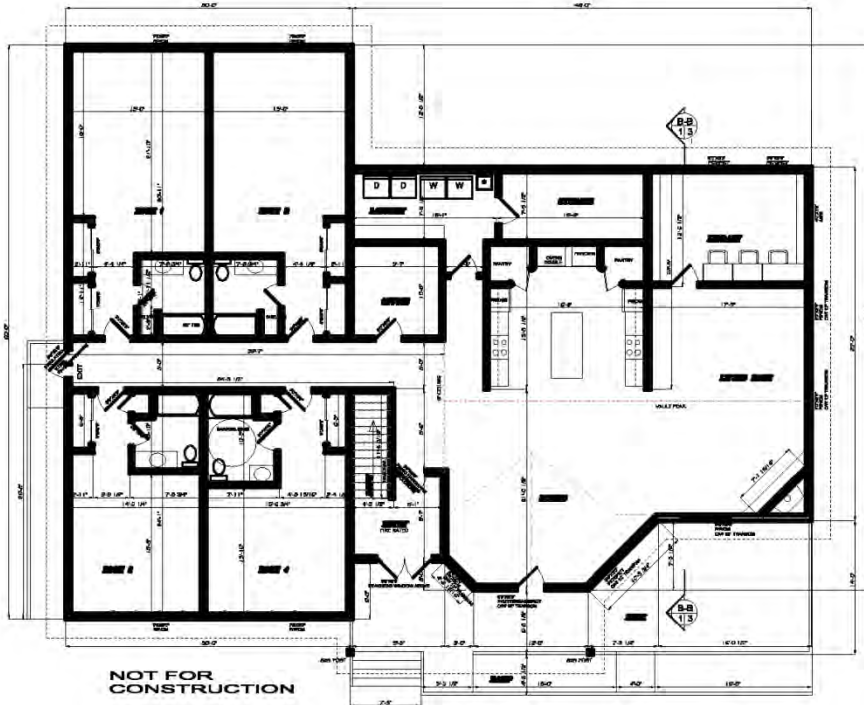
*~ Sylvia Johnson  
Region VI President, Metis Nation of Alberta*





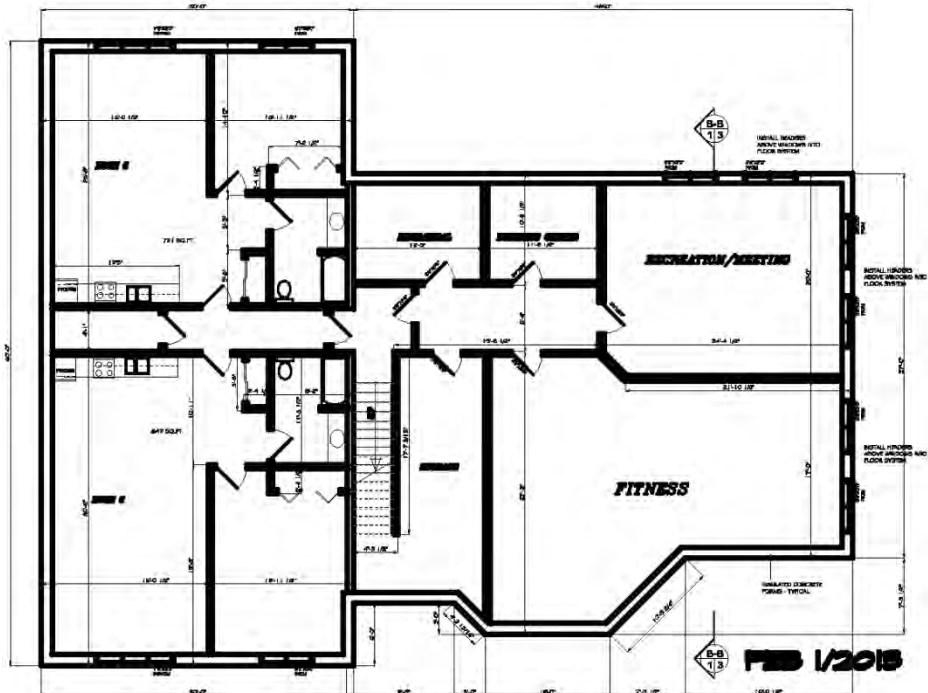


# Conceptual Layout



Main Floor

Lower Floor





# Estimated Project Cost

As of March 2013

<b>BUILDING COST FACTORS</b>	
Substructure & Shell	205,394
Interiors	244,239
Plumbing, Heating & Electrical	160,056
Equipment & Furnishings	47,325
Sitework	21,120
General Conditions	67,814
Overhead & Profit	115,622
5% Contingency Allowance	43,079
GST	45,232
<b>TOTAL FOR BUILDING</b>	<b>\$949,881</b>
<b>ADDITIONAL PROJECT COST FACTORS</b>	
Utility connections allowance for undeveloped site	8,000
Landscaping allowance for undeveloped site	25,000
1.% per annum Inflation allowance 2013-2016	44,230
<b>TOTAL FOR PROJECT</b>	<b>\$1,027,111</b>

1. This cost summary is based on the *RSM* means costing model and database including a northern Alberta local cost factor, and the Rotary House Conceptual Plan drawings as prepared in January 2013.
2. Each component of the estimate are preliminary calculations based on the conceptual plan areas/quantities and the rate guide – a further, more detailed cost estimate can be compiled when working drawings and specifications for the project are available. The cost factors used for the general conditions and overhead & profit calculations are mid-range values.
3. Main floor area = 3750 square feet; total finished living area = 7,500 square feet (includes basement):  
 $\$949,881 / 3750 = \$253/\text{sq. ft.}$
4. Due to the nature of the project and its intended use, generally costing has been based on commercial specifications more than residential specifications. Interior finishes have been assumed at a high-quality residential standard or light commercial standard in some cases; also, it should be noted that future decisions regarding cabinets and kitchens in particular can introduce large variations from this standard costing approach. Similarly, the floor and roof systems are engineered units for which actual costs may vary significantly from the cost model approach.
5. Since the site is understood to be an undivided interest in a larger parcel, the related additional project cost factors are very subjective and arbitrary, based on typical residential site costs.



# Fundraising

## \$1.5 Million Dollars

The Rotary House is one giant step towards building a sustainable and stable health system in the Peace River region. With a current price tag exceeding one million dollars, we need everyone's help to reach our financial goal. Note: the fundraising goal is the money needed to build the minimally required facility. Should fundraising exceed the goal, it will be used to construct a larger facility.

All monies raised will be directed towards the construction, furnishing and equipping the Rotary House. There no administration costs involved therefore all funds raised are dedicated in its entirety to the construction of this project.

## Donate

All donations for the Rotary House are channeled through the Peace River and District Health Foundation.

Donations can be made:

Online: [www.prdhf.ca](http://www.prdhf.ca)

By Mail: Peace & District Health Foundation  
Box 6524  
Peace River, AB  
T8S 1S4

*The Rotary House Project is a registered charity #CRA 803688407 RR0001*

*Tax receipts are available*

*Cheques payable to: **Peace River & District Health Foundation "Rotary House"***

*The Rotary Club of Peace River is proud to bring awareness of the Rotary House to the community and to the Peace Region. With 36 Rotarian's in Peace River the membership is asking that fellow clubs, community businesses, and citizens of the region to do their utmost to champion this cause and encourage other local organizations to join forces as sponsors.*

*~ Bill Hirtle*

*2012-13 President, Peace River Rotary Club*



# Donor Appreciation

## Thank You.

We understand it takes many hands to make The Rotary House Project a reality.

All supporters will be recognized and acknowledged for their project contributions.

## Recognition

Towns, groups, organizations and individuals contributing to the Rotary House Project will receive:

- Recognition at grand opening event
- Special Media coverage including radio, print and online
- Inclusion on our donor wall
- Project updates via our website
- Availability of Committee Chairs to answer questions

**\$100,000+**  
**Platinum**

**\$50,000+**  
**Diamond**

**\$25,000+**  
**Gold**

**\$10,000+**  
**Silver**

**\$5,000+**  
**Bronze**

**\$500+**  
**Contributor**



# Fundraising Committee



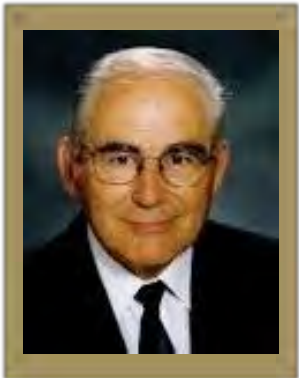
**Bev Bastell**  
(780) 219-5478

*"It's impossible to quantify the impact a project such as this can have on a region. I'm thrilled to be part of the process and working with a selfless team committed to making the Rotary House a reality" ~ Bev*

*"Rotary house will be such a huge benefit to the Peace River Region in helping to build a sustainable and stable health system for the area" ~ Brent*



**Brent Rostad**  
(780) 625-8627



**Frank Lovsin**  
(780) 624-4200

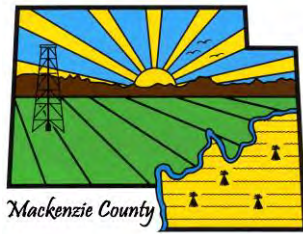
*"Nothing worthwhile ever happens easily. We achieve only with perseverance and determination" ~ Frank*

For additional information on the project or to schedule a meeting:

- Contact any of the Rotary House Fundraising Committee chairs
- Email [rotaryhouse@prrotary.ca](mailto:rotaryhouse@prrotary.ca)
- Click [www.prdhf.ca](http://www.prdhf.ca)



*Your Home Away From Home*



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>CAO Report</b>

### **BACKGROUND / PROPOSAL:**

The CAO and Director reports are attached for information.

### **OPTIONS & BENEFITS:**

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

### **SUSTAINABILITY PLAN:**

### **COMMUNICATION:**

### **RECOMMENDED ACTION:**

That the CAO report for March 2014 be accepted for information.

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





# Mackenzie County

## Monthly CAO Report to Council – March 2014

March 2014 was a month packed with activities and some major progress in many areas.

This report provides highlights on some completed or ongoing initiatives:

1. **Strategic Priorities Chart** – Administration is working on the identified initiatives/priorities.
2. **Regional Sustainability Study** – The next meeting was scheduled for May 8<sup>th</sup>. Administration provided all requested financial and statistical data to the consultant.
3. **Regional Housing Needs Assessment** – We received an approval for \$100,000 towards this project. A meeting was held on April 1 2014.
4. **Mackenzie Emergency Management Agency** – the second meeting was held on March 13<sup>th</sup> with “communications” being the single agenda item. The meeting was well attended and we are in the process of researching and establishing procedures for the disaster emergency communication systems. The next meeting will be focused around shelters for people during evacuations.
5. **Tri-County meeting** – the meeting took place on January 16, 2014 in Zama. Multiple letters were prepared, signed and sent as per the direction: rail service, P5 Road (East Peace Resources), Species at Risk Act. A presentation by Silvacom was scheduled for March 19<sup>th</sup> at 2:00pm in Edmonton and attended by members from the three municipalities.
6. **MHMB vs. THL – MGB Hearing** – the alternative dispute resolution meeting in Edmonton on March 21<sup>st</sup> was cancelled due to resolve between the parties.
7. **Master Drainage Plan** – The existing LiDar data was acquired and is now in our possession. Please note about 2/3 of the requested data was available and the area of the remaining 1/3<sup>rd</sup> will be flown this spring.
8. **Buffalo Head Drainage** – we are proceeding with hydrological study, utilizing the acquired LiDar.
9. **Tri-Council** – administration proceeded with actions as directed at the February 5<sup>th</sup> meeting. The regional golf tournament organizing committee has met and the tournament is being scheduled for September 10, 2014.
10. **AAMD** – two resolutions and relevant documents were prepared and after passing at AAMD&C Zone 4 meeting were presented and passed during the Spring AAMD&C convention.

11. **MGA Review** – will be attending Municipal Affairs sessions at end of April in Peace River; linear tax recovery will be brought up at this session.
12. **Agricultural Fair** – the organizing committee held its first meeting. The Fair will be August 8 & 9. Please note I have rescheduled my holidays to assure participation at the Fair (initially was going to fly out on August 8<sup>th</sup> and will leave on August 10<sup>th</sup> now).
13. **2013 Year End** – Auditors were on site during March 3-5. We are making a good progress and do not expect any delays with preparation of our financial statements despite the organizational changes. The draft audited financial statements will be presented to Council at their April 28<sup>th</sup> meeting.
14. **2014 Budget** – we received our final assessments, school and senior requisitions. The revised budget draft will be presented at April 4, 2014 meeting.
15. **Build Canada Fund** – we received notifications about this funding program, although there are a few unknowns at this time, there are some unfavorable changes in the program from that of the last round. Administration has introduced a few projects into 2014 budget as per prior Council motions and we will continue monitoring the BCF developments to assure timely applications submitted.
16. **Mustus Power Purchase Agreement** – in progress, a draft will be presented to Council at their April 28th meeting.

I also would like to take this opportunity to thank Councillors for your support and team work, and staff for their hard work, dedication and team work.

Please review the attached Directors reports and we will be happy to answer any questions Council may have.

Respectfully submitted,  
Joulia Whittleton

## MONTHLY REPORT TO THE CAO

For the month of March 2014

From: Ron Pelensky

Director of Community Services and Operations

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Road Maintenance	Ongoing	Crews are busy hauling snow from FV streets. Snowfall has been minimal this month. Assisted with cleaning of burnable debris from two properties.
Buildings	March	Serviced multiple heating appliances. Replaced communication tower FV water treatment plant. Repaired boiler system in Zama office. Replaced numerous light bulbs in our facilities. Cleaned the main sewer line in La Crete EMS building.
Dogs	Ongoing	Patrolled for dogs in Fort Vermilion and Rocky lane school. We caught 2 dogs. No live traps set as it is too cold.
By-Law	Ongoing	Dealing with one clean up order in Zama.
Emergency/Disaster Service	March	Participated in emergency disaster plan meeting.
Health and Safety	Ongoing	Presented the modified safety policy with new Safety Directives to management team and council. Working on Hazard assessments for all county departments.
Fire Department	March	<b>Fort Vermilion</b> responded to 2 Medical Assists, 1 Motor Vehicle Accident, 1 Structure Fire, 1 Alarm <b>La Crete</b> responded to 2 medical assists, 1 Motor Vehicle Accidents, 1 Structure Fire, 1 alarm <b>Zama</b> no incidents
Fire Department Training	March	19 members from various departments completed theory portion of 1001 fire training. Our Fire Chief completed his courses for Fire inspections courses.

## Capital Projects

Projects	Timeline	Comments
High Level to Ainsworth Rural Waterline	March	Town of High Level and Mackenzie County waterline is 98% complete. The water meter pit and Ainsworth waterline is 98% complete. Pressure testing is complete, water meters are installed and water is flowing
Fire Smart Grant	March	Surveyed the proposed area for tree thinning. Manual tree thinning is in progress.
Gravel Crushing	March	Contract awarded to Sage Management Ltd.
Zama Mower	March	Mower purchase awarded to Kubota.

### Personnel Update:

Summer Staff position have been advertised.

### Other Comments:

Project planning commenced for 2014 capital projects  
Preparing for our 2013 spring disaster recovery submission



## SAFETY CODES COUNCIL

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#1000, 10665 Jasper Avenue N.W., Edmonton, Alberta, Canada, T5J 3S9  
Tel: 780-413-0099 / 1-888-413-0099 • Fax: 780-424-5134 / 1-888-424-5134  
www.safetycodes.ab.ca

January 06, 2014

Customer ID: 117764

Peter Wiebe  
Box 2161  
LaCrete AB T0H 2H0

### **Re: Approved Fire Designation of Powers**

Dear Mr. Wiebe:

You have been designated powers as a safety codes officer in the Fire discipline for MacKenzie County. The enclosed certificate identifies the specific powers that have been designated to you under the *Safety Codes Act*. Your authority is granted in conjunction with your certificate of competency, terms of employment, and MacKenzie County's Quality Management Plan.

You must inform us if you leave the employ of MacKenzie County as your designation will no longer be valid and must be cancelled.

If you require additional information or assistance, call our office at (780) 413-0099 or toll free in Alberta at 1-888-413-0099.

Sincerely,

Tyler Wightman, MA  
Administrator of Certification  
Encl.

cc: Ron Pelensky, MacKenzie County



*SAFETY CODES COUNCIL*

# **CERTIFICATE OF COMPETENCY**

It is hereby certified that

**Peter Wiebe**

SCO No. 117764

Has satisfied conditions established by the Safety Codes Council  
In accordance with the Safety Codes Act and  
Is certified under Section 42 as  
a

## **SAFETY CODES OFFICER**

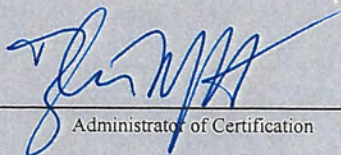
### **Fire**

Basic Group A

This certificate will expire

**January 6, 2019**



  
Administrator of Certification

Printed on January 6, 2014



*SAFETY CODES COUNCIL*

# DESIGNATION OF POWERS CERTIFICATE

Pursuant to Section 31 of the Safety Codes Act  
The Safety Codes Officer

**Peter Wiebe**

Customer ID No. 117764

Designation No. D00007552

is hereby designated for

**Fire**

under the following powers of the Safety Codes Act:

"Sections 34,35,44,46,47 and 48  
excluding section 34(2)(b)"

While employed by

**MACKENZIE COUNTY**



January 6, 2014

Designated Date

Administrator of Certification

Printed on January 6, 2014





## MONTHLY REPORT TO THE CAO

For the Month of March 2014

**From:** John Klassen  
Director of Environmental Services & Operations

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Road Maintenance	Ongoing	Starting to prepare for spring thaw by opening ditches and culverts in trouble spots.  Dust control is on the radar for the near future.
Drainage	Ongoing	We will evaluate during spring runoff.
Grader Tender	Feb 2014	Purchase agreements have been signed.
Ice Bridge Contract	Nov 2013 – Apr 2014	As of March 31 <sup>st</sup> the crossing is still open for 63.5 tonnes.
Strategic Priorities	Ongoing	<ol style="list-style-type: none"> <li>1) <i>LC Water Source Review (Omni Report)</i> – <b>Presented to PW's Committee on March 25, 2014</b></li> <li>2) <i>Rural Water</i> – <b>In progress.</b></li> </ol>

### Capital Projects

Projects	Timeline	Comments
Bridge Repairs	Ongoing	The temporary bridge is currently being constructed and due to the Fisheries Act cannot be installed between April 16 <sup>th</sup> and July 15 <sup>th</sup> .
La Crete Street Projects	Summer 2013	Project complete with the exception of street lights, Atco plans on installing them in spring.
Zama Distribution Meter Replacement.	2013	-This was completed from March 26 <sup>th</sup> to 29th.

88 Connector	July 2014	Phase II – Road surface complete with some ditch cleanup to be done in spring.
La Crete Lagoon Upgrade	2013/2014	In progress.
FV-43 <sup>rd</sup> Ave Water & Sewer Project	Summer 2014	This project is will commence in spring of 2014.
2014 Projects	May to Oct,2014	Project development for the 2014 approved projects.

**Personnel Update:**

**Resigned** – Daniel Banman, Equipment Operator 1, La Crete

With the resignation of Daniel we have two equipment operator positions vacant, we are currently advertising and hope to attract experienced operators that are now finished in the bush.

**Other Comments:**

Attached for you perusal is an updated ice crossing history table.

I will be on an out of country vacation from April 18<sup>th</sup> to the 29<sup>th</sup>.

Respectfully;

John Klassen  
 Director of Environmental Services & Operations  
 Mackenzie County

# TOMPKINS ICE CROSSING

HISTORICAL DATA 2009-2013



2009-2010		2010-2011		2011-2012		2012-2013	
DATE	TONNES	DATE	TONNES	DATE	TONNES	DATE	TONNES
Dec. 17	10 Tonnes	Dec. 10	3 Tonnes	Dec. 13	5 Tonnes	Dec. 3	5 Tonnes
Dec. 23	15 Tonnes	Dec. 17	10 Tonnes	Dec. 16	10 Tonnes	Dec. 11	10 Tonnes
Dec. 29	20 Tonnes	Dec. 21	CLOSED			Dec. 14	14 Tonnes
		Dec. 21	10 Tonnes			Dec. 18	17 Tonnes
		Dec. 23	23 Tonnes			Dec. 21	23 Tonnes
		Dec. 29	35 Tonnes			Dec. 28	31 Tonnes
Jan. 10	35 Tonnes	Jan. 3	50 Tonnes	Jan. 3	6 Tonnes	Jan. 3	42 Tonnes
Jan. 11	45 Tonnes			Jan. 13	10 Tonnes	Jan. 11	48 Tonnes
Jan. 15	50 Tonnes			Jan. 17	16 Tonnes	Jan. 15	52 Tonnes
Jan. 18	55 Tonnes			Jan. 20	22 Tonnes	Jan. 18	58 Tonnes
Jan. 22	60 Tonnes			Jan. 24	26 Tonnes	Jan. 25	63.5 Tonnes
				Jan. 27	30 Tonnes		
				Jan. 31	35 Tonnes		
Feb. 1	65 Tonnes	Feb. 1	65 Tonnes	Feb. 3	40 Tonnes		
				Feb. 10	45 Tonnes		
				Feb. 14	51 Tonnes		
				Feb. 17	56 Tonnes		
				Feb. 23	62.5 Tonnes		
		Mar. 30	62 Tonnes	Mar. 28	10 Tonnes		
				Mar. 31	CLOSED	Mar. 31	63.5 Tonnes
Apr. 1	40 Tonnes	Apr. 4	52 Tonnes				
Apr. 6	4 Tonnes	Apr. 6	40 Tonnes				
Apr. 9	CLOSED	Apr. 12	20 Tonnes				
		Apr. 14	CLOSED				



## MONTHLY REPORT TO THE CAO

For the month of March 2014

From: Byron Peters  
Director of Planning & Development

### Strategic Priorities for Planning & Development

Program/Activity/Project	Timeline	Comments
Land Use Framework	TBA	Completed. Waiting for province to initiate the actual LUF process for the LPRP.
Community Infrastructure Master Plans	April 2014	Received first draft of Zama report/plan. Reviewing and providing feedback to DCL, which will shape the rest of the plans

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Leap frog development & business incentives	April 2014	Have compiled info on these topics, need to be further evaluated and bring forward a recommendation to incorporate the changes into policies/bylaws
Development Agreements	Spring 2014	Need to review, revise and implement new DA's.
Antenna System Siting Protocol	Spring 2014	Have received copies of several other municipalities' protocols, are drafting one based on these existing ones
Community Investment Readiness package	April 2014	Will be starting off with including info to our website, and then work on improving what we have in place.
Business License Bylaw	March 2014	Currently notifying businesses, compiling information. Over 250 businesses contacted to date, roughly 130 responses received. Will have to start pursuing businesses to get them to comply.
Airport Vicinity Protection Area	Spring 2014	IMPC, HL and RL all reviewed the AVPA, and have no concerns. Will be presented at an April or May Council meeting.

## Capital Projects

Projects	Timeline	Comments
Rural Addressing	2014	Working on developing the work program and process to implement rural addressing

### Personnel Update:

Look forward to hiring a summer staff to assist with GIS. Will primarily work on rural addressing project.

### Other Comments:

Early indications are that it will be a very good (busy) year for development. I anticipate a record number of homes and residential lots to be developed this year. Growth looks to be primarily focused in/around La Crete again this year. Also quite a bit of buzz around commercial developments. I expect to see some changes/new light commercial businesses.

Will be heading down to the Economic Developers Alberta conference right after the meeting on the 8<sup>th</sup>, anticipate a lot of learning and networking opportunities.

Will be attending the MGA workshops coming up later in April.



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>John Klassen, Director of Environmental Services &amp; Operations</b>
<b>Title:</b>	<b>Public Works Committee Meeting Minutes – December 11, 2013, January 8, 2014 &amp; February 25, 2014</b>

### **BACKGROUND / PROPOSAL:**

The adopted minutes of the December 11, 2013, January 8, 2014 and February 25, 2014 meetings are attached.

### **OPTIONS & BENEFITS:**

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

### **COMMUNICATION:**

### **RECOMMENDED ACTION:**

That the Public Works Committee meeting minutes of December 11, 2013, January 8, 2014 and February 25, 2014 be received for information.

Author: S. Wheeler Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**MACKENZIE COUNTY**  
**Public Works Committee Meeting**  
**December 11, 2013**  
**9:30 a.m.**  
**Fort Vermilion Council Chambers**  
**Fort Vermilion, AB**

**MINUTES**

**PRESENT:**

John W. Driedger	Councillor/Chair, Ward 4
Eric Jorgensen	Councillor/Vice-Chair Ward 6
Ricky Paul	Councillor, Ward 7
Josh Knelsen	Councillor, Ward 1
Elmer Derksen	Councillor, Ward 5 (11:32 a.m.-12:05 a.m.)
Jacquie Bateman	Councillor, Ward 9 (11:52 a.m.)
Lisa Wardley	Councillor, Ward 10 (11:57 a.m.)
Walter Sarapuk	Deputy Reeve/Councillor Ward 8 (12:24 p.m.)

**ADMINISTRATION:**

Joulia Whittleton	Chief Administrative Officer
Ron Pelensky	Director of Community Services & Operations
John Klassen	Director of Environmental Services & Operations
William Kostiw	Director of Infrastructure Dev. & Govt. Relations (left meeting @ 11:56; returned 12:21 p.m.)
Sylvia Wheeler	PW Admin Officer
Jennifer Batt	PW Admin Officer
Cindy Johnson	PW Admin. Officer

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

Mr. Kostiw called the meeting to order at 9:51 a.m.

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

**MOTION 13-12-083        MOVED by Councillor Jorgensen**

That the agenda be approved with the following additions;

- 7.    a)    Water Lines
- b)    Accident Report

**MINUTES:**

**3. a)                    Election of Chair**

Mr. Kostiw called for nominations for the position of Chair to the Public Works Committee.

First Call:    Councillor Jorgensen nominated Councillor Paul.

Second Call: Councillor Paul nominated Councillor Driedger.

Third Call:    No further nominations.



**MOTION 13-12-084**

**MOVED by** Councillor Knelsen

That nominations cease for the position of Chair.

**CARRIED**

By secret ballot vote, Councillor Dreidger was elected as Chair to the Public Works Committee for the period December 11, 2013 to October 2014.

**3. b) Election of Vice-Chair**

Mr. Kostiw called for nominations for the position of Vice - Chair to the Public Works Committee.

First Call: Councillor Driedger nominated Councillor Paul.

Second Call: Councillor Paul nominated Councillor Jorgensen.

Third Call: No further nominations.

**MOTION 13-12-085**

**MOVED by** Councillor Knelsen

That nominations cease for the position of Vice - Chair.

**CARRIED**

By secret ballot vote, Councillor Jorgensen was elected as Vice-Chair to the Public Works Committee for the period December 11, 2013 to October 2014.

**CARRIED**

Mr. Kostiw turned the meeting over to Chair Driedger.

**MINUTES:**

**4. a) Adoption of the September 16, 2013 Meeting Minutes**

**MOTION 13-12-086**

**MOVED by** Councillor Paul

That the minutes of the September 16, 2013 Public Works Committee be adopted with the following amendments:

**MOTION 13-09-078**

~~That PW039 be amended as discussed.~~

That administration present PW039 recommendation as discussed to Council for amendment.

**MOTION 13-09-082**

That the PW Committee Meeting be adjourned at 11:50 ~~p.m.~~  
a.m.

**CARRIED**

**BUSINESS ARISING  
OUT OF THE MINUTES:**

None

**DELEGATIONS:**

5. None

**NEW BUSINESS:**

6. a) **Public Works Committee Terms of Reference (TOR)**

**MOTION 13-12-087**

**MOVED by** Councillor Knelsen

Recommend that administration present recommended changes to TOR as discussed to Council for possible amendment and further discussion.

**CARRIED**

6. b) **Waste Transfer Station Contract Increase**

**MOTION 13-12-088**

**MOVED by** Councillor Knelsen

Recommend that administration present recommendations for changes to Waste Transfer Station contracts to Council for approval.

**CARRIED**

6. c) **2014 TCA / Non-TCA Equipment Review**

Vice-Chair Jorgensen & Councillor Knelsen depart @ 12:38 pm

**MOTION 13-12-089**

**MOVED by** Councillor Paul

Recommend that Administration present 2014 equipment Budget recommendations to Council as discussed at the next Capital budget meeting.

**Quorum: Deputy Reeve Sarapuk in attendance (Ex-Officio)**

**CARRIED**

Vice-Chair Jorgensen & Councillor Knelsen returns @ 12:42 pm

**INFORMATION:**

**7. a) Water Lines**

Presentation by Jouilia Whittleton regarding current costs, and cost recovery of water lines within Mackenzie County.

**7. b) Accident Report**

Verbal report by Ron Pelensky.

**NEXT MEETING**

**DATE:**

**9.** At the call of the chair

**ADJOURNMENT:**

**10. Adjournment**

**MOTION 13-12-090**

**MOVED** by Vice-Chair Driedger

That the Public Works Committee Meeting be adjourned at 12:44 p.m.

**CARRIED**

These minutes were adopted at January 8, 2014 meeting.

\_\_\_\_\_  
**John W. Driedger, Chair**

\_\_\_\_\_  
**Jouilia Whittleton,  
Chief Administrative Officer**

**MACKENZIE COUNTY**  
**Public Works Committee Meeting**  
**January 8, 2014**  
**9:00 a.m.**  
**Fort Vermilion Council Chambers**  
**Fort Vermilion, AB**

**MINUTES**

**PRESENT:** John W. Driedger Councillor/Chair, Ward 4  
Ricky Paul Councillor, Ward 7  
Josh Knelsen Councillor, Ward 1  
Eric Jorgensen Councillor/Vice-Chair Ward 6 (arrived 9:18)

**ADMINISTRATION:** Joulia Whittleton Chief Administrative Officer  
Ron Pelensky Director of Community Services & Operations  
(arrived 9:10)  
John Klassen Director of Environmental Services & Operations  
(arrived 9:10)  
William Kostiw Director of Infrastructure Dev. & Govt. Relations  
Sylvia Wheeler PW Admin Officer  
Jennifer Batt PW Admin Officer

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

Chair Driedger called the meeting to order at 9:05 a.m.

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

**MOTION PW-14-01-001 MOVED by Reeve Neufeld**

That the agenda be approved as presented.

**CARRIED**

**MINUTES: 3. a) Adoption of the Minutes from December 11, 2013 Meeting**

**MOTION PW-14-01-002 MOVED by Councillor Paul**

That the minutes from December 11, 2013 Public Works Committee be adopted as presented.

**DELEGATIONS: 4. None**

**NEW BUSINESS: 5. a) 2014 TCA / Non-TCA Equipment Review**

**MOTION PW-14-01-003 MOVED by Councillor Jorgensen**

That the revised 2014 TCA Equipment List be brought to Council.

**CARRIED**

**ADDITIONS:** 6. a) **Buffalo Head Waste Transfer Attendant**

**MOTION PW-14-01-004** **MOVED** by Councillor Knelsen

That administration advertises proposals for Waste Transfer Station Attendant for Buffalo Head Prairie and PW Committee will review proposals at next meeting.

**CARRIED**

**NEXT MEETING**

**DATE:** 7. **Next meeting – February 25, 2014 at 11:00 a.m.**

**ADJOURNMENT:** 10. **Adjournment**

**MOTION PW-14-01-005** **MOVED** by Chair Driedger

That the Public Works Committee Meeting be adjourned at 10:58 a.m.

**CARRIED**

These minutes were adopted as presented at the February 25, 2014 meeting.

\_\_\_\_\_  
**John W. Driedger, Chair**

\_\_\_\_\_  
**Joulia Whittleton,  
Chief Administrative Officer**

**MACKENZIE COUNTY**  
**Public Works Committee Meeting**  
**February 25, 2014**  
**11:00 a.m.**  
**Fort Vermilion Council Chambers**  
**Fort Vermilion, AB**

**MINUTES**

**PRESENT:** Bill Neufeld Reeve  
John W. Driedger Councillor/Chair, Ward 4  
Ricky Paul Councillor, Ward 7  
Josh Knelsen Councillor, Ward 1  
Eric Jorgensen Councillor/Vice-Chair Ward 6

**ADMINISTRATION:** Joulia Whittleton Chief Administrative Officer  
Ron Pelensky Director of Community Services & Operations  
John Klassen Director of Environmental Services & Operations  
Sylvia Wheeler PW Admin Officer  
Jennifer Batt PW Admin Officer

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

Chair Driedger called the meeting to order at 11:05 a.m.

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

**MOTION PW-14-02-006** **MOVED** by Reeve Neufeld

That the agenda be approved as presented.

**CARRIED**

**MINUTES:** 3. a) **Adoption of the Minutes from January 8, 2014 Meeting**

**MOTION PW-14-02-007** **MOVED** by Councillor Paul

That the minutes from January 8, 2014 Public Works Committee be adopted as presented.

**DELEGATIONS:** 4. None

**NEW BUSINESS:** 5. a) **Gravel Tender Results**

**MOTION PW-14-02-008** **MOVED** by Councillor Knelsen

That the 2014 grader tender be awarded to Finning (Cat) based on overall cost analysis and operational benefits to Mackenzie County including the future buyback values.

**CARRIED**

**5. b) Gravel Crushing Tender Results**

**MOTION PW-14-02-009**                      **MOVED by** Councillor Jorgensen

To recommend that Council award the gravel crushing tender of three gravel pits (Filter, West La Crete and North Vermilion) for \$1,691,610.00 as the lowest qualifying applicant and subject to budget.

**CARRIED**

**MOTION PW-14-02-010**                      **MOVED by** Councillor Paul

To recommend to Council that the additional funds of \$146,610.00 to complete this project will come from reducing the 2014 operating budget in spot graveling by \$100,000.00 and \$46,610 in gravel placement be moved into the operating pit budget.

**CARRIED**

Chair Driedger recessed the meeting at 12:25 and reconvened the meeting at 1:10.

**5. c) Waste Transfer Station Attendant Proposals**

**MOTION PW-14-02-011**                      **MOVED by** Reeve Neufeld

That the Buffalo Head Prairie Waste Transfer Station Request for Proposals be opened.

**CARRIED**

PROPOSALS RECEIVED	AMOUNT PER MONTH
Bill Derksen	\$2,000.00
John Zacharias (J&L Waste)	\$2,800.00
Frank & Agatha Friesen	\$1,475.00

**MOTION PW-14-02-012**                      **MOVED by** Councillor Knelsen

That the proposals are reviewed, and the best qualified applicant be recommended to Council for approval.

**CARRIED**

**5. d) COUNTY ROAD BANS**

**MOTION PW-14-02-13      MOVED by Reeve Neufeld**

That administration monitor the condition of the County roads and apply a 75% road ban on specific roads when appropriate.

**CARRIED**

**5. e) NEW ROADS 2013**

**MOTION PW-14-02-14      MOVED by Councillor Knelsen**

That the New Roads 2013 report be received for information.

**CARRIED**

**ADDITIONS:                      6.      NONE**

**NEXT MEETING  
DATE:                              7.      Next meeting – At the call of the Chair**

**ADJOURNMENT:                10.      Adjournment**

**MOTION PW-14-02-015              MOVED by Councillor Jorgensen**

That the Public Works Committee Meeting be adjourned at 1:40 p.m.

**CARRIED**

These minutes were adopted at March 25, 2014 meeting.

\_\_\_\_\_  
**John W. Driedger, Chair**

\_\_\_\_\_  
**Joulia Whittleton,  
Chief Administrative Officer**





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>Municipal Planning Commission Meeting Minutes – March 13, 2014</b>

### **BACKGROUND / PROPOSAL:**

The adopted minutes of the March 13, 2014 meetings are attached.

### **OPTIONS & BENEFITS:**

N/A

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

N/A

### **SUSTAINABILITY PLAN:**

N/A

### **COMMUNICATION:**

N/A

### **RECOMMENDED ACTION:**

That the Municipal Planning Commission meeting minutes of March 13, 2014 be received for information.

**Author:** C Smith **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_



**Mackenzie County  
Municipal Planning Commission Meeting**

**Mackenzie County Office  
La Crete, AB**

**Thursday, March 13, 2014 @ 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

**REGRETS:** Beth Kappelar MPC Member

**ADMINISTRATION:** Byron Peters Director of Planning & Development  
Liane Lambert Planner  
Caitlin Smith Development Officer  
Margaret Fehr Administrative Assistant

**MEMBER OF PUBLIC:** Joe Peters

**MOTION 1. CALL TO ORDER**

Jack Eccles called the meeting to order at 10:15 a.m.

**2. ADOPTION OF AGENDA**

**MPC-14-03-024 MOVED** by Jacquie Bateman

That the agenda be amended with the following addition:

**6. e) Alberta Development Officer Association Conference**

**CARRIED**

**3. MINUTES**

**a) Adoption of Minutes**

**MPC-14-03-025 MOVED** by Wally Schroeder

That the minutes of the February 26, 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 030-DP-14  
Plumbin' Joe's Inc. (Joe Peters);  
(Building Supply Centre and 1 Ancillary Buildings  
in La Crete General Commercial "GC1")  
(La Crete)  
Plan 142 0720, Block 02, Lot 11**

**Delegation:** Joe Peters made presentation on behalf of  
Plumbin' Joe's Inc.

**MPC-14-03-026** **MOVED** by Jacquie Bateman

That Development Permit 030-DP-14 on Plan 142 0720, Block 02,  
Lot 11 in the name of Plumbin' Joe's Inc. 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 Supply Centre 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) 9.1 meters (30 feet) facing front (North) yard;
  - 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. All sewage disposal systems to be in conformance with the Alberta Private Sewage Treatment and Disposal Regulations.
5. **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.

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. 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 11 public parking stalls, plus 1 stall for every 3 employees during the maximum working shift. "One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."
8. The Municipality has assigned the following address to the noted property **10125-113<sup>th</sup> Avenue**. You are required to display the address (**10125**) 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. 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.
10. 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.
11. The sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
12. 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 neighboring properties, and
  - d. Not create visual or aesthetic blight.
13. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.
14. 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**

Joe Peters left the meeting at 10:34 a.m.

## **SUBDIVISION**

- a) **Subdivision Application 27-SUB-11**  
**Plan 862 0443, Block 8, Lot 1**  
**(Fort Vermilion) (Time Extension)**  
**1292173 Alberta Ltd., (Frank Rosenberger)**

**MPC-14-03-027**      **MOVED** by Elmer Derksen

That a Time Extension be GRANTED to Subdivision Application 27-SUB-11 in the name of 1292173 Alberta Ltd. (Frank Rosenberger), on Plan 862 0443, Block 8, Lot 1. The Time Extension will expire on March 13, 2015.

**CARRIED**

- b) **Subdivision Application 04-SUB-14**  
**SW 15-107-13-W5M**  
**(Blumenort East)**  
**Johan & Margaret Doerksen**

**MPC-14-03-028**      **MOVED** by Elmer Derksen

That Subdivision Application 04-SUB-14 in the name of Johan and Margaret Doesksen on SW 15-107-13-W5M be APPROVED with the following conditions:

1. This approval is for one subdivision, 10 acres (4.04 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 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.
- g) ATCO Electric requires an 8 meter right-of-way along the entire west side and the south side of the quarter section.
- 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**

- c) **Subdivision Application 05-SUB-14  
NW 31-105-14-W5M  
(La Crete Rural)  
George Janzen (Leroy Janzen)**

**MPC-14-03-029**      **MOVED** by Wally Schroeder

That Subdivision Application 05-SUB-14 in the name of George Janzen on NW 31-105-14-W5M be APPROVED with the following conditions:

1. This approval is for one subdivision, 10 acres (4.04 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) 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 \$6,000.00 per acre. Municipal reserve is charged at 10%, which is \$600.00 per subdivided acre. **10 acres times \$600.00 equals \$6,000.00.**
- f) **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).**
- g) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- 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.
- i) ATCO Electric requires an 8 meter right-of-way along the entire west side and the south side of the quarter section.
- 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**

**6. MISCELLANEOUS ITEMS**



- a) **Bylaw 934-14**  
**Land Use Bylaw Amendment to Close a Portion of Road**  
**Between Plan 082 7605, Block 18, Lot 14 and Plan 962 4275,**  
**Block 4, Lot 30 in the Hamlet of Zama**

**MPC-14-03-030**      **MOVED** by Jacquie Bateman

That the Municipal Planning Commission's recommendation to Council is for the approval of Bylaw 934-14 being a Land Use Bylaw Amendment to Close a Portion of Road between Plan 082 7605, Block 18, Lot 14 and Plan 962 4275, Block 4, Lot 30 in the Hamlet of Zama for the purpose of sale and consolidation, subject to public input.

**CARRIED**

- b) **Bylaw 9\_\_-14**  
**Land Use Bylaw Amendment to Rezone Part of FVS, Range 2,**  
**RL 7 from Hamlet Residential 1 "HR1" to Residential**  
**Condominium District "RCD" (Fort Vermilion)**

**MPC-14-03-031**      **MOVED** by Jacquie Bateman

That the Municipal Planning Commission's recommendation to Council is for the approval of Bylaw 9\_\_-14 being the rezoning of Part of Fort Vermilion Settlement, Range 2, River Lot 7 from Hamlet Residential 1 "HR1" to Residential Condominium District "RCD" for the purpose of subdividing off a portion of land, subject to public hearing input.

**CARRIED**

- c) **Bylaw 935-14**  
**Land Use Bylaw Amendment to add 80 acre Splits.**

**MPC-14-03-032**      **MOVED** by Elmer Derksen

That Bylaw 935-14 be received for Information.

**CARRIED**

- e) **Alberta Development Officer Association Conference**

**MPC-14-03-033**      **MOVED** by Wally Schroeder

That Jack Eccles & Elmer Derksen attend the

Alberta Development Officer Association Conference  
from September 28, 2014 to October 1, 2014 as  
Mackenzie County MPC Member Representatives.

**CARRIED**

d) **Action List**

Information item.

7. **NEXT MEETING DATES**

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ March 13, 2014 at 10:00 a.m. in La Crete
- ❖ March 27, 2014 at 10:00 a.m. in Fort Vermilion
- ❖ April 10, 2014 at 10:00 a.m. in Fort Vermilion
- ❖ April 24, 2014 at 10:00 a.m. in La Crete
- ❖ May 8, 2014 at 10:00 a.m. in La Crete
- ❖ May 22, 2014 at 10:00 a.m. in Fort Vermilion

8. **ADJOURNMENT**

**MPC-14-03-034** **MOVED** by Wally Schroeder

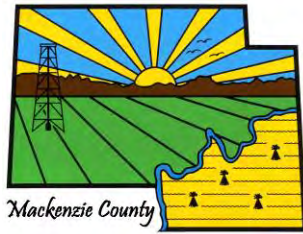
That the Municipal Planning Commission Meeting be adjourned at 11:15 a.m.

**CARRIED**

These minutes were adopted this 27th day of March, 2014.

---

Jack Eccles, Chair



# MACKENZIE COUNTY

## REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 935-14 Land Use Bylaw Amendment to Add 80 Acre Splits</b>

### **BACKGROUND / PROPOSAL:**

Bylaw 935-14 being a Land Use Bylaw Amendment to add 80 acre splits to Section 8.1 C, Parcel Density in AGRICULTURAL "A" district, received first reading at the February 11, 2014 Council Meeting.

First reading was given to the following draft:

Section 8.1 C

(a) **Parcel Density (maximum):**

i) **AGRICULTURAL SUBDIVISIONS:**

**The following standards shall apply to the number of parcels per Quarter\***

- A quarter\* may be equally divided in half (80 acres more or less), limited to two titles per quarter, no further subdivisions will be allowed in the two parcels splits,

Or:

- Three titles per quarter\* with the balance of the quarter being one of the parcels; with the subdivided parcels being any two of the following:

i. Existing farmstead or homestead,

**Author:** L. Lambert  
Planner

**Reviewed by:** B. Peters

**CAO**

- ii. Vacant parcel
- iii. Fragmented parcel

- i) RESIDENTIAL: Minimum: 1.2 ha (3.0 acres)  
Maximum: 4.1 ha (10 acres) unless an existing residence requires the approval of a larger parcel size to meet setback requirements, or the subject site is a FRAGMENTED PARCEL that in the opinion of the Development Authority is difficult to farm.

*\*Quarter being defined as 160 acres more or less*

The Planning Department feels that this is a fair and simple means of dealing with the current subdivision requests while maintaining the general objective of the Municipal Development Plan. However, after reviewing the draft changes, and in discussions with potential developers, the planning department requests a few small amendments to tighten up the wording and to meet the intention of council's original motion: That being the wording that specified of allowing 'up to 80 acre parcels out of a quarter section'.

*That the Municipal Development Plan and the Land Use Bylaw be amended as follows:*

- to allow subdivisions of **up to** 80 acre parcels out of a quarter\* of land, limited to two titles per quarter;
- No further subdivisions will be allowed in the two parcel splits;
- Continue permitting the existing three titles per quarter\* with a maximum of ten acres per subdivision.

*\*a quarter is defined as 160 acres more or less*

Bylaw 935-14 was presented to the Municipal Planning Commission and the Inter-municipal Planning Commission with a few small technical amendments; these do not change the intention of the bylaw.

On March 20, 2014 the Inter-municipal Planning Commission made the following motion:

*That the Inter-Municipal Planning Commission recommends to Council for APPROVAL of Bylaw 935-14, being a Land Use Bylaw amendment as amended, subject to public hearing input.*

Those amendments are as follows:

Section 8.1 C

(a) **Parcel Density (maximum):**

ii) AGRICULTURAL SUBDIVISIONS:

Author: L. Lambert Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**The following standards shall apply to the number of parcels per Quarter\***

**Subdivision Type A:**

- A quarter\* may be subdivided a (minimum size of 20 acres be added) up to an 80 acre parcel split, limited to two titles per quarter, no further subdivisions will be allowed in the two parcels splits,

Or:

**Subdivision Type B:**

- Three titles per quarter\* with the balance of the quarter being one of the parcels; with the subdivided parcels being any two of the following:
  - iv. Existing farmstead or homestead,
  - v. Vacant parcel
  - vi. Fragmented parcel

- ii) RESIDENTIAL: Minimum: 1.2 ha (3.0 acres)  
Maximum: 4.1 ha (10 acres) unless an existing residence requires the approval of a larger parcel size to meet setback requirements, or the subject site is a FRAGMENTED PARCEL that in the opinion of the Development Authority is difficult to farm.

*\*Quarter being defined as 160 acres more or less (this includes River Lots)*

**Any Crown land parcels are not considered as Titled Land for the purpose of this bylaw**

Administration would like to see a minimum parcel size (preferably 20 acres) placed on “Type A” subdivisions as to help clarify this difference between the two types. As a “Type B” subdivision sometimes allows larger than 10 acres for existing homestead parcels in order to meet setback requirements. Admin has seen some reach up to almost 15 acres in size however, they are generally kept to 13 acres +/-.

If a minimum size is put in place this will help staff to differentiate between what is an “up to 80ac split” or a “three titles per quarter section”.

The “type” of subdivision, i.e. either Type A or Type B would be noted on the Development Agreement for future record management to help eliminate any later confusion.

The Planning Department feels that this is a fair and simple means of dealing with the current subdivision requests while maintaining the general objective of the Municipal Development Plan.

Author: L. Lambert Reviewed by: CAO

**OPTIONS & BENEFITS:**

To provide clarity for the public and the planning department regarding Section 8.1 C, a). Parcel Density in AGRICULTURAL “A”

To provide rural landowners with more flexibility regarding the ownership of land.

**COSTS & SOURCE OF FUNDING:**

Costs will be minimal (advertising), and will be borne by the Planning Department’s operating budget.

**SUSTAINABILITY PLAN:**

Goal E8 in the Sustainability Plan states: *Agricultural lands in Mackenzie County are in optimal health because area farmers use sustainable agricultural practices that are tailored to the needs to the local climate, flora and fauna.*

The corresponding strategies refer to agricultural research, and partnerships of the ASB, MARA and others.

Goal N3 states: *Optimal use is made of County farm land.*

The corresponding strategies for Goal N3 address development on crown land that has the potential for agriculture.

The Sustainability Plan does not otherwise address agricultural land, its use or fragmentation. As such, the proposed amendments to the Municipal Development Plan neither support nor contradict the Sustainability Plan.

**COMMUNICATION:**

The bylaw amendment was advertised as per MGA requirements in both the Northern Pioneer and the Echo.

County Image, Planning staff to communicate all changes clearly with potential developers when they apply for subdivisions.

Author: L. Lambert Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**RECOMMENDED ACTION:**

**Motion 1**

That second reading be given to Bylaw 935-14 being a Land Use Bylaw amendment to amend Mackenzie County Land Use Bylaw (927-13), Section 8.1 C (a). Parcel Density in AGRICULTURAL “A” district as amended.

**Motion 2**

That third reading be given to Bylaw 935-14 being a Land Use Bylaw amendment to amend Mackenzie County Land Use Bylaw (927-13), Section 8.1 C (a). Parcel Density in AGRICULTURAL “A” district.

Author: L. Lambert Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 935-14**

**Order of Presentation**

\_\_\_\_\_ This Public Hearing will now come to order at \_\_\_\_\_.

\_\_\_\_\_ Was the Public Hearing properly advertised?

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

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

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

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

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

\_\_\_\_\_ This Hearing is now closed at \_\_\_\_\_.

**REMARKS/COMMENTS:**



**BYLAW NO. 935-14**

**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 2013, and

**WHEREAS**, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw by Amending Parcel Density in the Agricultural District to provide clarification.

**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 Section 8.1 C (a). AGRICULTURAL "A" be amended to read as follows:

**(a) Parcel Density (maximum):**

**i) AGRICULTURAL SUBDIVISIONS:**

**The following standards shall apply to the number of parcels per Quarter\***

**Subdivision Type A:**

- A quarter\* may be subdivided a minimum of 20 acres up to an 80 acre parcel split, limited to two titles per quarter, no further subdivisions will be allowed in the two parcels splits,

Or:

**Subdivision Type B:**

- Three titles per quarter\* with the balance of the quarter being one of the parcels; with the subdivided parcels being any two of the following:
  - i. Existing farmstead or homestead,
  - ii. Vacant parcel
  - iii. Fragmented parcel

RESIDENTIAL:                      Minimum:      1.2 ha (3.0 acres)

Maximum: 4.1 ha (10 acres) unless an existing residence requires the approval of a larger parcel size to meet setback requirements, or the subject site is a FRAGMENTED PARCEL that in the opinion of the Development Authority is difficult to farm.

*\*Quarter being defined as 160 acres more or less (this includes River Lots)*

*Any Crown land parcels are not considered as Titled Land for the purpose of this bylaw*

- iii) All other uses: All other uses require rezoning and must submit an Area Structure Plan for the entire PROPERTY

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

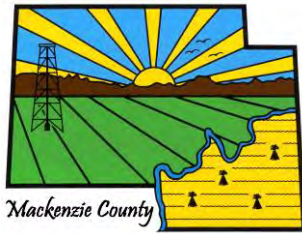
READ a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Bill Neufeld  
Reeve

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Joulia Whittleton  
Chief Administrative Officer



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 940-14 being a Closure of Plan 102 6365, Block 38, Lot 63PUL for the Purpose of Sale and Consolidation (La Crete)</b>

### **BACKGROUND / PROPOSAL:**

Bylaw 940-14 14 being the closure and sale of Plan 102 6365, Block 38, Lot 63PUL, to be consolidated with Plan 102 6365, Block 38, Lot 1 inclusive to lot 6 for condominium development, received first reading at the March 11, 2014 Council Meeting.

Mackenzie County received a request to close a Public Utility Lot between Plan 102 6365, Block 38, Lot 4 and lots 5 & 6 (10806-97<sup>th</sup> Ave, & 10802, 9704-108<sup>th</sup> Street) within the Hamlet of La Crete. This Bylaw ties in with Bylaw 931-14, that being the rezoning of Plan 102 6365, Block 38, Lot 1 inclusive to lot 6 (10910, 10906, 10902, & 10806-97<sup>th</sup> Ave, 10802 & 9704-108<sup>th</sup> Street) from Hamlet Residential District 1B “HR1B” to Hamlet Residential District 2 “HR2” to accommodate Condominium Development, which received first reading at the February 11, 2014 Council meeting and is being presented for a Public Hearing today, March 11, 2014.

Between lots 4 and the back side of lots 5 & 6 there is a Public Utility Lot. The applicant is requesting that this Public Utility Lot be closed in order that he may purchase it, as his proposed building layout encroaches onto the PUL. Comments and concerns were sent to the Utility companies to find out if this Public Utility Lot is required. Northern Lights Gas Co-op responded that they had no need for the lot providing the proposed development takes place. The engineered drawings do not show that the lot was required for drainage. No other response was received back from the other utility companies.

A request to Mackenzie County’s Assessor was made for the Market value of the requested lot. Being that there has never been any sales for such a small piece of land, it was difficult to tally a cost. Using previous land sales from the surrounding vacant lands, and calculating it by square footage, the final quoted obtained was for \$10,000.00.

**Author:** L. Lambert      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

As this is a “Lot” not a “Lane” this Bylaw does not need the Minister of Transportation’s approval.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant

**SUSTAINABILITY PLAN:**

The Sustainability Plan does not address multi-family dwellings in the Municipality. As such, the proposed re-zoning neither supports nor contradicts the Sustainability Plan.

**COMMUNICATION:**

The bylaw will be advertised as per MGA requirements as well as all adjacent landowners.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 940-14 being the closure and sale of Plan 102 6365, Block 38, Lot 63PUL, to be consolidated with Plan 102 6365, Block 38, Lot 1 inclusive to lot 6 for condominium development.

**MOTION 2**

That third reading be given to Bylaw 940-14 being the closure and sale of Plan 102 6365, Block 38, Lot 63PUL, to be consolidated with Plan 102 6365, Block 38, Lot 1 inclusive to lot 6 for condominium development.

Author: L. Lambert Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 940-14**

**Order of Presentation**

\_\_\_\_\_ This Public Hearing will now come to order at \_\_\_\_\_.

\_\_\_\_\_ Was the Public Hearing properly advertised?

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

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

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

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

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

\_\_\_\_\_ This Hearing is now closed at \_\_\_\_\_.

**REMARKS/COMMENTS:**

**BYLAW NO. 940-14**

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

**FOR THE PURPOSE OF CLOSING ALL OF A  
PUBLIC UTILITY LOT BEING  
PLAN 102 6365, BLOCK 38, LOT 63PUL  
IN ACCORDANCE WITH SECTIONS 671, 674, AND 675 OF THE  
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26  
REVISED STATUTES OF ALBERTA 2000**

**WHEREAS**, Council of Mackenzie County has determined that all of the Public Utility Lot property, as outlined on Schedule "A" attached hereto, be subject to closure and sale, and

**WHEREAS**, notice of intention of Council to pass a bylaw will be published in a locally circulated newspaper and posted on site in accordance with the Municipal Government Act, and

**NOW THEREFORE**, BE IT RESOLVED THAT THE COUNCIL OF MACKENZIE COUNTY DOES HEREBY CLOSE AND SELL THE PUBLIC UTILITY LOT PROPERTY DESCRIBED AS FOLLOWS, SUBJECT TO THE RIGHTS OF ACCESS GRANTED BY OTHER LEGISLATION OR REGULATIONS:

Part of Plan 102 6365  
Block 38  
Lot 63PUL  
Containing 0.188 hectares (0.464 acres) more or less  
Excepting thereout all mines and minerals

READ a first time this \_\_\_\_ day of \_\_\_\_\_, 2014.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2014.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2014.

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Bill Neufeld  
Reeve

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Joulia Whittleton  
Chief Administrative Officer

**BYLAW No. 940-14**

**SCHEDULE "A"**

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

Plan 102 6365 Block 38, Lot 63PUL

within the Hamlet of La Crete, be closed for sale and consolidation.





# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

*George Fehr*

NAME OF APPLICANT <i>ALPINE BUILDERS</i>		
ADDRESS <i>Box 1375</i>		
TOWN <i>LA CRETE AB</i>		
POSTAL CODE <i>T0H-2H0</i>	PHONE (RES.) <i>926 0973</i>	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.) <i>97 Ave</i>	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT *(10910, 10906, 10902, 10806) (10851, 10802, 9704)*

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <i>102 6365</i>	BLK <i>38</i>	LOT <i>123456</i>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *HR1A* TO: *HR*

REASONS SUPPORTING PROPOSED AMENDMENT:

*TO BUILD MULTIFAMILY Development*

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ *400.00* RECEIPT NO. *Invoice*

APPLICANT *[Signature]* DATE *Dec 4/13*

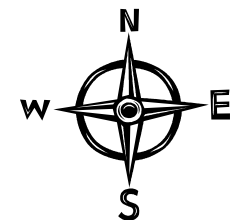
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER *[Signature]* DATE *Jan 7/14*



# LAND USE BYLAW 940-14

Plan 102 6365 Block 38, Lot 63PUL





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

DATE: February 25, 2014  
 FILE: Bylaw 931-14  
**THIS ITEM IS SENT BY FAX ONLY**

**OWNERS:** Knelsen Sand & Gravel Ltd.  
**LEGAL:** Plan 102 6365, Block 38 Lot  
**PROPOSED LAND USE:** Public Utility Lane "63PUL"  
**DEVELOPER/AGENT/SURVEYOR:**

The applicant is looking at closing the Public Utility Lane "63PUL" between lots 4, 5 & 6 for the purpose of consolidation. Please provide us with your agencies comments regarding the proposed closure by Friday, March 7, 2014. Please mark any required easements or utility rights-of-way on the attached sketch as well as any additional comments.

Yours truly,

Liane Lambert,  
 Planner

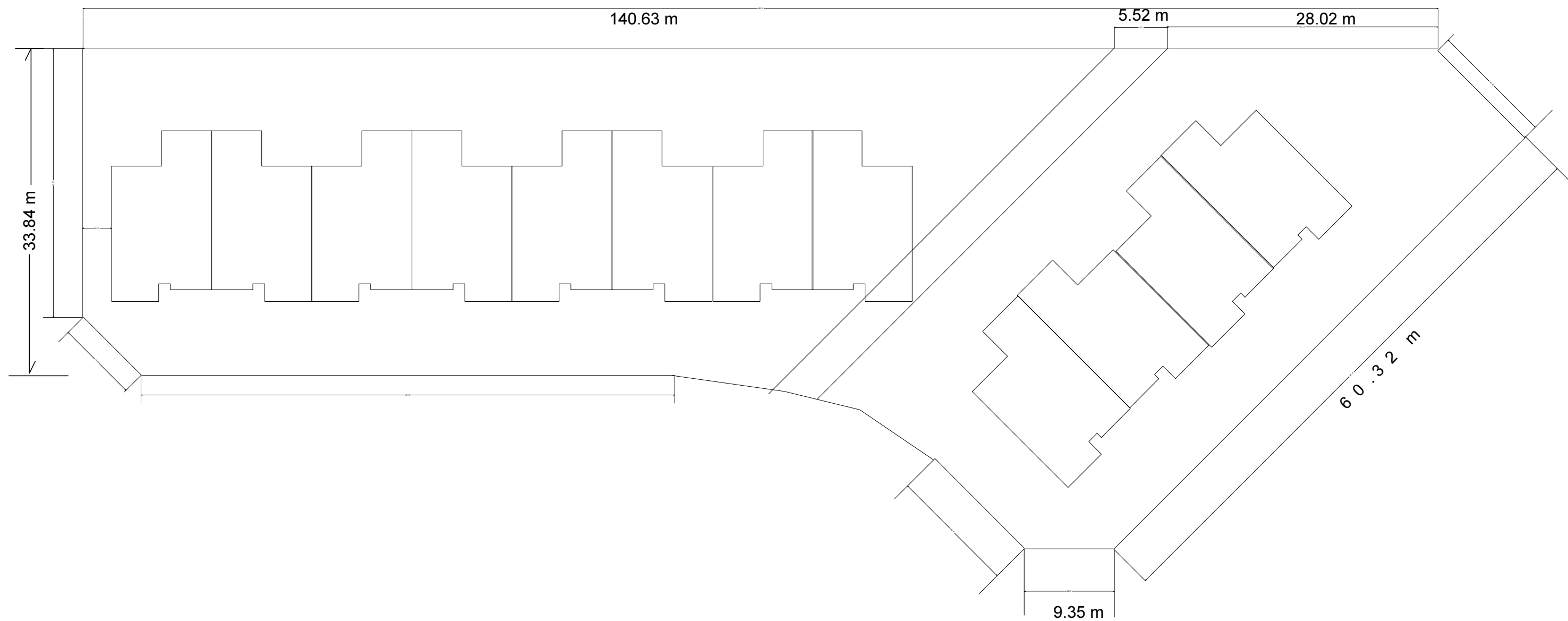
- ATCO Electric – [LandInquires@atcoelectric.com](mailto:LandInquires@atcoelectric.com)
- Northern Lights Gas Co-op – Jack Eccles Fax - 780-928-2166 [nlgc@telusplanet.net](mailto:nlgc@telusplanet.net)
- TELUS -- Dan Nellis Fax 780-538-8632
- Fort Vermilion School Division No. 52 – Norman Buhler Fax - 780-927-4625  
[normanb@fvsd.ab.ca](mailto:normanb@fvsd.ab.ca)

.....  
**COMMENTS:**

*Please be advised that the proposed change will not affect and of an existing system. We will not require any additional easements*

SIGNATURE *Jack Eccles*

Comments received may be deemed public information



Drawn for

Drawn by  
**John Fehr**

BOX 405  
 LACRETE ALBERTA  
 T0H 2H0  
 PHONE (780) 926-1364

**HOMEOWNER & CONTRACTOR TO  
 VERIFY ALL DIMENSIONS, DETAILS  
 & BUILDING CODES & GRADE  
 REQUIREMENTS**

page 7 of



## Byron Peters

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**From:** Rita.Klasson@atcoelectric.com  
**Sent:** Friday, March 07, 2014 8:01 AM  
**To:** Liane Lambert  
**Subject:** AEL2014-0176 - Bylaw 931-14 REzoning Application

Good Morning Liane,

ATCO is not affected by this subdivision.

Thank you

### *Rita Klasson*

Land Administrator | Land Administration  
**ATCO Electric** | **Distribution** | **Forest & Lands Management**  
18th Floor CWB | 10303 Jasper Avenue, Edmonton, AB T5J 5C3  
Phone: (780) 508-4688

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**From:** Warren, William  
**Sent:** Wednesday, February 26, 2014 1:31 PM  
**To:** Klasson, Rita  
**Subject:** RE: AEL2014-0176 - Bylaw 931-14 REzoning Application

Hi Rita,

From an easement perspective no additional IOPs are required. All existing lines are covered in URW 102 6366. I am not sure if other departments need to sign off on the rezoning of the area.

Thank you

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**From:** Klasson, Rita  
**Sent:** Tuesday, February 25, 2014 2:11 PM  
**To:** Warren, William  
**Subject:** AEL2014-0176 - Bylaw 931-14 REzoning Application

Hi Bill,

For your review and response.

Thanks.

### *Rita Klasson*

Land Administrator | Land Administration  
**ATCO Electric** | **Distribution** | **Forest & Lands Management**  
18th Floor CWB | 10303 Jasper Avenue, Edmonton, AB T5J 5C3  
Phone: (780) 508-4688

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**From:** Liane Lambert [<mailto:llambert@mackenziecounty.com>]  
**Posted At:** Monday, February 24, 2014 4:03 PM  
**Posted To:** Land Inquiries  
**Conversation:** Bylaw 931-14 REzoning Application  
**Subject:** FW: Bylaw 931-14 REzoning Application

Please review the attached documents and provide the County with your comments and/or concerns.

Cheers,

**Liane C. Lambert | Planner | Mackenzie County**

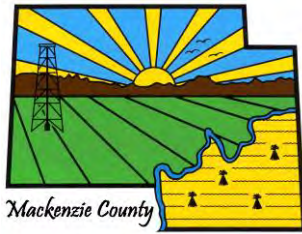
PO Box 640, 4511-46 Ave. | Fort Vermilion | AB | T0H 1N0

Main Line: 780.928.3983 | Fax: 780.928.3636

Toll Free: 1.877.927.0677 | Cell: 780.926.0905

[www.mackenziecounty.com](http://www.mackenziecounty.com)





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 942-14 Land Use Bylaw Amendment to Add Self-Storage as a Discretionary Use</b>

### **BACKGROUND / PROPOSAL:**

Bylaw 942-14, being a Land Use Bylaw amendment to add Self-Storage 1 and Self-Storage 2 to Section 3.3 and to allow for their use in several different zoning districts, received first reading at the March 11, 2014 Council Meeting.

An applicant spoke to administration recently regarding the possibility of constructing a self-storage facility in La Crete. Initially administration thought that this use was not permitted in his zoning. After digging a little deeper administration realized that self-storage is simply not included in the Land Use Bylaw (LUB). Storage Yard is included in the LUB, however it does not properly address the intent of a self-storage facility.

Administration has researched other bylaws, and has prepared the following definitions:

**Self-Storage 1** means a use where goods are stored in a building on a small scale; where the building is made up of separate compartments and each compartment has separate access that may be available to individuals for the storage of personal items. A Self Storage Facility may also include the administrative functions associated with the use.

**Self-Storage 2** means a use where goods are stored in a building on a large scale; where the building is made up of separate compartments and each compartment has separate access that may be available to individuals for the storage of personal items. Storage of items such as RVs and boats, either indoors or outdoors, is permitted with this facility. A Self Storage Facility may also include the administrative functions associated with the use.

**Self-Storage 1** will be included as a discretionary use in the following districts:

**Author:** B. Peters      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

- 8.5 Fort Vermilion Hamlet Commercial Centre District – HCC1
- 8.6 Fort Vermilion Highway Commercial District – HC1
- 8.7 Fort Vermilion Limited General Industrial – LGI
- 8.10 Hamlet Industrial 1 – HI1
- 8.17 La Crete General Commercial District 1 – GC1
- 8.18 La Crete Highway Commercial District – HC2
- 8.34 Zama City Mixed Use - ZMU

**Self-Storage 2** will be included as a discretionary use in the following districts:

- 8.1 Agricultural – A
- 8.7 Fort Vermilion Limited General Industrial – LGI
- 8.10 Hamlet Industrial 1 – HI1
- 8.11 Hamlet Industrial 2 – HI2
- 8.30 Rural Light Industrial District – RI1
- 8.31 Rural General Industrial District – RI2
- 8.33 Zama City Industrial – ZI
- 8.34 Zama City Mixed Use - ZMU

**OPTIONS & BENEFITS:**

To allow for self-storage facilities to be constructed and operated within the County.

**COSTS & SOURCE OF FUNDING:**

Costs will consist of advertising the public hearing, and will be borne by the Planning Departments operating budget.

**SUSTAINABILITY PLAN:**

The sustainability plan does not address any topics that affect this bylaw amendment.

**COMMUNICATION:**

The bylaw amendment was properly advertised in the Northern Pioneer and the Echo.

**RECOMMENDED ACTION:**

**Motion 1**

That second reading be given to Bylaw 942-14 being a Land Use Bylaw Amendment to add Self-Storage 1 and Self-Storage 2 to Section 3.3 Definitions, and add Self-Storage 1 as a discretionary use in Sections: 8.5, 8.6, 8.7, 8.10, 8.17, 8.18, 8.34, and add Self-Storage 2 as a discretionary use in Sections: 8.1, 8.7, 8.10, 8.11, 8.30, 8.31, 8.33, 8.34.

Author: B. Peters Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_



**Motion 2**

That third reading be given to Bylaw 942-14 being a Land Use Bylaw Amendment to add Self-Storage 1 and Self-Storage 2 to Section 3.3 Definitions, and add Self-Storage 1 as a discretionary use in Sections: 8.5, 8.6, 8.7, 8.10, 8.17, 8.18, 8.34, and add Self-Storage 2 as a discretionary use in Sections: 8.1, 8.7, 8.10, 8.11, 8.30, 8.31, 8.33, 8.34.

Author: B. Peters Reviewed by: CAO

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 942-14**

**Order of Presentation**

\_\_\_\_\_ This Public Hearing will now come to order at \_\_\_\_\_.

\_\_\_\_\_ Was the Public Hearing properly advertised?

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

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

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

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

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

\_\_\_\_\_ This Hearing is now closed at \_\_\_\_\_.

**REMARKS/COMMENTS:**

**BYLAW NO. 942-14**  
**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 allow for self-storage facilities.

**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:

Add to **Section 3.3** the definition of “Self-Storage 1” and “Self-Storage 2”

**“SELF-STORAGE 1”** means a use where goods are stored in a building on a small scale; where the building is made up of separate compartments and each compartment has separate access that may be available to individuals for the storage of personal items. A Self Storage Facility may also include the administrative functions associated with the use;

**“SELF-STORAGE 2”** means a use where goods are stored in a building on a large scale; where the building is made up of separate compartments and each compartment has separate access that may be available to individuals for the storage of personal items. Storage of items such as RVs and boats, either indoors or outdoors, is permitted with this facility. A Self Storage Facility may also include the administrative functions associated with the use.

Add **SELF-STORAGE 1 (Bylaw 942-14)** to the following districts as a discretionary use:

- 8.5 Fort Vermilion Hamlet Commercial Centre District – HCC1
- 8.6 Fort Vermilion Highway Commercial District – HC1
- 8.7 Fort Vermilion Limited General Industrial – LGI
- 8.10 Hamlet Industrial 1 – HI1

- 8.17 La Crete General Commercial District 1 – GC1
- 8.18 La Crete Highway Commercial District – HC2
- 8.34 Zama City Mixed Use - ZMU

Add **SELF-STORAGE 2 (Bylaw 942-14)** to the following districts as a discretionary use:

- 8.1 Agricultural – A
- 8.7 Fort Vermilion Limited General Industrial – LGI
- 8.10 Hamlet Industrial 1 – HI1
- 8.11 Hamlet Industrial 2 – HI2
- 8.30 Rural Light Industrial District – RI1
- 8.31 Rural General Industrial District – RI2
- 8.32 Zama City Industrial – ZI
- 8.34 Zama City Mixed Use - ZMU

**8.1 AGRICULTURAL “A”**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ANCILLARY BUILDING/SHED</li> <li>b) BUNKHOUSE</li> <li>c) CONTRACTOR’S BUSINESS/YARD</li> <li>d) DWELLING - SINGLE FAMILY</li> <li>e) DUGOUT</li> <li>f) EXTENSIVE AGRICULTURE</li> <li>g) FARM SUBSIDIARY BUSINESS</li> <li>h) GARAGE - ATTACHED</li> <li>i) GARAGE - DETACHED</li> <li>j) GARDEN SUITE</li> <li>k) HOME BASED BUSINESS</li> <li>l) Intensive Agriculture 1</li> <li>m) Manufactured Home - MODULAR</li> <li>n) Manufactured Home - DOUBLE WIDE</li> <li>o) Manufactured Home - SINGLE WIDE</li> <li>p) SEA CAN</li> <li>q) SHOP - FARM</li> <li>a) STORAGE YARD</li> <li>r) YARD SITE DEVELOPMENT</li> </ul>	<ul style="list-style-type: none"> <li>b) AUCTION MART</li> <li>c) AUTO SALVAGE</li> <li>d) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>e) BED AND BREAKFAST BUSINESS</li> <li>f) DWELLING - SHOW HOME</li> <li>g) CEMETERY</li> <li>h) CHURCH</li> <li>i) COMMUNICATION TOWER</li> <li>j) ENVIRO - TANK</li> <li>k) FORESTRY LOOKOUT TOWER</li> <li>l) HANDICRAFT BUSINESS</li> <li>m) INDUSTRIAL CAMP</li> <li>n) INSTITUTIONAL USE</li> <li>o) INTENSIVE RECREATIONAL USE</li> <li>p) KENNEL</li> <li>q) NATURAL RESOURCE EXTRACTION INDUSTRY</li> <li>r) PRESSURE VESSEL STORAGE</li> <li>s) PUBLIC USE</li> <li>t) RETAIL STORE</li> <li>u) SECONDARY SUITE</li> <li>v) <b>SELF-STORAGE 2 (Bylaw 942-14)</b></li> <li>w) SEWAGE LAGOON</li> <li>x) SEWAGE TREATMENT PLANT</li> <li>y) TEMPORARY/PORTABLE UNIT</li> <li>z) TRADESMEN’S BUSINESS</li> <li>aa) VETERINARY CLINIC</li> <li>bb) WASTE TRANSFER STATION</li> <li>cc) WATER RESERVOIR STRUCTURE</li> </ul>

**8.5 FORT VERMILION HAMLET COMMERCIAL CENTRE DISTRICT**  
**“HCC1”**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ARTS, CRAFTS AND PHOTOGRAPHY STUDIO</li> <li>b) AMUSEMENT FACILITY</li> <li>c) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14)</li> <li>d) BUSINESS SUPPORT SERVICES</li> <li>e) CHURCH</li> <li>f) CLUB HOUSE</li> <li>g) CONVENIENCE STORE</li> <li>h) DAYCARE FACILITY</li> <li>i) GENERAL SERVICES ESTABLISHMENT</li> <li>j) INSTITUTIONAL USE</li> <li>k) LAUNDROMAT</li> <li>l) HANDICRAFT BUSINESS</li> <li>m) HOTEL</li> <li>n) LAUNDROMAT</li> <li>o) MEDICAL FACILITY</li> <li>p) MOTEL</li> <li>q) PAWN SHOP</li> <li>r) PROFESSIONAL OFFICE</li> <li>s) PUBLIC USE</li> <li>t) PUBLIC UTILITY LOT</li> <li>u) RESTAURANT</li> <li>v) RETAIL STORE</li> <li>w) TOURIST INFORMATION FACILITY</li> </ul>	<ul style="list-style-type: none"> <li>a) BUS DEPOT</li> <li>b) Commercial Use + DWELLING - APARTMENT</li> <li>c) DWELLING UNIT in conjunction with the primary use provided it is incorporated in the same building and the total FLOOR AREA of the DWELLING UNIT shall be less than the FLOOR AREA for the other use</li> <li>d) DWELLING-APARTMENT</li> <li>e) DWELLING-MULTIPLE</li> <li>f) INTENSIVE RECREATIONAL USE</li> <li>g) LIQUOR STORE</li> <li>h) PUBLIC USE</li> <li>i) <b>SELF-STORAGE 1 (Bylaw 942-14)</b></li> <li>j) SERVICE STATION</li> <li>k) TRADESMEN'S BUSINESS</li> <li>l) VEHICLE WASH ESTABLISHMENT</li> <li>m) SIGNS</li> <li>n) VETERINARY CLINIC</li> </ul>

**8.6 FORT VERMILION HIGHWAY COMMERCIAL DISTRICT “HC1”**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) AMUSEMENT FACILITY</li> <li>b) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14)</li> <li>c) BUSINESS SUPPORT SERVICES</li> <li>d) CONVENIENCE STORE</li> <li>e) MEDICAL FACILITY</li> <li>f) INSTITUTIONAL USE</li> <li>g) PUBLIC UTILITY LOT</li> <li>h) TOURIST INFORMATION FACILITY</li> <li>i) TRADESMEN’S BUSINESS</li> <li>j) VEHICLE WASH ESTABLISHMENT</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>b) BULK FUEL/PROPANE SALES</li> <li>c) HOTEL</li> <li>d) MOTEL</li> <li>e) PROFESSIONAL OFFICE</li> <li>f) RECREATIONAL VEHICLE PARK</li> <li>g) RECREATIONAL VEHICLE SALES AND SERVICE</li> <li>h) RESTAURANT</li> <li>i) RETAIL GARDEN CENTRE</li> <li>j) RETAIL STORE</li> <li>k) SELF-STORAGE 1 (Bylaw 942-14)</li> <li>l) SERVICE STATION</li> <li>m) SIGNS</li> </ul>

**8.7 FORT VERMILION LIMITED GENERAL INDUSTRIAL DISTRICT (LGI)**

**1. LIGHT INDUSTRIAL USES:**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ACCESSORY b) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES c) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14) d) BUSINESS SUPPORT SERVICES e) CONTRACTORS SERVICE f) EQUIPMENT RENTALS FACILITY g) PUBLIC UTILITY LOT h) TRADESMEN'S BUSINESS i) VEHICLE WASH ESTABLISHMENT	a) AGRICULTURAL MACHINERY SALES AND SERVICE b) BULK FUEL AND PROPANE SALES c) BUILDING SUPPLY CENTRE d) CARDLOCK e) CONTRACTOR'S BUSINESS/YARD f) HIGHWAY MAINTENANCE YARD g) LIGHT MANUFACTURING h) MANUFACTURED HOME SALES AND SERVICE i) RECYCLING FACILITY j) SEA CAN k) SELF-STORAGE 1 (Bylaw 942-14) j) SIGNS k) WAREHOUSE l) WELDING SHOP



**2. HEAVY INDUSTRIAL USES:**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ACCESSORY</li> <li>b) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14)</li> <li>c) PUBLIC UTILITY LOT</li> <li>d) TRADESMEN'S BUSINESS</li> <li>e) VEHICLE WASH ESTABLISHMENT</li> </ul>	<ul style="list-style-type: none"> <li>a) AGRICULTURAL MACHINERY SALES AND SERVICE</li> <li>b) AUTO SALVAGE</li> <li>c) CARDLOCK</li> <li>d) CARETAKER'S RESIDENCE/SECURITY SUITE</li> <li>e) CONTRACTOR'S BUSINESS YARD</li> <li>f) CONCRETE PRODUCTS MANUFACTURING</li> <li>g) EQUIPMENT RENTAL FACILITY</li> <li>h) GRAIN ELEVATOR</li> <li>i) HIGHWAY MAINTENANCE YARD</li> <li>j) LUMBER YARD</li> <li>k) OIL FIELD SERVICE</li> <li>l) OIL FIELD SUPPORT SERVICES</li> <li>m) SEA CAN</li> <li>n) <b>SELF-STORAGE 2 (Bylaw 942-14)</b></li> <li>o) STORAGE YARD</li> <li>p) SIGNS</li> <li>q) TRUCK STOP</li> <li>r) WAREHOUSE</li> <li>s) BULK FERTILIZER STORAGE AND/OR SALES</li> </ul>

**8.10 HAMLET INDUSTRIAL 1 “HI1”**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ACCESSORY b) AGRICULTURAL MACHINERY SALES AND SERVICE c) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES d) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14) e) BUSINESS SUPPORT SERVICES f) CONTRACTOR’S SERVICE g) EQUIPMENT RENTALS FACILITY h) PUBLIC UTILITY LOT i) TRADESMEN’S BUSINESS j) VEHICLE WASH ESTABLISHMENT	a) BUILDING SUPPLY CENTRE b) CARDLOCK c) CONTRACTOR’S BUSINESS/YARD d) MACHINE SHOP e) MANUFACTURED HOME SALES AND SERVICE f) MANUFACTURING FIRM g) RECYCLING FACILITY h) SEA CAN i) <b>SELF-STORAGE 1 (Bylaw 942-14)</b> j) <b>SELF-STORAGE 2 (Bylaw 942-14)</b> k) SHOP l) SIGNS m) STORAGE YARD n) WELDING SHOP

**8.11 HAMLET INDUSTRIAL 2 “HI2”**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ACCESSORY b) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14) c) BUSINESS SUPPORT SERVICES d) EQUIPMENT RENTALS FACILITY e) PUBLIC UTILITY LOT f) TRADESMEN'S BUSINESS g) VEHICLE WASH ESTABLISHMENT	a) AUTO SALVAGE b) BULK FUEL/PROPANE SALES c) BULK FERTILIZER STORAGE AND/OR SALES d) CARDLOCK e) CONCRETE PRODUCTS MANUFACTURING f) CONTRACTOR'S BUSINESS/YARD g) ENVIRO-TANK h) EQUIPMENT RENTAL FACILITY i) GRAIN ELEVATOR j) INDUSTRIAL PLANT k) MACHINE SHOP l) MANUFACTURING FIRM m) OIL FIELD SERVICE n) RECYCLING FACILITY o) SEA CAN p) <b>SELF-STORAGE 2 (Bylaw 942-14)</b> q) SHOP r) SIGNS s) STORAGE YARD t) WAREHOUSE u) WASTE TRANSFER STATION

**8.17 LA CRETE GENERAL COMMERCIAL DISTRICT “GC1”**

A. PERMITTED USES	B. DISCRETIONARY USES
<ul style="list-style-type: none"> <li>a) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14)</li> <li>b) BUS DEPOT</li> <li>c) HOTEL</li> <li>d) MOTEL</li> <li>e) PROFESSIONAL OFFICE</li> <li>f) PUBLIC UTILITY LOT</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>b) BUILDING SUPPLY CENTRE</li> <li>c) BUSINESS SUPPORT SERVICES</li> <li>d) EXHIBITION GROUNDS</li> <li>e) INTENSIVE RECREATIONAL USE</li> <li>f) MANUFACTURED HOME SALES AND SERVICE</li> <li>g) RECREATIONAL VEHICLE PARK</li> <li>h) RECREATIONAL VEHICLE SALES AND SERVICE</li> <li>i) RESTAURANT</li> <li>j) RETAIL GARDEN CENTRE</li> <li>k) RECYCLING FACILITY</li> <li>l) <b>SELF-STORAGE 1 (Bylaw 942-14)</b></li> <li>m) SERVICE STATION</li> <li>n) SIGNS</li> <li>o) VEHICLE WASH ESTABLISHMENT</li> </ul>

**8.18 LA CRETE HIGHWAY COMMERCIAL DISTRICT “HC2”**

A. PERMITTED USES	B. DISCRETIONARY USES
a) AMUSEMENT FACILITY b) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14) c) BUSINESS SUPPORT SERVICES d) CONVENIENCE STORE e) LAUNDROMAT f) HOTEL g) MEDICAL FACILITY h) MOTEL i) PROFESSIONAL FACILITY j) PUBLIC UTILITY LOT k) TOURIST INFORMATION FACILITY	a) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES b) BULK FUEL/PROPANE SALES c) BUS DEPOT d) RESTAURANT e) RETAIL GARDEN CENTRE f) RETAIL STORE g) SELF-STORAGE 1 (Bylaw 942-14) h) SERVICE STATION i) SIGNS j) VEHICLE WASH ESTABLISHMENT k) PAWN SHOP l) WAREHOUSE m) VETERINARY CLINIC

**8.33 ZAMA CITY INDUSTRIAL “ZI”**

A. PERMITTED USES	B. DISCRETIONARY USES
<ul style="list-style-type: none"> <li>a) ANCILLARY BUILDING/SHOP</li> <li>b) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14)</li> <li>c) CONTRACTOR’S BUSINESS/YARD</li> <li>d) MACHINE SHOP</li> <li>e) SEA CAN</li> <li>f) SHOP</li> <li>g) STORAGE YARD</li> <li>h) TRADESMEN’S BUSINESS</li> <li>i) TRUCK STOP</li> <li>j) VEHICLE WASH ESTABLISHMENT</li> <li>k) WELDING SHOP</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTO SALVAGE</li> <li>b) BULK FERTILIZER STORAGE AND/OR SALES</li> <li>c) BULK FUEL/PROPANE SALES</li> <li>d) CARDLOCK</li> <li>e) CARETAKER’S SUITE/SECURITY SUITE</li> <li>f) CONCRETE PRODUCTS MANUFACTURING</li> <li>g) ENVIRO-TANK</li> <li>h) EQUIPMENT RENTAL FACILITY</li> <li>i) FOREST BASED FACILITY</li> <li>j) GRAIN ELEVATOR</li> <li>k) HIGHWAY MAINTENANCE YARD</li> <li>l) INDUSTRIAL CAMP</li> <li>m) INDUSTRIAL PLANT</li> <li>n) INDUSTRIAL, GENERAL</li> <li>o) MANUFACTURING FIRM</li> <li>p) OIL AND GAS FACILITIES</li> <li>q) OIL FIELD SERVICE</li> <li>r) PETROLEUM FACILITY</li> <li>s) PRESSURE VESSEL STORAGE</li> <li>t) <b>SELF-STORAGE 2 (Bylaw 942-14)</b></li> <li>u) SIMILAR INDUSTRIAL USES AS THE DEVELOPMENT AUTHORITY MAY CHOOSE TO PERMIT FROM TIME TO TIME.</li> </ul>

**8.34 ZAMA CITY MIXED USE “ZMU”**

A. PERMITTED USES	B. DISCRETIONARY USES
a) AMUSEMENT FACILITY b) ANCILLARY BUILDING/SHED c) BUILDING DEMOLITION OR REMOVAL (Bylaw 932-14) d) CHURCH e) CLUB HOUSE f) CONVENIENCE STORE g) DAY CARE FACILITY h) GENERAL SERVICES ESTABLISHMENT i) LAUNDROMAT j) MEDICAL FACILITY k) PROFESSIONAL OFFICE l) PUBLIC USE m) PUBLIC UTILITY LOT n) RESTAURANT o) RETAIL STORE p) SERVICE STATION q) TRADESMEN’S BUSINESS r) INSTITUTIONAL USE	a) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES b) CARDLOCK c) CARETAKERS RESIDENCE/SECURITY SUITE d) CONTRACTOR’S BUSINESS/YARD e) DWELLING – APARTMENT f) DWELLING – ROW g) EQUIPMENT RENTALS FACILITY h) GARAGE – ATTACHED i) GARAGE – DETACHED j) HOME BASED BUSINESS k) INDUSTRIAL CAMP l) INTENSIVE RECREATIONAL USE m) LIQUOR STORE n) LUMBER YARD o) MOTEL or HOTEL p) OIL FIELD SERVICE q) OWNER/OPERATOR BUSINESS 2 r) SECONDARY USE OF MANUFACTURED HOME – DOUBLE WIDE s) SEA CAN t) MANUFACTURED HOME – MODULAR u) MANUFACTURED HOME - SINGLE WIDE v) SELF-STORAGE 1 (Bylaw 942-14) w) SELF-STORAGE 2 (Bylaw 942-14) x) SHOP s) SIGNS t) STORAGE YARD y) TEMPORARY/PORTABLE UNIT z) TRUCK STOP aa) VEHICLE WASH ESTABLISHMENT bb) WELDING SHOP

READ a first time this \_\_\_ day of \_\_\_\_\_, 2014.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2014.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2014.

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Bill Neufeld  
Reeve

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Joulia Whittleton  
Chief Administrative Officer





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Ron Pelensky, Director of Community Services &amp; Operations</b>
<b>Title:</b>	<b>Trails on Alberta Highway Right-of-Ways</b>

**BACKGROUND / PROPOSAL:**

At the December 10<sup>th</sup>, 2014 Council meeting, council discussed the issue of trails on Provincial highways. Councillor Wardley made the following motion:

*“That administration further investigate the Trails in Alberta Highway Rights-of-Way: Policies, Guidelines, and Standards.”*

In 2011 the Alberta Government reaffirmed its commitment to recreation by releasing the Active Alberta policy. One aspect of this is a provision of trail system.

In January, 2013 Alberta Transportation provided AAMDC with a draft copy of their proposed policy on trails in Highways Right-of-Ways. This was then distributed to its members for comment and we have attached a copy of their comments.

In creating this policy it appears Alberta Transportation has taken its 2009 Alberta Recreation Corridor and Trails Classification System and used this portion to form the new policy, guidelines and standards.

Alberta Transportation will act as a owner for provincial trails however all other trails will be owned by the Municipality. The municipalities must apply for a permit and once approved will be responsible for building it to their standards, creating a MOU with Alberta Transportation, maintaining trail and any liability claims. The existing trails will be grandfathered in however if there are issues or you want to repair items a permit will be required.

As trails do create some hazard to motorists, Transportation will always encourage trails to be built off highway Rt-of-way.

**Author:** Ron Pelensky      **Reviewed by:** \_\_\_\_\_ **CAO**      JW

For the trails built on the road here are the five trail classifications:

1. Non motorized trail
2. Motorized use trails
3. Mixed use trails
4. Extreme use trails
5. Water trails

The following uses require temporary special event permits

- Horse drawn vehicles
- Dog sledding
- Ski joring (person on skis pulled by horse, dog or motor vehicle)

In addition to this there is opportunity for cost sharing of trails with Alberta Transportation if the trail is built on Highway Rt-of-way for safety or utilitarian transportation.

### **OPTIONS & BENEFITS:**

#### **Option 1**

That council accept the report for information

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

Building Trails along a provincial highway will take longer to get approved and be more costly as you will need to construct them to their standard

### **SUSTAINABILITY PLAN:**

NA

### **COMMUNICATION:**

NA

### **RECOMMENDED ACTION:**

That the report on the Trails on Alberta Highway Right-of-Ways be accepted for information.

Author: Ron Pelensky Reviewed by: \_\_\_\_\_ CAO JW



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>John Klassen, Director of Environmental Services &amp; Operations</b>
<b>Title:</b>	<b>Second Access</b>

**BACKGROUND / PROPOSAL:**

Administration received an application for a second access to a parcel and as per Policy PW039 this needs to be approved by Council. Item #7 of the policy reads as follows....

*Mackenzie County will approve only one access per titled property (rural or urban). Any and all subsequent accesses will be at the discretion of Council. Where deemed applicable and beneficial, a shared access to agricultural lands will be mandated.*

After reviewing the application and having a discussion with the planning department the intent for the access was revealed.

The applicant applied for and was approved to setup/construct a garden suite a substantial distance from the existing yard site (see attached air photo), now the intent of a permitted garden suite is to have it placed on an existing developed yard site although it is not clearly defined, therefore technically this situation may fit as the quarter section is still one parcel and could be deemed as “the site”, with that said the Bylaw does not state that creating a subsequent yard site for a garden suite is an allowable use.

This type of action seems to be a way of getting an additional yard site approved thus avoiding the process of subdividing a portion of the quarter section.

**OPTIONS & BENEFITS:**

Option 1: To approve the second access application as requested.

**Author:** John Klassen      **Reviewed by:** \_\_\_\_\_ **CAO**      JW

Option 2: To deny the second access, this in turn would require the location to be accessed internally.

Option 3: to approve the second access application with a condition that the proposed or current yard site be subdivided out of the quarter section.

**COSTS & SOURCE OF FUNDING:**

NA

**SUSTAINABILITY PLAN:**

NA

**COMMUNICATION:**

Administration will write a letter to the applicant regarding the decision of Council.

**RECOMMENDED ACTION:**

Motion 1:

That the second access request to NE 18-107-13-W5M be denied.

Motion 2:

That administration brings back to Council a revised Land Use Bylaw clarifying the intended use of garden suites.

Author: John Klassen Reviewed by: \_\_\_\_\_ CAO JW



Application # \_\_\_\_\_

### Request to Construct or Alter an Access

(Approaches/Driveways)

#### APPLICANT INFORMATION:

Name of Applicant \_\_\_\_\_

Permanent address \_\_\_\_\_  
P.O. Box \_\_\_\_\_ Town \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Telephone (res.) \_\_\_\_\_ (bus.) \_\_\_\_\_

Legal land description(s) NE 18-107-13-WSM

#### PROJECT INFORMATION:

The following information has been appended:

- approximate location of legal property boundaries;
- the location of the access in relation to other accesses/intersections;
- identification of proposed surface water management structures (i.e. culverts);
- the existing ground elevations (what is the general lay of the land);
- the proposed design elevations (is ditch cut required for drainage);
- proof of contact with affected utility companies; and
- a proposed plan for top soil management (how will you manage the excess topsoil).

Is the proposed access:  A New Access  An Alteration of an Access

If an alteration, please specify:

second access to quarry. Access for "garden suite"  
permitted use in "A1" zoning.

Does the proposed access benefit more than one landowner?  Yes  No

If yes, please provide the following:

Name of the other landowners:

\_\_\_\_\_  
\_\_\_\_\_

Mackenzie County  
Box 640, Fort Vermilion, AB T0H 1N0  
Ph: 780.927.3718 Fax: 780.927.4266

Does the proposed access connect to a road under the jurisdiction of the Province of Alberta?

Yes


No


If yes, please provide the following:

Name of Provincial roadway \_\_\_\_\_

By signing this form, I verify that this information is accurate and complete to the best of my knowledge; and,

I hereby authorize the County to traverse the subject properties for the purpose of performing a basic review and level one assessment of the proposed project as specified on this form.

  
\_\_\_\_\_  
Signature

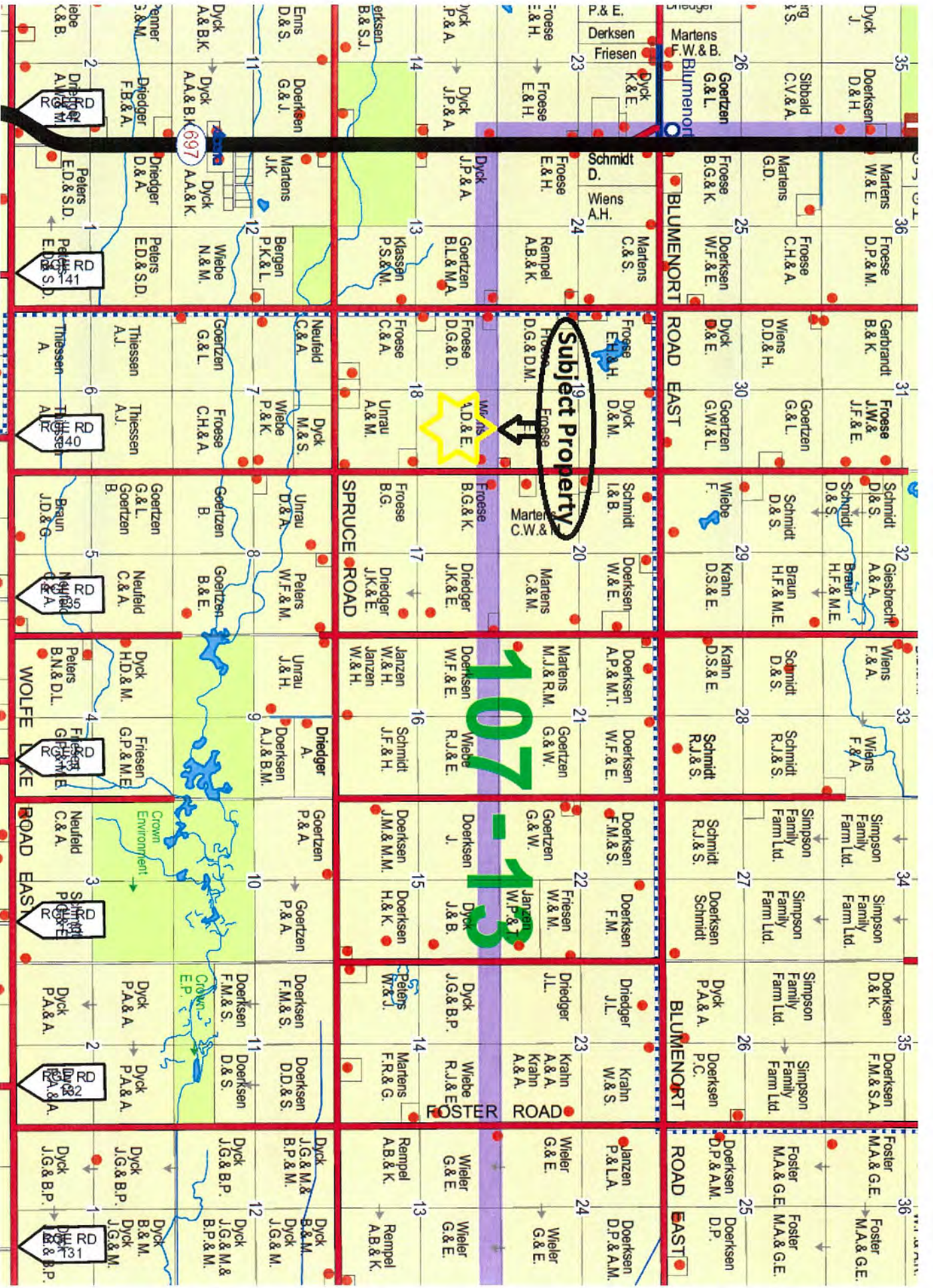
  
\_\_\_\_\_  
Date



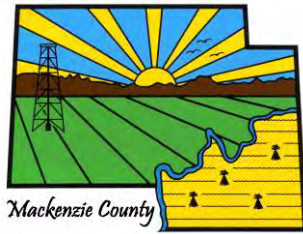
NE18 107-13-5

Existing Access # 1

Proposed Access # 2







## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>Bylaw 948-14 Land Use Bylaw Amendment to Rezone Part of SW 9-106-15-W5M from Hamlet Residential District 1A “HR1A” and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” (La Crete)</b>

### **BACKGROUND / PROPOSAL:**

Mackenzie County has received a request to rezone Part of SW 9-106-15-W5M from Hamlet Residential District 1A “HR1A” and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” to accommodate Condominium Development.

The majority of SW 9-106-15-W5M has been throughout the years subdivided and developed. The applicant would now like to develop the remainder of this quarter. The current zoning of the remaining portion is Hamlet Residential 1A “HR1A” and Hamlet Residential 1 “HR1”. The applicant would like to rezone all of it to Hamlet Residential 2 “HR2” for the purpose of allowing mostly multi-type dwellings as permitted uses and Dwellings-Single Family as discretionary. Manufactured Homes are not allowed in this district.

The demand for multi-type dwellings seems to be on the rise, this location is adjacent to a couple of existing large condominium dwellings as well as Dwellings – Single Family. The applicant wants to encourage mostly multi-family type dwellings in the northern portion and Single Family Dwellings in the most southerly portion.

Bylaw 9\_\_-14 was presented to the Municipal Planning Commission (MPC) at their March 27, 2014 meeting where the following motion was made:

*That the Municipal Planning Commission’s recommendation to Council is for the approval of Bylaw 9\_\_-14 being a Land Use Bylaw Amendment to rezone the remainder of SW 9-106-15-W5M from Hamlet Residential District 1A “HR1A” and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” to accommodate Condominium Development, subject to public hearing input.*

**Author:** L. Lambert      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

The Planning Department has no issues or concerns with this rezoning request.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant

**SUSTAINABILITY PLAN:**

The Sustainability Plan does not address multi-family dwellings in the Municipality. As such, the proposed re-zoning neither supports nor contradicts the Sustainability Plan.

**COMMUNICATION:**

The bylaw amendment will be advertised as per MGA requirements.

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 948-14, being a Land Use Bylaw Amendment to rezone the remainder of SW 9-106-15-W5M from Hamlet Residential District 1A “HR1A” and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” to accommodate Condominium Development, subject to public hearing input.

Author: L. Lambert Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**BYLAW NO. 948-14**  
**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 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:

Part of SW 9-106-15-W5M

within the Hamlet of La Crete, be rezoned from Hamlet Residential District 1A "HR1A" and Hamlet Residential 1 "HR1" to Hamlet Residential District 2 "HR2" to accommodate Dwellings-Multi type development, as outlined in Schedule "A" hereto attached.

READ a first time this \_\_\_\_ day of \_\_\_\_\_, 2014.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2014.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2014.

---

Bill Neufeld  
Reeve

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Joulia Whittleton  
Chief Administrative Officer

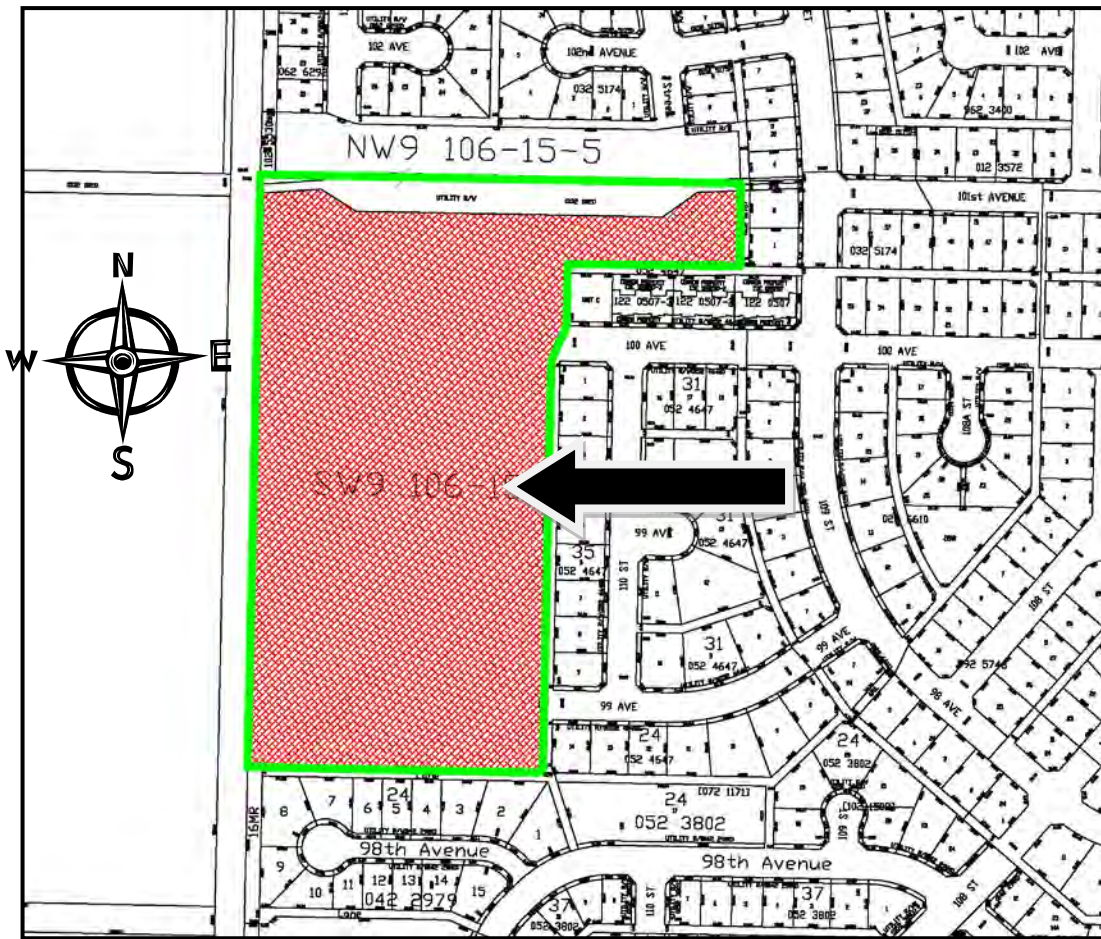
**BYLAW No. 948-14**

**SCHEDULE "A"**

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

Part of SW 9-106-15-W5M

within the Hamlet of La Crete, be rezoned from Hamlet Residential District 1A "HR1A" and Hamlet Residential 1 "HR1" to Hamlet Residential District 2 "HR2" to accommodate Dwellings-Multi Type Development, as outlined in Schedule "A" hereto attached



FROM: Hamlet Residential District 1A "HR1A" &  
Hamlet Residential 1 "HR1"

TO: Hamlet Residential 2 "HR2"



# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

NAME OF APPLICANT <i>Quality Investment Corp</i>		
ADDRESS <i>Box 543</i>		
TOWN <i>La. Crete Ab.</i>		
POSTAL CODE <i>T0H2K0</i>	PHONE (RES.) <i>780 928-3047</i>	BUS. <i>928-3750</i>

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER <i>Quality Investment Corp.</i>		
ADDRESS <i>Box 543</i>		
TOWN <i>La. Crete Ab.</i>		
POSTAL CODE <i>T0H2K0</i>	PHONE (RES.) <i>928-3047</i>	BUS. <i>cell</i> <i>926-6024</i>

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
<i>SW</i>	<i>9</i>	<i>106</i>	<i>15</i>	<i>5</i>				

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *HR1A* TO: *HR2*

REASONS SUPPORTING PROPOSED AMENDMENT:

*To Accomodate multi Dwelling type development!*

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

*[Signature]*  
APPLICANT

*Mar 14 2014*  
DATE

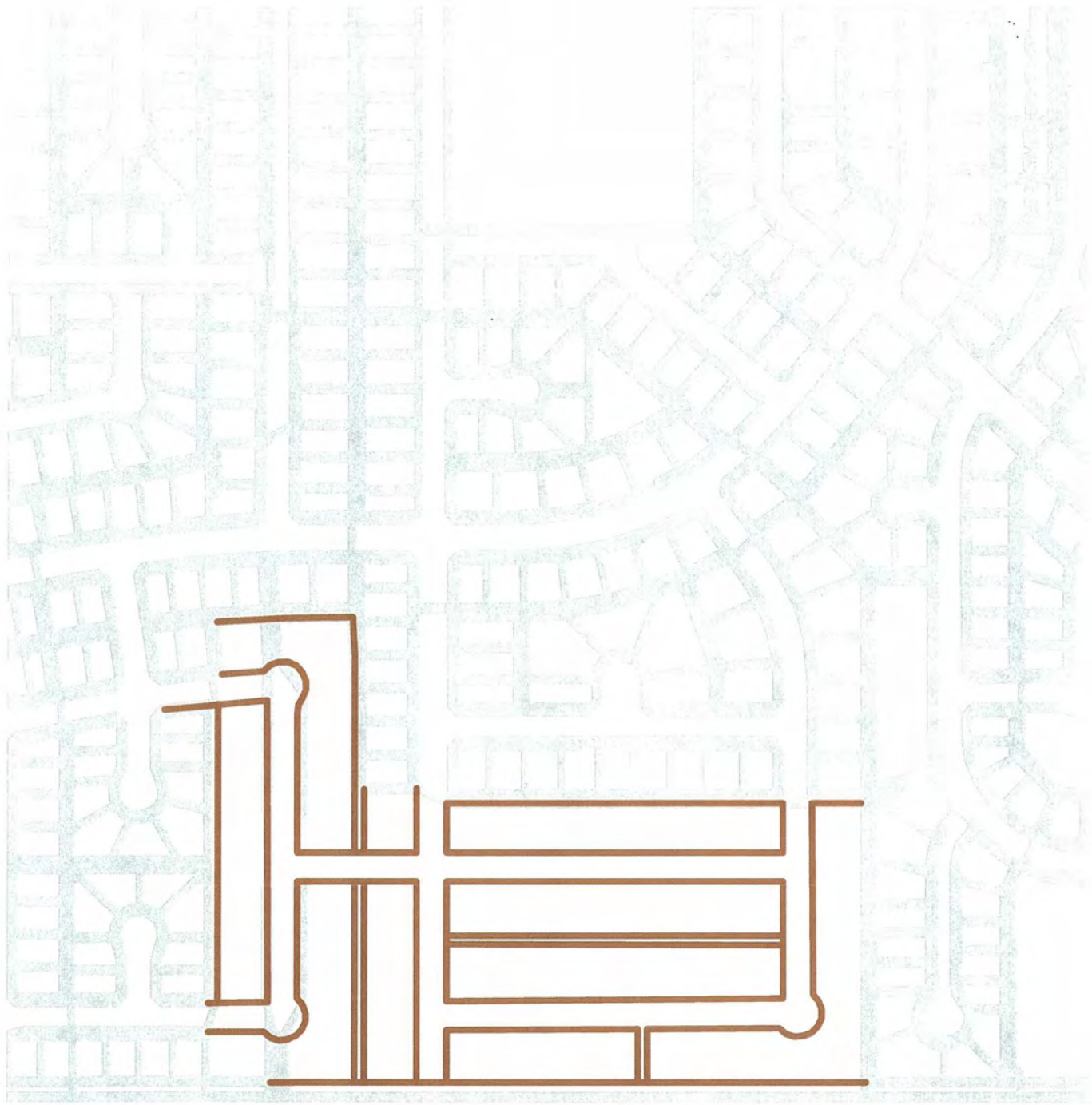
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

*[Signature]*  
REGISTERED OWNER

*Mar 14/14*  
DATE

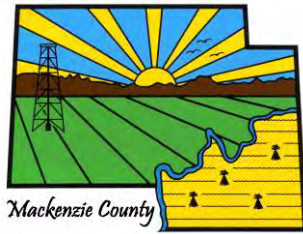


From HR1  
 to HR1A to  
 HR2









## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>Bylaw 949-14 Land Use Bylaw Amendment to Rezone Part of Plan 012 4176, Block 4, Lot A &amp; Part of NE 4-106-15-W5M (Part of Phase 5 &amp; all of Phase 6) from Hamlet Residential District 1A “HR1A” and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” (La Crete)</b>

### **BACKGROUND / PROPOSAL:**

Mackenzie County has received a request to rezone Part of Plan 012 4176, Block 4, Lot A & Part of NE 4-106-15-W5M from Hamlet Residential District 1A “HR1A” and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” to accommodate Multi-Family type dwellings.

The applicant started the Phase 5 subdivision last year, and is planning to start Phase 6 soon. The applicant would like to rezone all of Phase 6 and a very small portion of Phase 5 to Hamlet Residential 2 “HR2” for the purpose of allowing mostly multi-family type dwellings as permitted uses and Dwellings-Single Family as discretionary. Manufactured Homes are not allowed in this district.

For the same reasons as the previous rezoning bylaw request, the applicant feels that the demand for multi-type dwellings is on the rise; this location is adjacent to an existing large condominium dwellings as well as Dwellings – Single Family. The applicant wants to encourage mostly multi-type dwellings in the northern portion and Single Family Dwellings in the most southerly portion.

Bylaw 9\_\_-14 was presented to the Municipal Planning Commission (MPC) at their March 27, 2014 meeting where the following motion was made:

*That the Municipal Planning Commission’s recommendation to Council is for the approval of Bylaw 9\_\_-14 being a Land Use Bylaw Amendment to rezone the remainder of SW 9-106-15-W5M from Hamlet Residential District 1A “HR1A”*

**Author:** L. Lambert      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

*and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” to accommodate Condominium Development, subject to public hearing input.*

The Planning Department has no issues or concerns with this rezoning request.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant

**SUSTAINABILITY PLAN:**

The Sustainability Plan does not address multi-family dwellings in the Municipality. As such, the proposed re-zoning neither supports nor contradicts the Sustainability Plan.

**COMMUNICATION:**

The bylaw amendment will be advertised as per MGA requirements.

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 949-14 being a Land Use Bylaw Amendment to rezone Part of Plan 012 4176, Block 4, Lot A & Part of NE 4-106-15-W5M from Hamlet Residential District 1A “HR1A” and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” to accommodate Multi – Family type dwellings, subject to public hearing input.

Author: L. Lambert Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**BYLAW NO. 949-14**  
**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 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:

Part of Plan 012 4176, Block 4, Lot A & Part of NE 4-106-15-W5M within the Hamlet of La Crete, be rezoned from Hamlet Residential District 1A “HR1A” and Hamlet Residential 1 “HR1” to Hamlet Residential District 2 “HR2” to accommodate Multi-Family Dwellings, as outlined in Schedule “A” hereto attached.

READ a first time this \_\_\_\_ day of \_\_\_\_\_, 2014.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2014.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2014.

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Bill Neufeld  
Reeve

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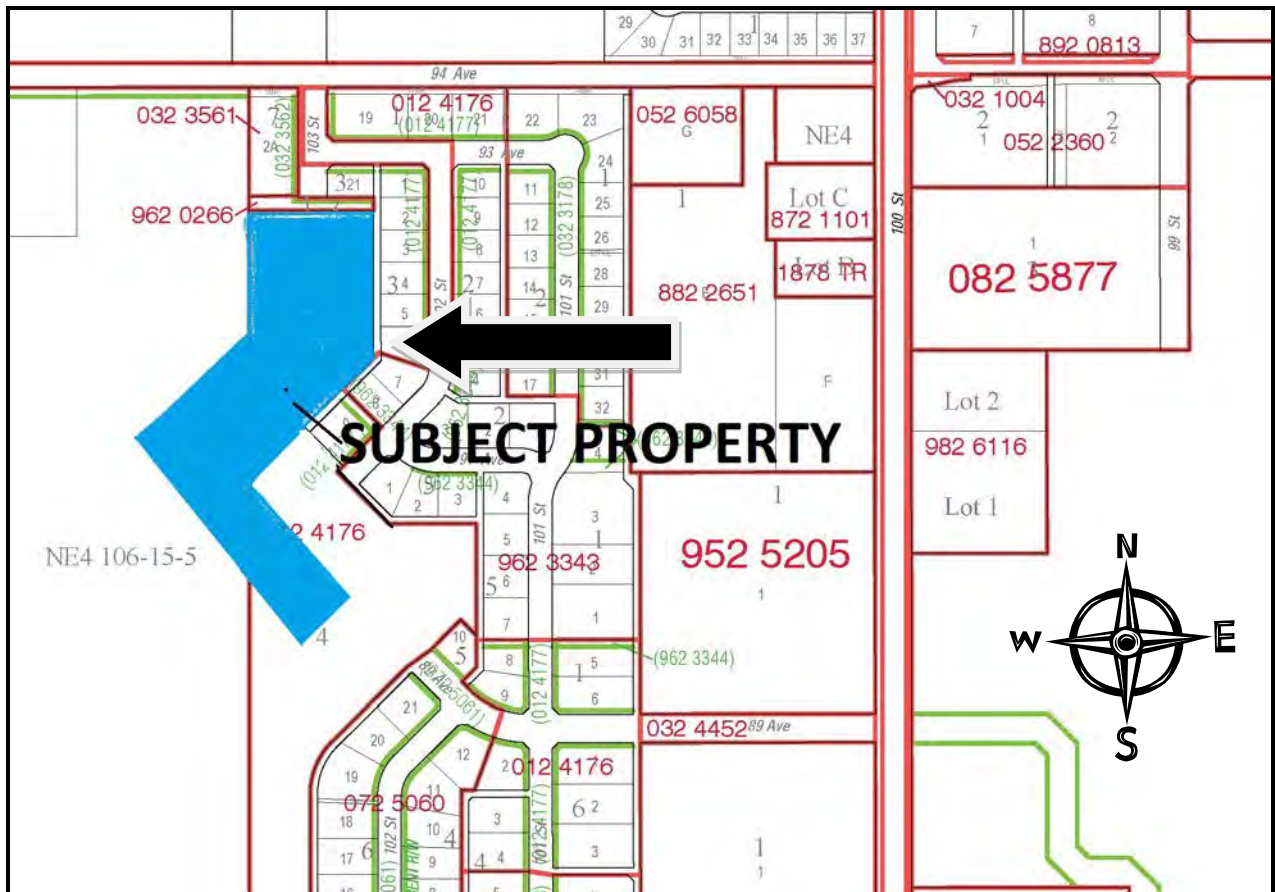
Joulia Whittleton  
Chief Administrative Officer

**BYLAW No. 949-14**

**SCHEDULE "A"**

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

Part of Plan 012 4176, Block 4, Lot A & Part of NE 4-106-15-W5M within the Hamlet of La Crete, be rezoned from Hamlet Residential District 1A "HR1A" and Hamlet Residential 1 "HR1" to Hamlet Residential District 2 "HR2" to accommodate Multi-Family Dwellings, as outlined in Schedule "A" hereto attached.



FROM: Hamlet Residential District 1A "HR1A" & Hamlet Residential 1 "HR1"

TO: Hamlet Residential 2 "HR2"



# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

NAME OF APPLICANT <i>Foothills</i>		
ADDRESS <i>Box 1510</i>		
TOWN <i>LaCrete Alta</i>		
POSTAL CODE <i>T0H 2H0</i>	PHONE (RES.) <i>780 928 4760</i>	BUS. <i>780 841 1407</i>

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER <i>1743280 AB. Ltd</i>		
ADDRESS <i>Box <del>750</del> 330</i>		
TOWN <i>LaCrete</i>		
POSTAL CODE <i>T0H 2H0</i>	PHONE (RES.) <i>780 928 4760</i>	BUS. <i>841-1407</i>

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *HR1A & HR1B* TO: *HR2*

REASONS SUPPORTING PROPOSED AMENDMENT:

*= extension of existing similar use*  
*> high demand for multi-family dwellings*

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

RECEIPT NO. \_\_\_\_\_

*[Signature]*  
 \_\_\_\_\_  
 APPLICANT

*March 24 2014*  
 \_\_\_\_\_  
 DATE

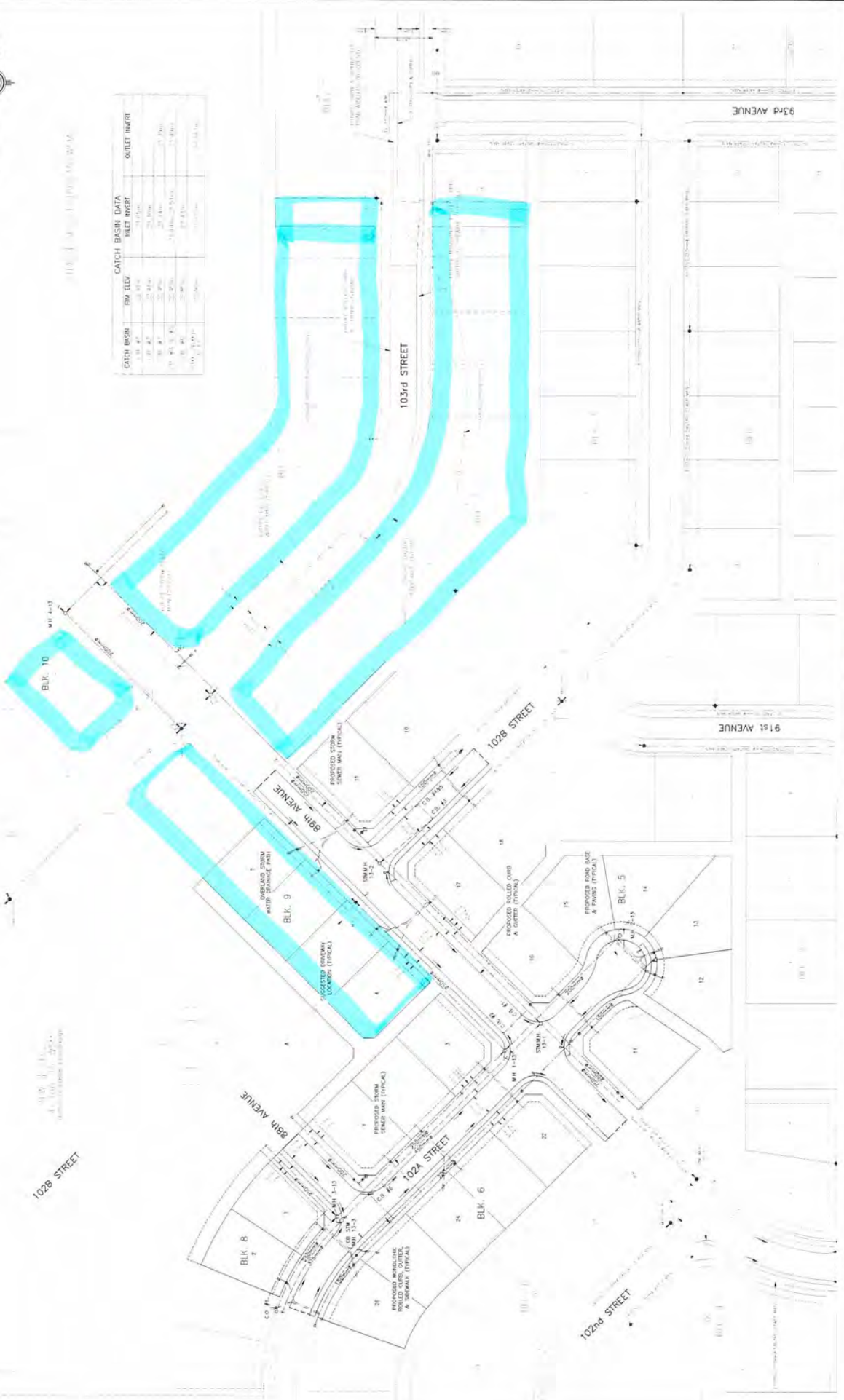
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

*[Signature]*  
 \_\_\_\_\_  
 REGISTERED OWNER

*March 24 2014*  
 \_\_\_\_\_  
 DATE



CATCH BASIN DATA		OUTLET INVERT	
CATCH BASIN	HW ELEV	INLET INVERT	OUTLET INVERT
10	21.15	21.15	21.15
9	21.15	21.15	21.15
8	21.15	21.15	21.15
7	21.15	21.15	21.15
6	21.15	21.15	21.15
5	21.15	21.15	21.15
4	21.15	21.15	21.15
3	21.15	21.15	21.15
2	21.15	21.15	21.15
1	21.15	21.15	21.15



Drawn: J.P.S.  
 Check: J.P.S.  
 Approved: J.P.S.  
 Date: 1/30/2013  
 Project No: 000000044  
 Drawing No: 1 OF 5  
 Rev: B

**FOOTHILLS CARPENTRY LTD.**  
 RESIDENTIAL SUBDIVISION; PHASE 5 - 2013  
 LA CRETE, ALBERTA  
 OVERALL PLAN

**FOCUS**  
 ENGINEERING  
 10000 10th Street, Suite 100  
 Edmonton, Alberta T5C 1G8  
 Tel: 780-443-5555  
 Fax: 780-443-5556  
 www.focus.ca

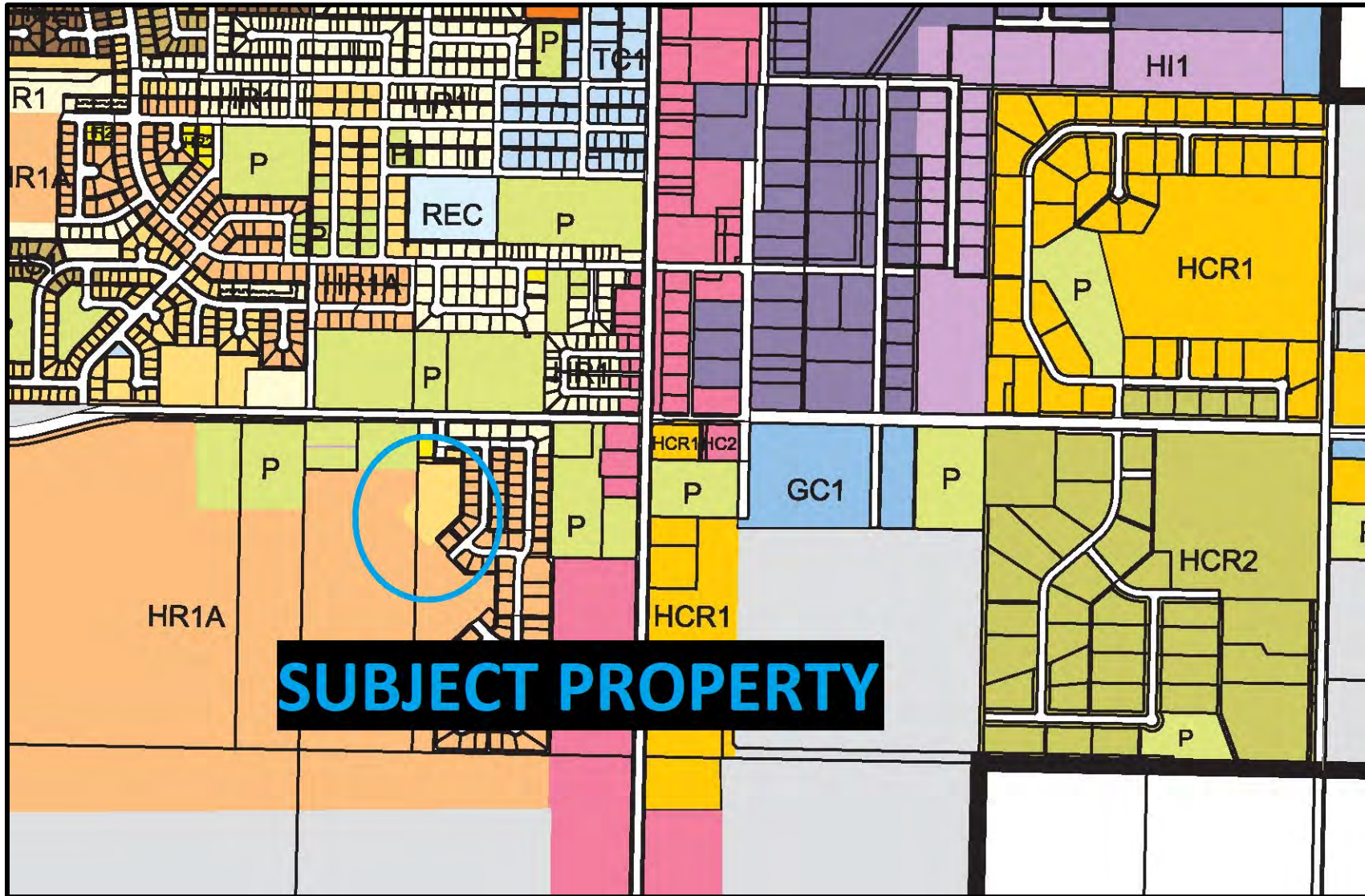
**PERMIT TO PRACTICE**  
 FOCUS CORPORATION  
 PERMIT NUMBER: F-0385  
 10000 10th Street, Suite 100  
 Edmonton, Alberta T5C 1G8



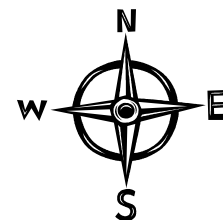
Revision  
 1. 10/10/12  
 2. 11/15/12  
 3. 12/10/12  
 4. 01/30/13

# LAND USE BYLAW 949-14

Part of Plan 012 4176, Block 4, Lot A & Part of NE 4-106-15-W5M



Mackenzie County









## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>April 8, 2014</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>BC Hydro, Site C Development</b>

**BACKGROUND / PROPOSAL:**

Mackenzie County Council passed a motion directing administration to send a letter requesting establishment of monitoring stations along Peace River.

Mackenzie County also discussed developing a strategy regarding BC Hydro Site C project.

**OPTIONS & BENEFITS:**

Please see the attached letter that was sent April 2, 2014 to Tim Toth of Alberta ESRD.

In addition to the monitoring stations request, administration would like to receive further direction as to what Council envisions as a goal of what a strategy should be.

The Mackenzie Applied Research Association was copied on the letter and will be discussing this topic at their April 4, 2014 meeting.

**COSTS & SOURCE OF FUNDING:**

NA

**SUSTAINABILITY PLAN:**

The impacts are not well understood currently and the data for our Region does not exist aside from internally collected water levels.

**Author:** J. Whittleton      **Review by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

The long term impacts on our Region and on environment in general could be substantial in the long term.

**COMMUNICATION:**

As may be directed by Council.

**RECOMMENDED ACTION:**

For discussion.

Author: J. Whittleton Review by: \_\_\_\_\_ CAO \_\_\_\_\_



## Mackenzie County

P.O. Box 640, 4511-46 Avenue, Fort Vermilion, AB T0H 1N0  
P: (780) 927-3718 Toll Free: 1-877-927-0677 F: (780) 927-4266  
www.mackenziecounty.com  
office@mackenziecounty.com

April 2, 2014

Tim Toth, M.Sc., Sr. Transboundary Advisor  
Alberta Environment & Sustainable Resource Development  
11th Fl., Baker Centre, 10025 106th St. N.W.  
Edmonton, AB  
T5J 1G4

Dear Mr. Toth:

**RE: BC HYDRO - SITE C**

Thank you for sending the regular updates related to Site C development to Mackenzie County.

Although we are getting into the process later than other parties, nevertheless we have our concerns regarding the long-term impacts of the proposed Site C dam by BC Hydro in British Columbia.

The Peace River is essential for all habitats and especially for human life. In the last few months Mackenzie County Council has had an opportunity to meet with BC Hydro representatives Martin Jasek and Bob Gammer, and Nadia Kovachis of ERSD. Through our discussions, it became evident that there is no good data (with exception of ice movements) available to truly undertake a reasonable assessment of the proposed Site C impacts.

Therefore, Mackenzie County Council made a motion requesting that a monitoring program be established as soon as possible by ESRD. In our opinion, it would be appropriate to have stations at the Town of Peace River, Tompkins area (Mackenzie County) and Hamlet of Fort Vermilion (Mackenzie County). At these places, monthly water samples should be taken year around (12 times per year) for the full scan of parameters used in any of the municipal water plants, inclusive of the water levels.

As you may be aware, Mackenzie County has acquired the Federal Agricultural Research station that is now operated by the Mackenzie Applied Research Association (MARA) in Fort Vermilion. The station undertakes the most northern agricultural research in Canada. The Association and Council have concerns

...2

Tim Toth. M. Sc., Sr. Transboundary Advisor

Page 2

April 2, 2014

with impacts of climate change and impacts of human interference, such as the proposed Site C, on agricultural production.

Mackenzie County Council has substantial concerns about sustainability of our potable water resources in a long term and whether the Site C dam can be used in the future to control the water

Some of major concerns we would like to be brought forward are the fundamental environmental processes/changes that can be reasonably anticipated from the dam: impacts on agricultural lands (flooding and such) along the River, ecological processes when waters are abruptly shifted from lentic (moving water as in rivers) to lotic (stable lake) conditions, including fluctuation in water temperatures. Through their presentation, BC Hydro representatives have tried assuring us that there will be zero impacts this far downstream (Mackenzie Region), but without any data, it is clearly a speculation in our view.

We also suggest that ESRD makes a contact with MARA representatives, in particular with Greg Newman, Chair at (780) 821-3578 regarding a potential partnership for data gathering, monitoring and testing.

Thank you for your consideration and I can be contacted at (780) 841-8343.

Sincerely,



Joulia Whittleton  
Chief Administrative Officer

c: Mackenzie County Council  
Greg Newman, Chair, Mackenzie Applied Research Association  
Jim Ludwig, Manager, Mackenzie Applied Research Association



## Mackenzie County Action List as of March 26, 2014

### *Council Meeting Motions Requiring Action*

<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
<b>July 9, 2012 Council Meeting</b>			
12-07-494	That administration proceed as discussed regarding the access to Plan 0023789, Block 1, Lot 1.	John Byron	In progress
<b>February 27, 2013 Council Meeting</b>			
13-02-121	That administration continue to work towards expanding the Fort Vermilion Bridge Campground recreational area by applying for a lease with Alberta Environment & Sustainable Resource Development that encompasses both existing and future area.	Ron P.	In progress
13-02-122	That an open house be held for the public to provide input on the future expansion of the Fort Vermilion Bridge Campground recreational area.	Ron P.	After lease is in place.
<b>March 12, 2013 Council Meeting</b>			
13-03-165	That administration proceed with drafting an Antenna System Siting Protocol for review by Council.	Byron	In progress
<b>May 28, 2013 Council Meeting</b>			
13-05-375	That the Zama Access paving be the first capital priority for paving a road outside a hamlet boundary and that administration continue reviewing options and applying for provincial and/or federal grants as these may become available with intent to complete the paving of this road.	Joulia	In progress Letter sent to DM Rob Penny and meeting held
<b>October 8, 2013 Council Meeting</b>			
13-10-689	That administration prepare a Site C Strategy and invite involved parties.	Joulia	
13-10-693	That administration be instructed to continue pursuing taking over the lease for the Meander North and Meander South gravel pits from Environment & Sustainable Resource Development (ESRD) and negotiate with ESRD to fund reclamation and survey costs.	Ron P. Mark	In progress
<b>October 30, 2013 Council Meeting</b>			
13-10-798	That administration investigate further options for future bridge replacement.	John K. Ron P.	PW Committee
13-10-833	That administration negotiate with the property owner for the mobile home encroaching into laneway.	Byron Joulia	April 2014

<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
<b>December 10, 2013 Council Meeting</b>			
13-12-910	That administration further investigate the Trails in Alberta Highway Rights-of-Way: Policies, Guidelines, and Standards.	Ron P.	PW Committee
13-12-919	That a letter be sent to BC Hydro and Environment & Sustainable Resource Development requesting additional monitoring stations at the Tompkins Landing ice-bridge crossing and Fort Vermilion.	Joulia Byron	
13-12-925	That administration be authorized to finalize the Peace Officer Contract with the Town of Rainbow Lake as discussed.	Joulia	In progress
<b>January 13, 2014 Special Council (Budget) Meeting</b>			
14-01-008	That the Zama Access Road paving be identified as the first priority project should funding become available under the Resource Road Program or the Build Canada Fund and that administration work on plans to make this a "shovel ready project".	Joulia	2014 Budget
14-01-009	That the Blue Hills Road paving to the school be identified as the second priority project should funding become available under the Build Canada Fund and that administration work on plans to make this a "shovel ready project".	Joulia	2014 Budget
14-01-010	That the regional water line between Fort Vermilion and High Level be identified as the first utility project should funding become available under the Build Canada Fund and that administration work on plans to make this a "shovel ready project".	Joulia	2014 Budget
<b>January 14, 2014 Council Meeting</b>			
14-01-031	That administration review opportunities to strengthen the development permit requirements to avoid overland flooding.	Byron	In progress
14-01-043	That administration proceeds with review and negotiation of the Electrical Energy Contract with Mustus Energy Ltd. as discussed.	Joulia	In progress
<b>February 26, 2014 Council Meeting</b>			
14-02-105	That administration monitor the condition of the County roads and apply a 75% road ban (without permit possibilities) on roads where necessary.	Ron P. John	In progress
14-02-116	That the County participate in the Transportation Routing and Vehicle Information System Multi-Jurisdiction (TRAVIS-MJ) permitting system.	Ron P. John	In progress
14-02-117	That the Natural Resources Conservation Board (NRCB) be invited to attend a council meeting for a presentation on the Agricultural Operation Practices	Joulia Grant	In progress

<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
	Act and its associated regulations, NRCB application and compliance processes.		
14-02-118	That Tolko, Ainsworth, and the La Crete Sawmills be invited to present their business plans to Council.	Joulia	In progress
14-02-129	That an emergent resolution be taken to the AAMDC Spring Convention regarding the collection of linear property tax arrears.	Joulia	MGA Review
14-02-130	That administration continue with the legal process to collect tax arrears on linear property.	Joulia	In progress
<b>March 11, 2014 Council Meeting</b>			
14-03-135	That the road use agreement and the TRAVIS implementation options be referred to the Public Works Committee.	Ron John	PW Committee
14-03-141	That administration continue to work with bylaw enforcement to enforce proper usage of current utility right-of-ways and that the Public Works Committee draft a maintenance policy and review fine structure for the existing utility lane ways and back alleys.	Ron John	PW Committee
14-03-142	That the Planning and Development Department research the setbacks for tree planting within hamlets and bring back a recommendation to Council by July 2014.	Byron	July 2014
14-03-152	That a letter of support be sent for Councillor Wardley and Greg Newman to participate as candidates on the regional plan review panels.	Joulia	
14-03-162	That the Recreation Coordinator for La Crete and Area be deferred to our final 2014 budget meeting for consideration.	Mark	April 2014
14-03-165	That administration be instructed to research policies by other municipalities on the lowering of the municipal flag.	Carol	In progress
14-02-114	That a letter be sent to the Mackenzie Housing Management Board requesting that, should the decision be made in favor of the Mackenzie Housing Management Board, all legal and associated costs from the Municipal Government Board requisition dispute between Town of High Level and Mackenzie Housing Management Board not be added to Mackenzie County's requisition.	Joulia	08-Apr-14
<b>March 26, 2014 Council Meeting</b>			
14-03-179	That administration seek legal opinion regarding the allegations made by the Mackenzie Regional Waste	Joulia	



Motion	Action Required	Action By	Status
	Management Commission against Councillor Bateman's perceived conflict of interest.		
14-03-187	That administration proceed with revising street names in the Hamlet of La Crete as required, and that a full list be taken back to Council for approval prior to implementation.	Byron	
14-03-190	That the Community Sustainability Committee review the Economic Development Strategy, Four-Step Sustainability Plan, aligning the documents, and proceed with implementation and reporting steps as per the Committee's Term of Reference.	Joulia Byron	03-Apr-14 Committee Meeting

Motion	Action Required	Action By	Status
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Community Sustainability Plan – Action Items

Tasks	Responsibility	Approximate Deadline
<b>Sustainable governance items:</b>		
Citizen-engagement plan, formal avenues for active citizen involvement in strategic planning, long-term planning; undertake citizen satisfaction surveys;	CAO	
Local elections – collect, keep and report to Council voter data from municipal elections (comparative between elections);	Carol	
Review and/or establish Council Policy/Procedure on media communications, responding to citizens, contact with Government, etc.;	CAO, Carol	
Establish a Council Library in the Corporate Office (make a variety of municipal government related books and magazines available);	CAO, Carol	Completed
<b>Service delivery items:</b>		
Review standards for the services that are delivered and establish a formal process to review and evaluate compliance with those standards;	Management Team	
<b>Infrastructure items:</b>		
Review and recommend options regarding an infrastructure management system;	Management Team	
Review/develop a plan for maintaining municipal infrastructure;	Management Team	
<b>Economic vitality items:</b>		
Bring options regarding establishing an annual business licensing;	Byron	Completed
<b>Risk management items:</b>		
Review and report to Council regarding a municipal service continuity plan;	Management Team	In progress
Review and report to Council regarding Occupational Health and Safety practices (inclusive of CORE certification status).	CAO	In progress



March 28, 2014

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

**RE: Blumenort Transmission Project Update**

---

Dear William Kostiw,

We thank everyone who took time to share their feedback and concerns with us about the Blumenort transmission project. Stakeholder input obtained during our consultation program was an important factor in the planning process for this project. This letter provides you with updates on the project details and upcoming activities.

ATCO Electric has finalized the right-of-way requirements for this project. You have been identified as having land interest directly affected by the proposed right-of-way. The typical alignments for the line are illustrated on the attached diagram.

On March 25, 2014, ATCO Electric submitted a facilities application (No. 1610417) for the Blumenort transmission project to the Alberta Utilities Commission (AUC) for approval to construct and operate the proposed facilities. The application includes:

- a new 144-kV transmission line, approximately 23 kilometres in length (Selected West Route);
- expansion and alterations to the existing Blumenort substation; and
- a new 61 metre telecommunications tower at the Blumenort substation.

In the months ahead, ATCO Electric will conduct environmental field surveys to identify environmentally sensitive locations that may be impacted by the project. These surveys are required to develop environmental mitigation plans for the proposed transmission facilities. If your lands are affected by environmental surveys you will be contacted by an ATCO Electric representative.

If approved, construction is scheduled to commence in September 2014 and the facilities are to be completed and operating by May 2015. Please note that timing and details may be adjusted as plans are finalized. If you have any questions or concerns regarding the Blumenort transmission project, please contact me at your earliest convenience.

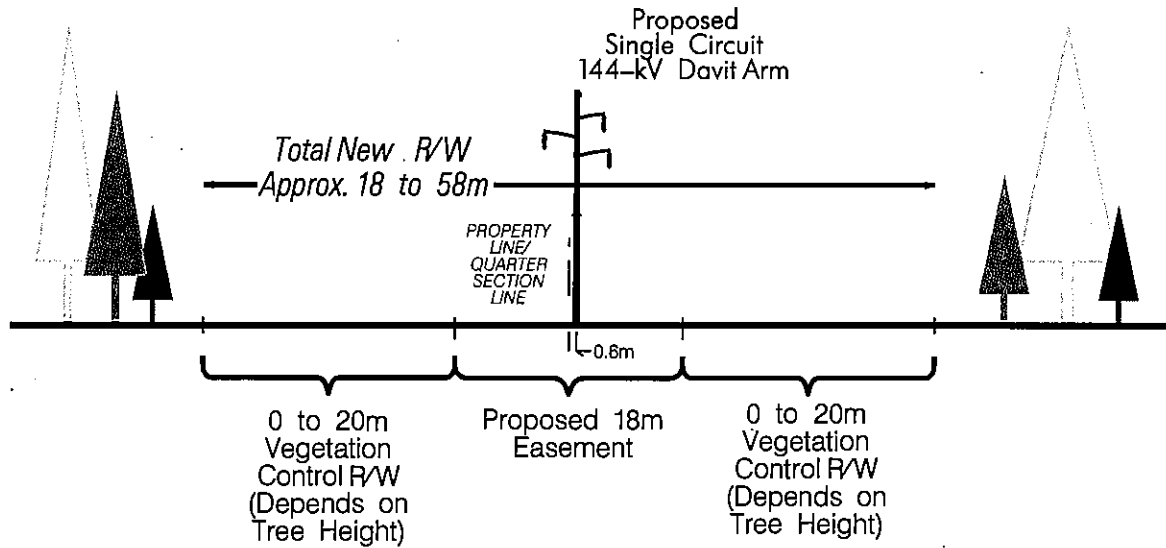
Sincerely,

**Nathan Jones**  
Project Planner  
ATCO Electric Ltd.  
Toll Free: 1-855-420-5775  
Direct: 1-780-420-4184  
E-mail: [consultation@atcoelectric.com](mailto:consultation@atcoelectric.com)

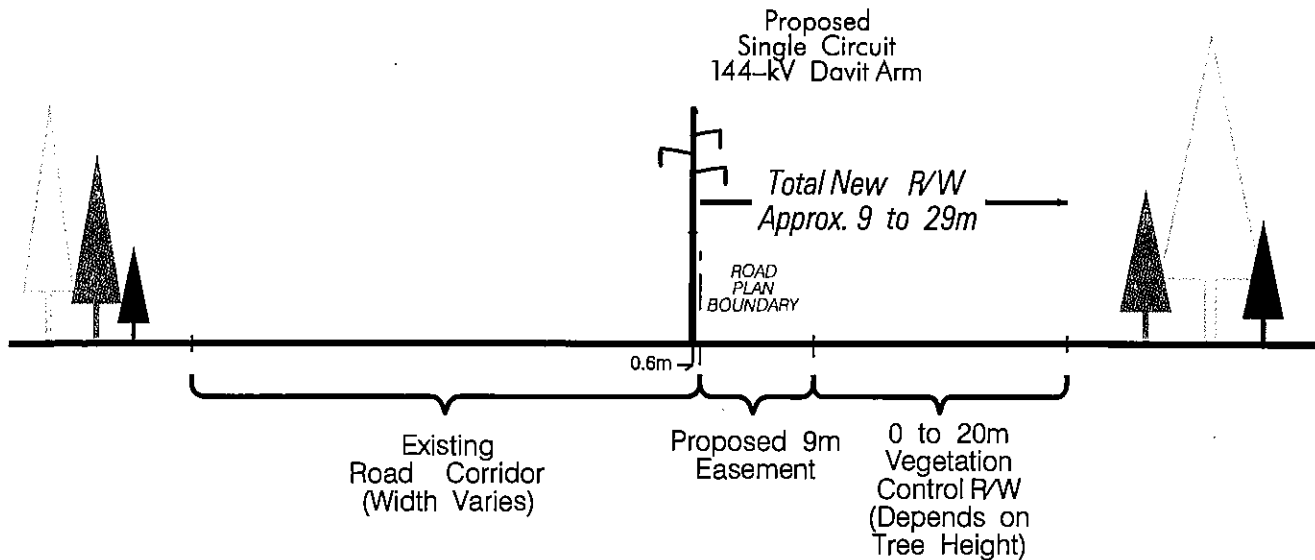
RECEIVED  
APR 2 2014

MACKENZIE COUNTY  
FORT VERMILION OFFICE

# Typical Right-of-Way Property Line Alignment



# Typical Right-of-Way Paralleling Road Linear Corridor





ALBERTA  
MUNICIPAL AFFAIRS

Office of the Minister  
MLA, Calgary - West

RECEIVED  
MAR 20 2014  
AR71781014

MAR 20 2014

MACKENZIE COUNTY  
FORT VERMILION OFFICE

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

Dear Reeve Neufeld:

Thank you for your project applications under the capital funding component of the Municipal Sustainability Initiative (MSI).

I am pleased to inform you that the following projects have been accepted as qualifying projects under the capital funding guidelines. Your municipality may apply the following amounts of your MSI capital funding allocation to the qualifying costs of these projects:

CAP-5369	La Crete Road Rehabilitation	\$1,616,759
CAP-5370	Fort Vermilion Road Reconstruction	\$ 546,206
CAP-5372	Storm Water Rural Drainage Improvements	\$ 142,476
CAP-5373	Aspen Drive Rehabilitation	\$ 522,308
CAP-5376	La Crete Water Well Rehabilitation	\$ 143,077
CAP-5378	La Crete Salt and Sand Shed Purchase	\$ 202,000

Please ensure that your local MLAs are contacted prior to any announcement or milestone you are planning for these projects. I would like to recognize the Honourable Frank Oberle, MLA, Peace River and Pearl Calahasen, MLA, Lesser Slave Lake, for their continued support for this program.

In order to recognize your success through these projects, and to recognize the contribution that the MSI has made in achieving this success, please include them in a published list of MSI-funded projects that is available to the public.

As per the MSI capital guidelines, I may select specific projects that merit enhanced public recognition. If one or more of the above projects are selected, my ministry will contact you to develop a joint communication plan.

.../2

Reeve Bill Neufeld

-2-

I wish you, your council, and the municipality's staff continued success with these projects.

Sincerely,



Ken Hughes  
Minister of Municipal Affairs

cc: Honourable Frank Oberle  
MLA, Peace River

Pearl Calahasen  
MLA, Lesser Slave Lake

Joulia Whittleton  
Chief Administrative Officer, Mackenzie County



Ottawa, Canada K1A 0H3

MAR 21 2014

Mr. Bill Neufeld  
Reeve  
Mackenzie County  
4511 46 Avenue  
P.O. Box 640  
Fort Vermilion AB T0H 1N0

RECEIVED  
MAR 31 2014

MACKENZIE COUNTY  
FORT VERMILION OFFICE

Mr. Paul Sinclair  
Reeve  
Municipal District of Opportunity  
2077 Mistassiniy Road North  
P.O. Box 60  
Wabasca AB T0G 2K0

Ms. Carolyn Kolebaba  
Reeve  
Northern Sunrise County  
135 Sunrise Road  
Postal Bag 1300  
Peace River AB T8S 1Y9

Dear Mr. Neufeld, Mr. Sinclair and Ms. Kolebaba:

Thank you for your letter of October 16, 2013, concerning the recovery strategy for the boreal population of woodland caribou (boreal caribou) under the *Species at Risk Act* (SARA), and its potential impact on Mackenzie County, the Municipal District of Opportunity and Northern Sunrise County. I regret the delay in responding.

In Canada, the responsibility for wildlife conservation is shared between the federal and provincial/territorial governments. The protection and management of caribou and other terrestrial species primarily falls under the jurisdiction of the provinces and territories. SARA is designed to work in a complementary fashion with provincial/territorial legislation to protect wildlife species at risk and their habitats.

The SARA recovery strategy for boreal caribou provides a nationally consistent framework for this species' recovery and management across the country. The recovery strategy calls for the provinces and territories to develop range plans for all boreal caribou ranges within three to five years. Range plans will

.../2



outline how critical habitat in a given range will be protected, and how ranges will be managed to maintain or attain a minimum of 65-percent undisturbed habitat over time. The recovery strategy also calls for the development of one or more action plans by December 31, 2015. Action plans will provide the public and stakeholders with details on how the recovery strategy will be implemented, and will include an evaluation of the socio-economic costs of the action plan and the benefits to be derived from its implementation. I note that you have provided a copy of your correspondence to Alberta's Minister of Environment and Sustainable Resource Development. You may wish to contact the Minister to obtain information on the status of boreal caribou range and action planning in the province.

Your recommendations for legislative amendments to SARA are appreciated. I would also welcome your views on improving the implementation of this important law.

More information on recovery strategies, consultations, and other SARA developments is available on the Species at Risk Public Registry at [www.registrelep-sararegistry.gc.ca/default\\_e.cfm](http://www.registrelep-sararegistry.gc.ca/default_e.cfm), including in the "SARA and you" section of the website.

I appreciate your bringing your concerns to my attention. Please accept my best wishes.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Leona Aglukkaq', written in a cursive style.

The Honourable Leona Aglukkaq, P.C., M.P.  
Minister of the Environment

c.c.: Mr. Chris Warkentin, M.P.



On June 6, 2014, Tolko Industries–High Level Lumber Division will be celebrating the planting of our 200 millionth seedling. We would like to request your attendance at this special event. Since 1968, High Level Lumber Division has invested in a strong planting program so that future generations may continue to enjoy the benefits of forests in Northwest Alberta.

## PLEASE JOIN US TO CELEBRATE SUSTAINABILITY OF OUR FORESTS

Friday, June 6th, 2014 at 2:00PM

At Tolko Industries Ltd, High Level Lumber Division

11401 – 92 Street | High Level, Alberta

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### RSVP

Melanie Plantinga

11401 – 92 Street

High Level AB T0H 1Z0

P 780-926-8947

E [melanie.plantinga@tolko.com](mailto:melanie.plantinga@tolko.com)

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By Monday, June 2nd, 2014

**We look forward to sharing this day with you.**

9925 - 107 Street  
PO Box 2415  
Edmonton, Alberta T5J 2S5

Tel: (780) 498-8680  
Fax: (780) 498-7875  
WCB website: [www.wcb.ab.ca](http://www.wcb.ab.ca)



March 19, 2014

Dear Mayors, Reeves and Councillors:

**RE: April 28 - National Day of Mourning**

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On April 28<sup>th</sup>, people across Canada stop to remember workers killed, injured or disabled at work.

In 2013, Alberta lost 188 workers to workplace injury or illness.

The loss is felt by everyone, which is why we have developed a memorial poster (enclosed) in recognition of the day. This poster will appear at workplaces, public places and in ceremonies across the province as a remembrance and a tribute to the workers killed or injured on the job.

We have also included a small vinyl sticker to provide a tangible reminder to Albertans of the significance of April 28<sup>th</sup>. If you are interested in distributing them to visitors, we would be happy to provide you with a supply.

We ask that you display the poster and use it in any events marking Day of Mourning.

If you have any questions, need stickers or additional posters, please contact Dina DaSilva, WCB Corporate Communications at 780-498-8616 or [dina.dasilva@wcb.ab.ca](mailto:dina.dasilva@wcb.ab.ca).

We will be lowering our flags to half-mast on April 28<sup>th</sup>; we invite you to mark this important day by doing the same.

Respectfully,

A handwritten signature in black ink that reads "Dayna Therien".

Dayna Therien  
Director of Corporate Communications,  
WCB-Alberta

Encl.