




MACKENZIE COUNTY

REGULAR COUNCIL MEETING

OCTOBER 16, 2024
10:00 AM
FORT VERMILION COUNCIL
CHAMBERS

 780.927.3718

 www.mackenziecounty.com

 4511-46 Avenue, Fort Vermilion

 office@mackenziecounty.com



Mackenzie County

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Wednesday, October 16, 2024
10:00 a.m.**

Fort Vermilion Council Chambers

Fort Vermilion, Alberta

AGENDA

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CALL TO ORDER:	1.	a) Call to Order	
AGENDA:	2.	a) Adoption of Agenda	
ADOPTION OF PREVIOUS MINUTES:	3.	a) Minutes of the September 23, 2024 Regular Council Meeting	7
		b) Business Arising out of the Minutes	
CLOSED MEETING:		<i>Freedom of Information and Protection of Privacy Act Division 2, Part 1 Exceptions to Disclosure</i>	
	4.	a) Financial - Grants to Other Organizations (<i>FOIP Section 25</i>)	
		b) Public Land Sales (<i>FOIP Sections 23, 24, 25 and 27</i>)	
		c) Sale of County Property (<i>FOIP Sections 23, 24, 25 and 27</i>)	
		d) CAO Report (<i>FOIP Sections 16, 17, 23 and 24</i>)	
		e)	
TENDERS:	5.	a) None	
PUBLIC HEARINGS:		Public Hearings are scheduled for 1:00 p.m.	
	6.	a) Bylaw 1348-24 Land Use Bylaw Amendment to Rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG"	21

		b)	Bylaw 1349-24 Partial Road Closure of 1530 meters of Range Road 16-1 located between SE-24-107-16-W5M/NE-13-107-16-W5M and SW-19-107-15-W5M/NW-18-107-15-W5M	41
DELEGATIONS:	7.	a)	None	
GENERAL REPORTS:	8.	a)	None	
		b)		
AGRICULTURE SERVICES:	9.	a)	None	
		b)		
COMMUNITY SERVICES:	10.	a)	None	
		b)		
FINANCE:	11.	a)	Disaster Recovery Program – 2020 Update October 16, 2024 Report	49
		b)	Budget Amendment – Jaws of Life Project	53
		c)	MasterCard Statements – June & July 2024 (HANDOUT)	55
		d)	Councillor Expense Claims	57
		e)	Members at Large Expense Claims	59
		f)		
		g)		
OPERATIONS:	12.	a)	None	
		b)		
UTILITIES:	13.	a)	Wolfe Lake Rural Water Point	61
		b)		
		c)		
PLANNING & DEVELOPMENT:	14.	a)	Development Statistics Report – January to September 2024	63

		b)	Minimum Building Setbacks – National Building Code Standard	71
		c)	Bylaw 1340-24 Partial Road Closure of a portion of the road located within 106 Street and 99 Avenue	75
		d)		
		e)		
ADMINISTRATION:	15.	a)	Municipal Ward Boundary Review	85
		b)		
		c)		
COMMITTEE OF THE WHOLE ITEMS:	16.	a)	None	
COUNCIL COMMITTEE REPORTS:	17.	a)	Council Committee Reports (verbal)	
		b)	Municipal Planning Commission Meeting Minutes	87
		c)		
		d)		
INFORMATION / CORRESPONDENCE:	18.	a)	Information/Correspondence	115
NOTICE OF MOTION:	19.	a)		
NEXT MEETING DATES:	20.	a)	Organizational Meeting October 22, 2024 10:00 a.m. Fort Vermilion Council Chambers	
		b)	Regular Council Meeting October 23, 2024 10:00 a.m. Fort Vermilion Council Chambers	
ADJOURNMENT:	21.	a)	Adjournment	



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Darrell Derksen, Chief Administrative Officer
Title:	Minutes of the September 23, 2024 Regular Council Meeting

BACKGROUND / PROPOSAL:

Minutes of the September 23, 2024 Regular Council Meeting are attached.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

N/A

COMMUNICATION / PUBLIC PARTICIPATION:

Approved Council Meeting minutes are posted on the County website.

POLICY REFERENCES:

Author: T. Thompson **Reviewed by:** L. Flooren **CAO:** _____

RECOMMENDED ACTION:

- Simple Majority Requires 2/3 Requires Unanimous

That the minutes of the September 23, 2024 Regular Council Meeting be adopted as presented.

Author: T. Thompson **Reviewed by:** L. Flooren **CAO:** _____

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Monday, September 23, 2024
10:00 a.m.**

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

PRESENT:

Josh Knelsen	Reeve
Walter Sarapuk	Deputy Reeve
Peter F. Braun	Councillor (joined the meeting at 11:01 a.m.)
Cameron Cardinal	Councillor
David Driedger	Councillor (joined the meeting at 10:08 a.m.)
Eileen Morris	Councillor
Ernest Peters	Councillor
Garrell Smith	Councillor (left the meeting at 12:50 p.m.)
Lisa Wardley	Councillor
Dale Wiebe	Councillor

REGRETS:

ADMINISTRATION:

Darrell Derksen	Chief Administrative Officer
Don Roberts	Director of Community Services
Jennifer Batt	Director of Finance
Andy Banman	Director of Operations
Caitlin Smith	Director of Planning and Development
John Zacharias	Director of Utilities
Louise Flooren	Manager of Legislative & Support Services/ Recording Secretary
Landon Driedger	Agricultural Fieldman

ALSO PRESENT: Members of the Public

Minutes of the Regular Council Meeting for Mackenzie County held on September 23, 2024 in the Council Chambers at the Fort Vermilion County Office.

CALL TO ORDER: 1. a) Call to Order

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

AGENDA: 2. a) Adoption of Agenda

MOTION 24-09-647 MOVED by Councillor Wardley

That the agenda be adopted with the following additions:

- 12. a) Zama Tower Road Culvert
- 12. b) Range Road 15-5
- 12. c) Machesis Lake Signage

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

3. a) Minutes of the September 10, 2024 Regular Council Meeting

MOTION 24-09-648

MOVED by Councillor Wardley

That the minutes of the September 10, 2024 Regular Council Meeting be adopted as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

3. b) Business Arising out of the Minutes

None.

CLOSED MEETING:

4. a) Closed Meeting

MOTION 24-09-649

MOVED by Deputy Reeve Sarapuk

That Council move into a closed meeting at 10:03 a.m. to discuss the following:

- 4.a) Sale of County Property (*FOIP Sections 23, 24, 25 and 27*)
- 4.b) CAO Report (*FOIP Sections 16, 17, 23 and 24*)

CARRIED

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

- All Councillors Present excluding Councillor Braun and Councillor Driedger
- Darrell Derksen, Chief Administrative Officer
- Don Roberts, Director of Community Services
- Jennifer Batt, Director of Finance
- Andy Banman, Director of Operations
- Caitlin Smith, Director of Planning and Development

- John Zacharias, Director of Utilities
- Louise Flooren, Manager of Legislative & Support Services/ Recording Secretary
- Landon Driedger, Agricultural Fieldman

Councillor Driedger joined the meeting at 10:08 a.m., Administration left the meeting at 10:14 a.m. excluding Darrell Derksen, Chief Administrative Officer.

MOTION 24-09-650 **MOVED** by Councillor Cardinal

That Council move out of a closed meeting at 10:30 a.m.

CARRIED

CLOSED MEETING: **4. a) Sale of County Property**

MOTION 24-09-651 **MOVED** by Councillor Morris

That the Sale of County Property be TABLED to January 2025.

CARRIED

CLOSED MEETING: **4. b) CAO Report**

MOTION 24-09-652 **MOVED** by Councillor Driedger

That the CAO Report be received for information.

CARRIED

TENDERS: **5. a) None**

DELEGATIONS: **7. a) None**

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

AGRICULTURE SERVICES: **9. a) Soil Feasibility Study for Irrigable Lands Request for Proposal Awarding**

MOTION 24-09-653 **MOVED** by Councillor Driedger

That the Soil Feasibility Study for Irrigable Lands Request for Proposal be awarded to the highest scoring qualified proponent, while staying within budget.

CARRIED

Evaluation Criteria	Mark (%)	Points Available	Soil & Forestry Consulting	Paragon Soil & Environmental Consulting Inc.
Project Team/Expertise in Irrigation	30%	30	30	30
Knowledge of Region	30%	30	21	24
Proposal Cost	40%	40	12	28
Total Points Available	100%	100	63	82

FINANCE:

11. a) Mitigation – Conditional Grant Agreement One-Year Extension

Councillor Braun joined the meeting at 11:01 a.m.

MOTION 24-09-654

MOVED by Councillor Morris

That administration enter into a one year extension for the Conditional Grant Agreement for Mitigation to December 31, 2025.

CARRIED

Reeve Knelsen recessed the meeting at 11:03 a.m. and reconvened the meeting at 11:23 a.m.

COMMUNITY SERVICES:

10. a) Mackenzie Community Recreation Centre

MOTION 24-09-655

MOVED by Councillor Driedger

That the Fort Vermilion School Division and Mackenzie County enter into an Agreement for the development of the Mackenzie Community Recreation Centre.

CARRIED

Reeve Knelsen recessed the meeting at 12:14 p.m. and reconvened the meeting at 12:50 p.m. Councillor Smith left the meeting at 12:50 p.m.

MOTION 24-09-656 **MOVED** by Councillor Braun

That administration work with community partners and bring back estimates for initial phases of engineering on the Mackenzie Community Recreation Centre.

CARRIED

FINANCE: **11. b) Amend Policy RESV14 – Gravel Crushing Reserve**

MOTION 24-09-657 **MOVED** by Councillor Wardley

That Policy RESV14 – Gravel Crushing Reserve be amended as presented.

CARRIED

FINANCE: **11. c) Financial Reports – January – August 2024**

MOTION 24-09-658 **MOVED** by Deputy Reeve Sarapuk

That the financial reports for January to August 2024 be received for information.

CARRIED

FINANCE: **11. d) Proposed 2025 Budget Council Meeting Dates**

MOTION 24-09-659 **MOVED** by Councillor Wardley

That Capital Project Tour Workshop be scheduled for Wednesday October 30, 2024.

CARRIED

MOTION 24-09-660 **MOVED** by Councillor Morris

That Budget Council meetings be scheduled as follows:

Tuesday, October 29, 2024 (11:00 a.m.)
Monday, November 18, 2024

Tuesday, November 19, 2024
Wednesday, December 11, 2024

CARRIED

PUBLIC HEARINGS: 6. a) Bylaw 1244-21 Land Use Bylaw

Reeve Knelsen called the public hearing for Bylaw 1244-21 to order at 1:08 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1244-21 was properly advertised. Caitlin Smith, Director of Planning & Development answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Bylaw 1244-21 Land Use Bylaw.

Caitlin Smith, Director of Planning and Development presented the following:

Administration has been working towards a new Land Use Bylaw for the past couple years. There have been two separate open houses over the past two years in all the hamlets and an open online forum.

There has been very little feedback from the public in terms of uses or additional regulations.

First reading of this bylaw was passed on November 30, 2021.

Please see attached the amendment summary and the Land Use Bylaw. The Land Use Bylaw regulates all land uses within the municipality. This is a living document and will be amended from time to time. The last Land Use Bylaw was approved in 2017 and will be repealed and replaced by this one.

Reeve Knelsen asked if Council has any questions of the proposed Bylaw 1244-21 Land Use Bylaw.

Councillor Wardley – The maps starting on page 209 of the package, it doesn't show where you are? As well the yellow dots on page 210? Country residential and institutional? The maps

should have an area where you are looking at? I don't understand the dots, can you label the areas of interest and locations, is the green cause of green zone or recreational 2 as according to the legend?

Director – This is the overall land use map, I can ask for a more zoomed in version. We can go correct the colours and labels, this green is the forestry zoning district.

Councillor Wardley – It looks like the same green let's not use the same green. As for uses in the forestry zoning district, can we direct stakeholders to different areas for solar farms or industrial type uses that are easily serviceable?

Director – If you look to page 149, these are listed uses and solar farms are discretionary uses that need to go to MPC for approval. As for areas of interest, they should be identified by Council first. They would need their own plan or something for economic development to have ready.

Councillor Wardley – What about a future growth node in and around High Level?

Director – That would have to be addressed through the Inter-municipal Development Plan.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1244-21. There were no submissions. No Submissions were received.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1244-21
There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1244-21 at 1:17 p.m.

MOTION 24-09-661

MOVED by Councillor Wardley

That second reading be given to Bylaw 1244-21 being the Land Use Bylaw to be adopted as amended.

CARRIED

MOTION 24-09-662 **MOVED** by Councillor Braun

That third reading be given to Bylaw 1244-21 being the Land Use Bylaw to be adopted as amended.

CARRIED

FINANCE: **11. e) Councillor Expense Claims**

MOTION 24-09-663 **MOVED** by Councillor Wardley

That the Councillor Expense Claims for August 2024 be received for information.

CARRIED

FINANCE: **11. f) Members at Large Expense Claims**

MOTION 24-09-664 **MOVED** by Councillor Braun

That the Member at Large Expense Claims for August/September 2024 be received for information.

CARRIED

OPERATIONS: **12. a) Zama Tower Road Culvert (ADDITION)**

MOTION 24-09-665 **MOVED** by Councillor Wardley
Requires Unanimous

That the Zama Tower Road Culvert ditch block be removed.

CARRIED UNANIMOUSLY

OPERATIONS: **12. b) Range Road 15-5 (ADDITION)**

MOTION 24-09-666 **MOVED** by Councillor Wiebe
Requires Unanimous

That Range Road 15-5 ditch work be completed prior to winter.

CARRIED UNANIMOUSLY

OPERATIONS: **12. c) Machesis Lake Signage (ADDITION)**

MOTION 24-09-667 **MOVED** by Councillor Driedger
Requires Unanimous

That dual direction signage be installed for Machesis Lake from Highway 58 and Highway 88.

CARRIED UNANIMOUSLY

MOTION 24-09-668
Requires Unanimous

MOVED by Councillor Wardley

That Mackenzie County partner with Northern Lights Forest Education Society on informational signage for our campgrounds for a maximum of \$5,000 with funding coming from the 2024 Operating Budget.

CARRIED UNANIMOUSLY

UTILITIES:

13. a) None

**PLANNING &
DEVELOPMENT:**

14. a) Bylaw 1348-24 Land Use Bylaw Amendment to Rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG"

MOTION 24-09-669

MOVED by Councillor Wardley

That first reading be given to Bylaw 1348-24 being a Land Use Bylaw Amendment to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG", subject to public hearing input.

CARRIED

ADMINISTRATION:

15. a) PrairiesCan Economic Development Roundtable Virtual Session

MOTION 24-09-670

MOVED by Deputy Reeve Sarapuk

That the following councillors be authorized to attend the PrairiesCan Economic Development Roundtable Virtual Session:

1. Reeve Knelsen
2. Councillor Cardinal
3. Councillor Wardley

CARRIED

Reeve Knelsen recessed the meeting at 1:39 p.m. and reconvened the meeting at 1:54 p.m.

ADMINISTRATION: 15. b) Request to Reinstate Ratepayer Meetings

MOTION 24-09-671 **MOVED** by Councillor Wardley

That the Request to Reinstate Ratepayers Meetings discussion be received for information and future consideration be given to citizen engagement.

CARRIED

ADMINISTRATION: 15. c) Draft Mackenzie County Strategic Plan

MOTION 24-09-672 **MOVED** by Councillor Morris

That the 2024–2029 Mackenzie County Strategic Plan be approved as amended.

CARRIED

ADMINISTRATION: 15. d) Salmon Grill

MOTION 24-09-673 **MOVED** by Councillor Wardley

That Mackenzie County purchase a table for eight (8) in the amount of \$520 for the Salmon Grill on October 19, 2024.

CARRIED

COMMITTEE OF THE WHOLE ITEMS: 16. a) None

COUNCIL COMMITTEE REPORTS: 17. a) Council Committee Reports (Verbal)

MOTION 24-09-674 **MOVED** by Deputy Reeve Sarapuk

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

CARRIED

INFORMATION/ CORRESPONDENCE: 18. a) Information/Correspondence

MOTION 24-09-675 **MOVED** by Deputy Reeve Sarapuk

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

CARRIED

MOTION 24-09-676 **MOVED** by Councillor Cardinal

That the 2024 Capital Budget be amended by \$60,000 with funding coming from the Municipal Reserve for the boat launch projects.

CARRIED

NOTICE OF MOTION: **19. a) None**

NEXT MEETING DATES: **20. a) Next Meeting Dates**

Regular Council Meeting
October 16, 2024
10:00 a.m.
Fort Vermilion Council Chambers

Organizational Meeting
October 22, 2024
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT: **21. a) Adjournment**

MOTION 24-09-677 **MOVED** by Councillor Morris

That the Council meeting be adjourned at 2:49 p.m.

CARRIED

These minutes will be presented for approval at the October 16, 2024 Regular Council Meeting.

Joshua Knelsen
Reeve

Darrell Derksen
Chief Administrative Officer

UNAPPROVED



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Caitlin Smith, Director of Planning and Development
Title:	PUBLIC HEARING Bylaw 1348-24 Land Use Bylaw Amendment to Rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG"

BACKGROUND / PROPOSAL:

Administration has received a request to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG". The area to be rezoned is approximately 35 acres.

Currently there is a residence and workshop/garage on the portion that is not included in the rezoning request area.

The reason for the rezoning is that the land owner would like to subdivide this 35 acre piece for the purpose of selling the land. The potential buyer intends to use this parcel of land for industrial type business such as mechanic work/metal recycling etc., which is not permitted in the current Land Use District.

Currently this quarter section has one (1) other 80 acre piece that is zoned agricultural and one (1) 20 acre piece that has already been rezoned to Rural Industrial General.

The proposed rezoning area has an approved development permit that was granted on April 03, 2024 for the purpose of a salvage yard (018-DP-24). The development permit is valid until April 03, 2025.

The proposed rezoning area is located near a rural growth node according to the Municipal Development Plan. (Please see map attached).

The purpose of the Rural Industrial Light (RIL) district is to provide for light industrial uses, located outside of HAMLETS, with limited outside storage areas that do not cause nuisances to adjacent land uses while offering a high quality of site aesthetics.

Author: J Wiebe **Reviewed by:** C Smith **CAO:** _____

The proposed Bylaw was previously presented for second and third reading by Council on March 7, 2023 where the following motion was made:

MOTION 23-03-233 **MOVED** by Councillor Braun

That second reading be given to Bylaw 1280-23 being a Land Use Bylaw Amendment to rezone Part of NW 24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG" to accommodate a salvage yard.

CARRIED

MOTION 23-03-234 **MOVED** by Councillor Cardinal

That third reading be given to Bylaw 1280-23 being a Land Use Bylaw Amendment to rezone Part of NW 24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG" to accommodate a salvage yard.

CARRIED

On May 31, 2023, Administration had been requested to repeal the previously approved Land Use Bylaw Amendment to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG".

Adjacent landowners had been quite upset about the potential negative effects on their property which is located south of the proposed development.

The proposed repealing Bylaw was presented for second and third reading by Council on June 28, 2023 where the following motion was made:

MOTION 23-06-525 **MOVED** by Councillor Wardley

That second reading be given to Bylaw 1296-23 being a Land Use Bylaw Amendment to Repeal Bylaw 1280-23 Land Use Bylaw Amendment to Rezone Part of NW 24-107-14-W5M due to the negative infringement of neighbouring properties.

CARRIED

MOTION 23-06-526 **MOVED** by Councillor Smith

That third reading be given to Bylaw 1296-23 being a Land Use Bylaw Amendment to Repeal Bylaw 1280-23 Land Use Bylaw Amendment to Rezone Part of NW 24-107-14-W5M due to the negative infringement of neighbouring properties.

CARRIED

Author: J Wiebe Reviewed by: C Smith CAO: _____

The purpose of the Rural Industrial General (RIG) district is to provide for heavy industrial uses on large land parcels, distant from residential uses, that utilize extensive outdoor storage areas and on-site operations are considered to be a nuisance to non-industrial and residential uses.

According to the Land Use Bylaw, under Section 9.7.2 Permitted and Discretionary Land Use Classes states:

Permitted and Discretionary Land Use Classes

9.7.2 Land use classes within the following table shall be permitted or discretionary within the Rural Industrial General (RIG) district of this BYLAW.

Permitted	Discretionary
ACCESSORY BUILDING	AGGREGATE RESOURCE PROCESSING
AGRICULTURAL MACHINERY SALES AND SERVICE	AUCTION FACILITY
AGRICULTURAL SUPPLY DEPOT	AUTO SALVAGE
AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES, MAJOR	BULK FERTILIZER STORAGE AND/OR SALES
AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES, MINOR	BULK FUEL STORAGE AND DISTRIBUTION
BUSINESS SUPPORT SERVICES	ENVIRO-TANK
CONTRACTOR, GENERAL	GRAIN ELEVATOR
CREMATORIUM	INDUSTRIAL USE, HEAVY
DUGOUT	NATURAL RESOURCE EXTRACTION
EQUIPMENT RENTAL FACILITY	NATURAL RESOURCE PROCESSING
MANUFACTURED HOME SALES AND SERVICE	OIL FIELD SERVICE
PUBLIC UTILITY	SELF-STORAGE 2
SALVAGE YARD	SHIPPING CONTAINER

Section 9 | Land Use District Regulations

Permitted	Discretionary
SERVICE STATION – MAJOR	SIGNS
VEHICLE WASH	SOLAR FARM
WAREHOUSE	TARP SHELTER
	WASTE MANAGEMENT

According to the Municipal Development Plan, under Section 5.2 Land Use Policies, sub-section 5.2.6 Industrial states:

Policies

- a) The location of urban and rural industrial uses, apart from farm-based industries and resource extraction operations, shall be limited to existing industrial areas, industrial parks, and the industrial policy areas shown in the hamlet and industrial Area Structure Plans.
 - i) Farm-based industries are supported in agricultural areas which include but are not limited to livestock auction marts; concentrated livestock feed operations; grain elevators and feed mills; bulk fertilizer and/or bulk agricultural chemical distribution plants; implement dealerships; crop spraying; greenhouses; and accessory commercial operations.
 - ii) Mackenzie County may support resource extraction operations in agricultural areas, which include, but are not limited to the following: cement plants, sand and gravel operations, extraction and processing of natural gas and petroleum, logging and forestry operations, and coal or mineral extraction.
 - iii) Support for mineral extraction operations shall be contingent on the mitigation or minimization of the impacts upon adjacent land uses and soil, water, and farming operations.
- b) Industrial development may be allowed in locations other than those described in Policy 5.2.6a provided they meet the following criteria:
 - i) caters to the needs of agriculture, forestry, or natural resource extraction;
 - ii) is not suited to an urban area;
 - iii) nuisance impacts to adjacent parcels, such as emissions, noise and traffic generation can be mitigated;
 - iv) the site is suitable for the proposed development in terms of soil stability, groundwater level, and drainage;
 - v) has minimal transportation and utility servicing requirements; and
 - vi) the County provides opportunity for public input.
- c) Industrial parks or industrial uses shall:
 - i) conform to relevant statutory plans;
 - ii) minimize impacts on the surrounding agricultural activities and urban areas;
 - iii) have adequate separation distances and transition between industrial and non-industrial uses;
 - iv) have simple and direct access to truck routes, highways, or rail networks;
 - v) are suitable to the provision of required infrastructure and services;
 - vi) have sufficient on-site water storage for the fire protection purposes; and
 - vii) can accommodate a variety of types and sizes of industries.
- d) Through provisions in the Land Use Bylaw, the County shall ensure that adequate buffers or transitional land uses are maintained between industrial and non-industrial uses when the potential exists for significant land use conflicts regarding noise, vibration, dust, odour, environmental hazards or other safety risks.

The rezoning application was presented to the Municipal Planning Commission on September 19, 2024 where the following motion was made:

MPC 24-09-154 *MOVED* by Peter F. Braun

That the Municipal Planning Commission recommend to Council to approve Bylaw 13XX-24 being a Land Use Bylaw Amendment to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG".

CARRIED

The rezoning application was presented to the Mackenzie County Council on September 23, 2024 where the following motion was made:

MOTION 24-09-669

That first reading be given to Bylaw 1348-24 being a Land Use Bylaw Amendment to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG", subject to public hearing input.

CARRIED

OPTIONS & BENEFITS:

Options are to recommend approval, not recommend approval or table for more information.

COSTS & SOURCE OF FUNDING:

Costs will consist of advertising the Public Hearing and adjacent landowner letters, which will be borne by the applicant.

COMMUNICATION / PUBLIC PARTICIPATION:

The Bylaw Amendment will be advertised as per MGA requirements, this includes all adjacent landowners. The applicant will also be required to display a sign on the subject property as per LUB requirements.

POLICY REFERENCES:

N/A

Author: J Wiebe **Reviewed by:** C Smith **CAO:** _____

RECOMMENDED ACTION:

Simple Majority Requires 2/3 Requires Unanimous

That second reading be given to Bylaw 1348-24 being a Land Use Bylaw Amendment to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG", for future industrial use.

Simple Majority Requires 2/3 Requires Unanimous

That third reading be given to Bylaw 1348-24 being a Land Use Bylaw Amendment to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG", for future industrial use.

Author: J Wiebe **Reviewed by:** C Smith **CAO:** _____

BYLAW NO. 1348-24
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 2017, 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 Part of NW-24-107-14-W5M from Agricultural “A” to Rural Industrial General “RIG”.

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 NW-24-107-14-W5M

Within Mackenzie County, be from Agricultural “A” to Rural Industrial General “RIG” as outlined in Schedule “A” hereto attached.

READ a first time this ____ day of _____, 2024.

PUBLIC HEARING held this ____ day of _____, 2024.

READ a second time this ____ day of _____, 2024.

READ a third time and finally passed this ____ day of _____, 2024.

Joshua Knelsen
Reeve

Darrell Derksen
Chief Administrative Officer

BYLAW No. 1348-24

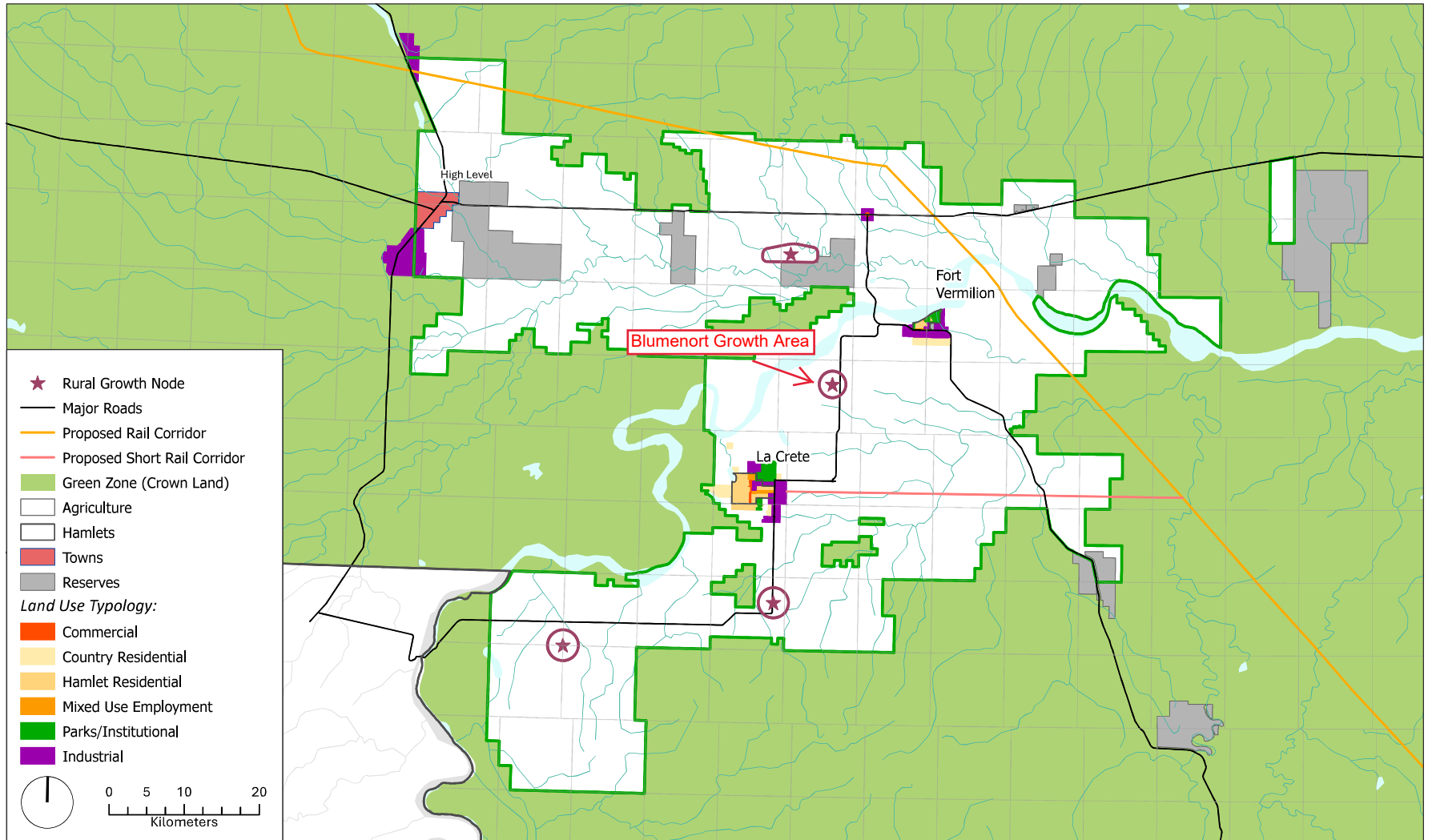
SCHEDULE "A"

1. That the land use designation of the following property known as Part of NW-24-107-14-W5M within Mackenzie County, be rezoned:



FROM: Agricultural "A"

TO: Rural Industrial General "RIG"



Mackenzie County LAND USE BYLAW AMENDMENT – REZONING APPLICATION

Name Of Applicant <u>Don Schmidt</u>

Complete only if different from Applicant

Name of Registered Owner		
Address:		
City/Town		
Postal Code	Phone	Cell
Owner Email		

Legal Description of the Land Affected by the Proposed Amendment: All or Part of:

QTR./LS.	SEC.	TWP.	RANGE	M.		PLAN	BLK	LOT
NW	24	107	14	5	or			

Civic Address: 14065 TWP RD 1074

Land Use Classification Amendment Proposed:

From: Agricultural "A" To: Rural Industrial General "RIG"

Reasons Supporting Proposed Amendment:

- Excellent location for businesses - Had people approach me about buying
- Possibly mechanic shop / metal recycling -
- entire 35 acres
- intention to sub-divide for sale of land to

interested buyers for industrial type businesses (mechanic, metal recycling etc)
I have enclosed the required application fee of: 889.61 Receipt No.: 313161

Sep 11 24
Date

Registered Owner Signature _____

Date _____

NOTE: Registered Owner's signature required only if different from applicant

The personal information on this form is collected in accordance with Section 33 of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of processing this application, issuing development permits and Land Use Bylaw Enforcement. The name of the permit holder and nature of the permit are available to the public upon request. If you have any questions regarding the collection, use or disclosure of this information, please contact the FOIP Coordinator or (780) 927-3718.

Mackenzie County
Box 640, 4511-46 Avenue
Fort Vermilion, AB T0H 1N0

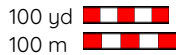


Mackenzie County

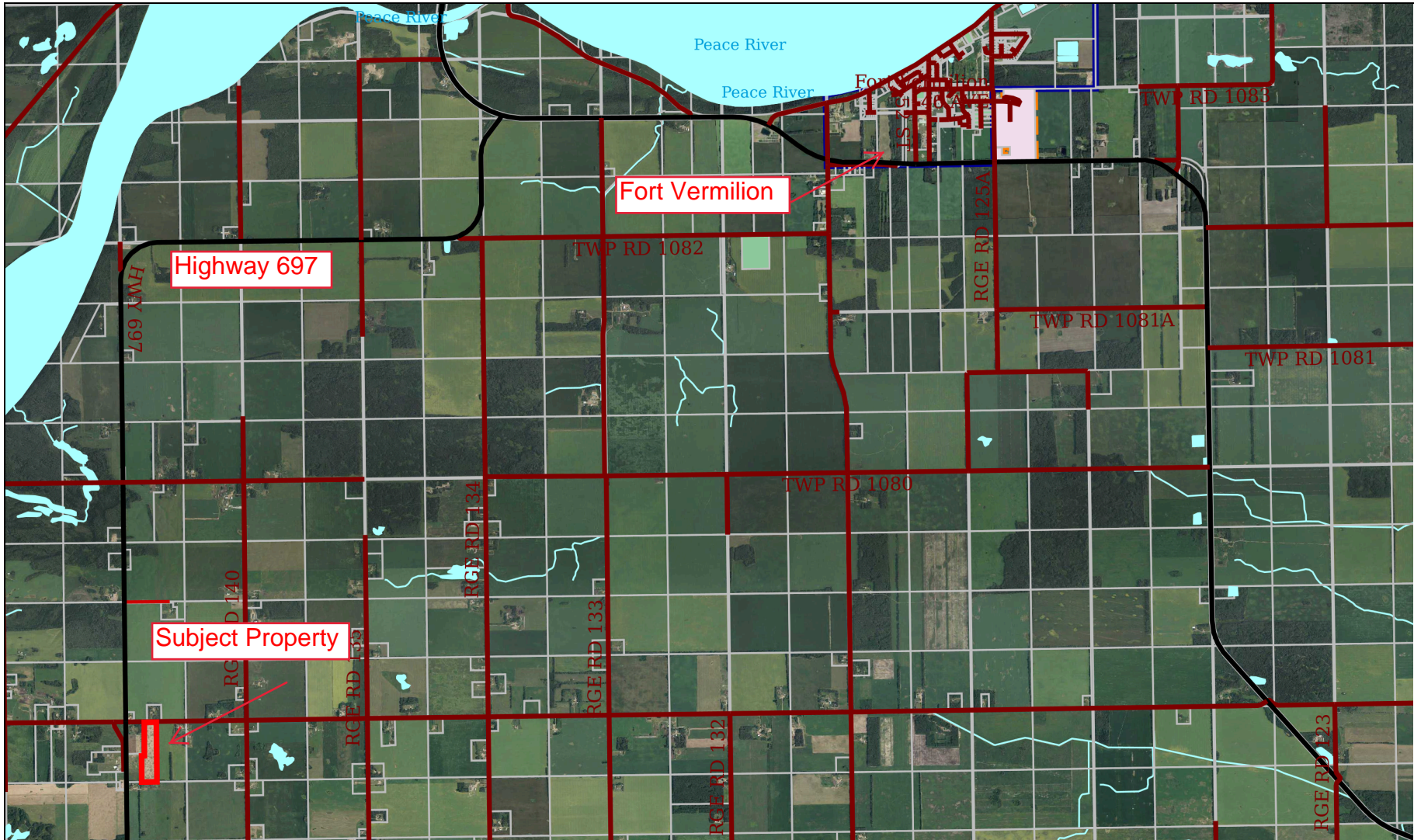
Phone: (780) 927-3718
Fax: (780) 927-4266
Email: planning@mackenziecounty.com
www.mackenziecounty.com



Scale 1: 7,599



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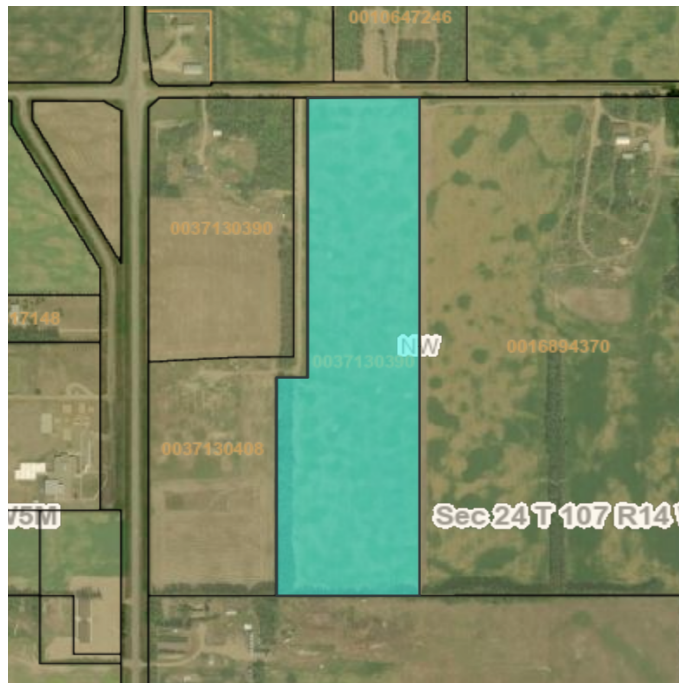
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1 Km 

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Transportation and Economic Corridors Notice of Referral Decision
Land Use Bylaw Amendment in Proximity of a Provincial Highway

Municipality File Number:	Bylaw 1348-24	Highway(s):	697
Legal Land Location:	QS-NW SEC-24 TWP-107 RGE-14 MER-5	Municipality:	Mackenzie County
Decision By:	Mary Crowley	Issuing Office:	Peace Region / Peace River
Issued Date:	October 1, 2024	AT Reference #:	RPATH0046150
Description of Development:	Rezone part of NW24-107-14-W5M from Agricultural to Rural Industrial General.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and

Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Transportation and Economic Corridors has no objection to the proposal and offers the following comments and observations with respect to the proposed land use amendment (s):

1. The subject lands fall within the development control zone and a roadside development permit will be required prior to any development or change in usage.
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Mary Crowley, Development & Planning Tech**, on **October 1, 2024** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



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

September 30, 2024

File No. **Bylaw 1348-24**

LANDOWNER: Dan Schmidt
DEVELOPER/AGENT: Dan Schmidt
LEGAL: NW-24-107-14-W5M

PROPOSED LAND USE: Rezone from Agricultural "A" to Rural Industrial General "RIG".

Bylaw 1348-24 – Proposed Rezoning Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG".

This letter serves as notification that Mackenzie County has received an application to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG". The area to be rezoned is approximately 35 acres.

The reason for the rezoning is that the land owner would like to subdivide this 35 acre piece for the purpose of selling the land. The potential buyer intends to use this parcel of land for industrial type business such as mechanic work/metal recycling etc., which is not permitted in the current Land Use District.

A complete package along with a location map and property map has been attached.

Please refer to the attached maps showing the location of the above noted partial road closure and advise whether you have any objections.

Please provide us with your agency's comments regarding the proposed partial road closure by **October 14, 2024**.

If you have any questions or concerns regarding this matter, please contact the undersigned at 780-928-3983. Our office hours are 8:15 a.m. to 4:30 p.m., Monday through Friday.

Yours truly,

Jamie Wiebe,
Development Officer

COMMENTS:

1. Director of Planning & Development Caitlin Smith csmith@mackenziecounty.com
2. Agricultural Fieldman Landon Driedger ldriedger@mackenziecounty.com
3. Planning & Agriculture Department Colleen Sarapuk
csarapuk@mackenziecounty.com
4. Director of Operations Andy Banman abanman@mackenziecounty.net
5. GIS Technician Fisayo Omomogbe fomomogbe@mackenziecounty.com
6. Development Officer Jackie Roberts JRoberts@mackenziecounty.com
7. Director of Utilities John Zacharias jzacharias@mackenziecounty.com
8. Alberta Transpiration Mary Crowley
TRANSDevelopmentPeaceRiver@gov.ab.ca
9. ATCO Electric LandInquiries@atcoelectric.com
10. Northern Lights Gas Co-op Jack Eccles nlgc@telusplanet.net
11. Fort Vermilion School Division No. 25 Wanda Beuckert WandaB1@fvsd.ab.ca
12. TELUS dev@telus.net
13. NWCSR@ATCO.com

Comments received may be deemed public information

SIGNATURE: _____

Mackenzie County LAND USE BYLAW AMENDMENT – REZONING APPLICATION

Name Of Applicant <u>Don Schmidt</u>

Complete only if different from Applicant

Name of Registered Owner		
Address:		
City/Town		
Postal Code	Phone	Cell
Owner Email		

Legal Description of the Land Affected by the Proposed Amendment: All or Part of:

QTR./LS.	SEC.	TWP.	RANGE	M.		PLAN	BLK	LOT
NW	24	107	14	5	or			

Civic Address: 14065 TWP RD 1074

Land Use Classification Amendment Proposed:

From: Agricultural "A" To: Rural Industrial General "RIG"

Reasons Supporting Proposed Amendment:

- Excellent location for businesses - Had people approach me about buying
- Possibly mechanic shop / metal recycling -
- entire 35 acres
- intention to sub-divide for sale of land to

interested buyers for industrial type businesses (mechanic, metal recycling etc)
I have enclosed the required application fee of: 889.61 Receipt No.: 313161

Sep 11 24
Date

Registered Owner Signature _____

Date _____

NOTE: Registered Owner's signature required only if different from applicant

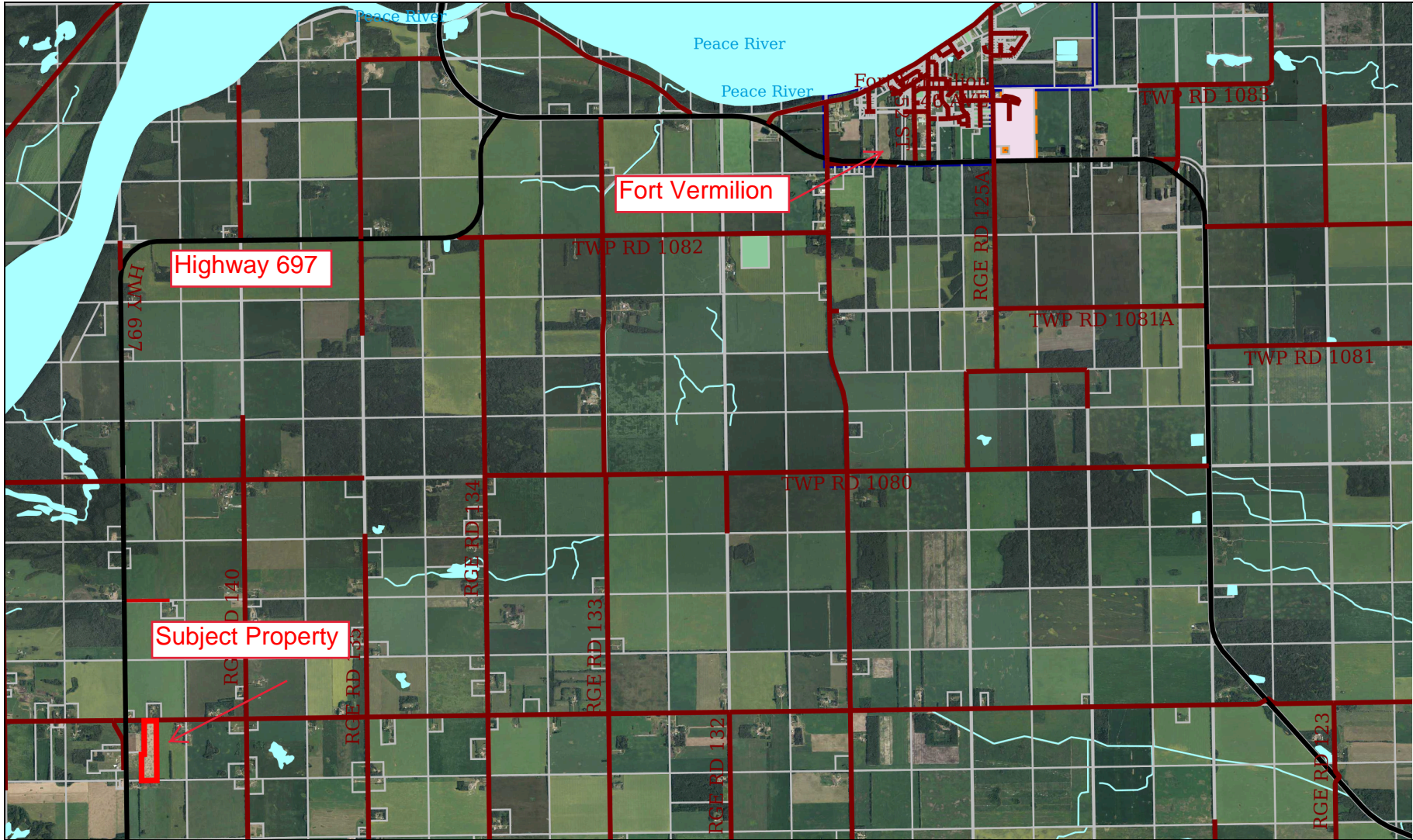
The personal information on this form is collected in accordance with Section 33 of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of processing this application, issuing development permits and Land Use Bylaw Enforcement. The name of the permit holder and nature of the permit are available to the public upon request. If you have any questions regarding the collection, use or disclosure of this information, please contact the FOIP Coordinator or (780) 927-3718.


Mackenzie County
Box 640, 4511-46 Avenue
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Mackenzie County


Phone: (780) 927-3718
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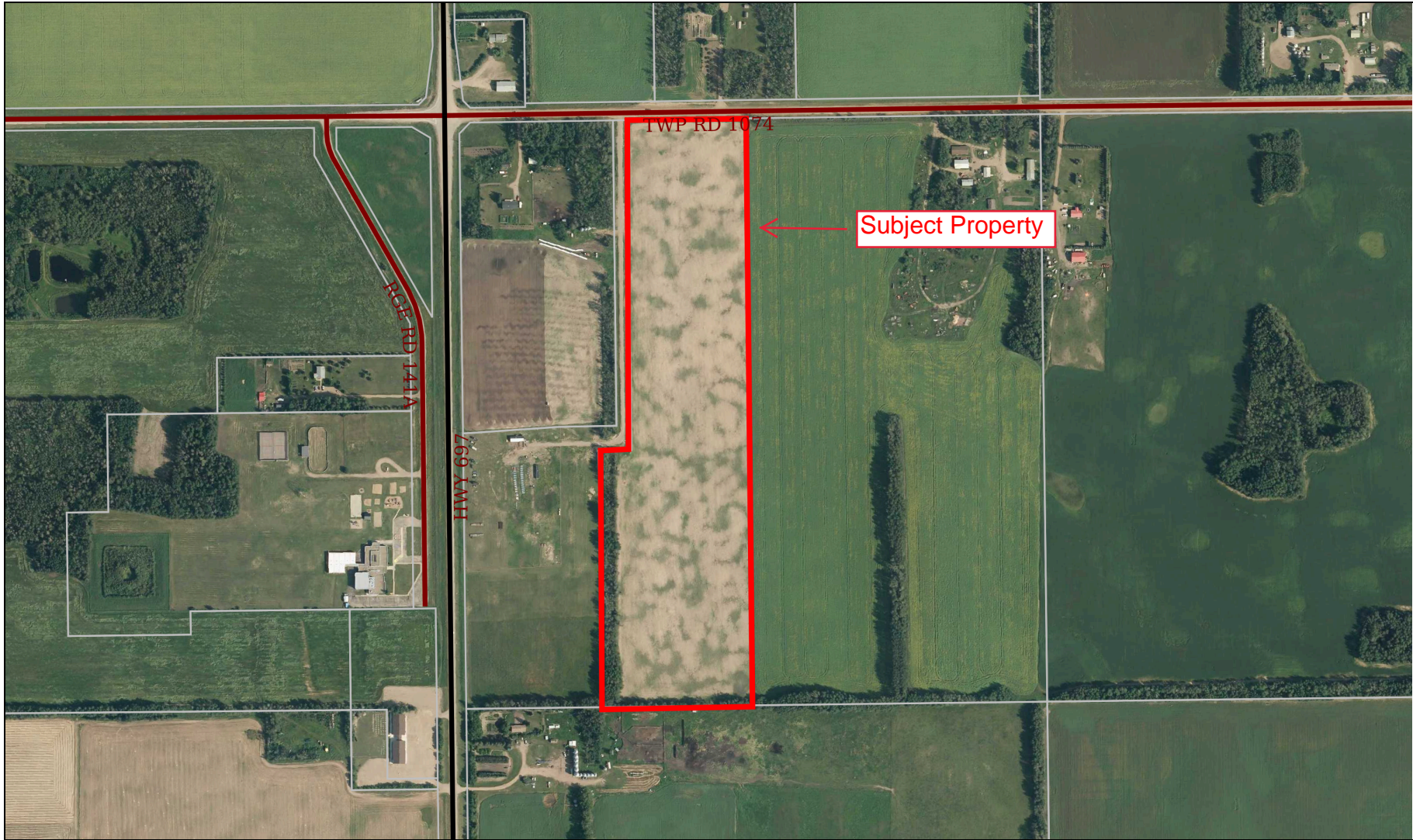


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1 Mi 

1 Km 

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Scale 1: 7,599

100 yd 
 100 m 

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Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Caitlin Smith, Director of Planning & Development
Title:	PUBLIC HEARING Bylaw 1349-24 Partial Road Closure of 1530 meters of Range Road 16-1 located between SE-24-107-16-W5M/NE-13-107-16-W5M and SW-19-107-15-W5M/NW-18-107-15-W5M

BACKGROUND / PROPOSAL:

Administration is proposing to close a portion of Range Road 16-1 located between SE-24-107-16-W5M/NE-13-107-16-W5M and SW-19-107-15-W5M/NW-18-107-15-W5M, to allow for aggregate extraction.

The portion of road to be closed is approximately 1530 meters.

Road Closure Bylaws require the approval of the Minister of Transportation in order to proceed following public hearing.

OPTIONS & BENEFITS:

Options are to pass 1st reading after Public Hearing, or defeat Bylaw 1349-24.

COSTS & SOURCE OF FUNDING:

The cost for the road closure bylaw is \$460.00 + advertising fees to be covered in the operating budget.

COMMUNICATION/PUBLIC PARTICIPATION:

A Public Hearing is required for the Road Closure Bylaw.

Author: J Wiebe **Reviewed by:** C Smith **CAO:** _____

POLICY REFERENCES:

N/A

RECOMMENDED ACTION:

Simple Majority Requires 2/3 Requires Unanimous

That first reading be given to Bylaw 1349-24 being a Partial Road Closure Bylaw to close a 1530 meters of Range Road 16-1 located between SE-24-107-16-W5M/NE-13-107-16-W5M and SW-19-107-15-W5M/NW-18-107-15-W5M, for aggregate extraction.

Author: J Wiebe **Reviewed by:** C Smith **CAO:** _____

BYLAW NO. 1349-24

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

**FOR THE PURPOSE OF CLOSING A PORTION OF STATUATORY ROAD
ALLOWANCE IN ACCORDANCE WITH SECTIONS 22, 24 AND 606 OF THE
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF
ALBERTA 2000**

WHEREAS, Council of Mackenzie County has determined that a portion of Government Road Allowance as outlined in Schedule “A” attached hereto, be subject to a partial road closure, and

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

NOW THEREFORE, be it resolved that the Council of Mackenzie County does hereby close a portion therefore of, for the purpose of consolidation, the consolidation plan will be registered concurrently with the road plan, that portion of the government road allowance described as follows, subject to the rights of access granted by other legislation or regulations:

1530 meters of Range Road 16-1 located between SE-24-107-16-W5M/NE-13-107-16-W5M and SW-19-107-15-W5M/NW-18-107-15-W5M as shown in Schedule “A”.

PUBLIC HEARING held this ____ day of _____, 2024.

READ a first time this ____ day of _____, 2024.

Joshua Knelsen
Reeve

Darrell Derksen
Chief Administrative Officer

APPROVED this ____ day of _____, 2024.

Mackenzie County Bylaw 1349-24
Partial Road Closure of 1530 meters of Range Road
16-1 located between SE-24-107-16-W5M/NE-13-107-16-W5M and
SW-19-107-15-W5M/NW-18-107-15-W5M

Page 2 of 3

Minister of Transportation

Approval valid for _____ months.

READ a second time this ____ day of _____, 2024.

READ a third time and finally passed this ____ day of _____, 2024.

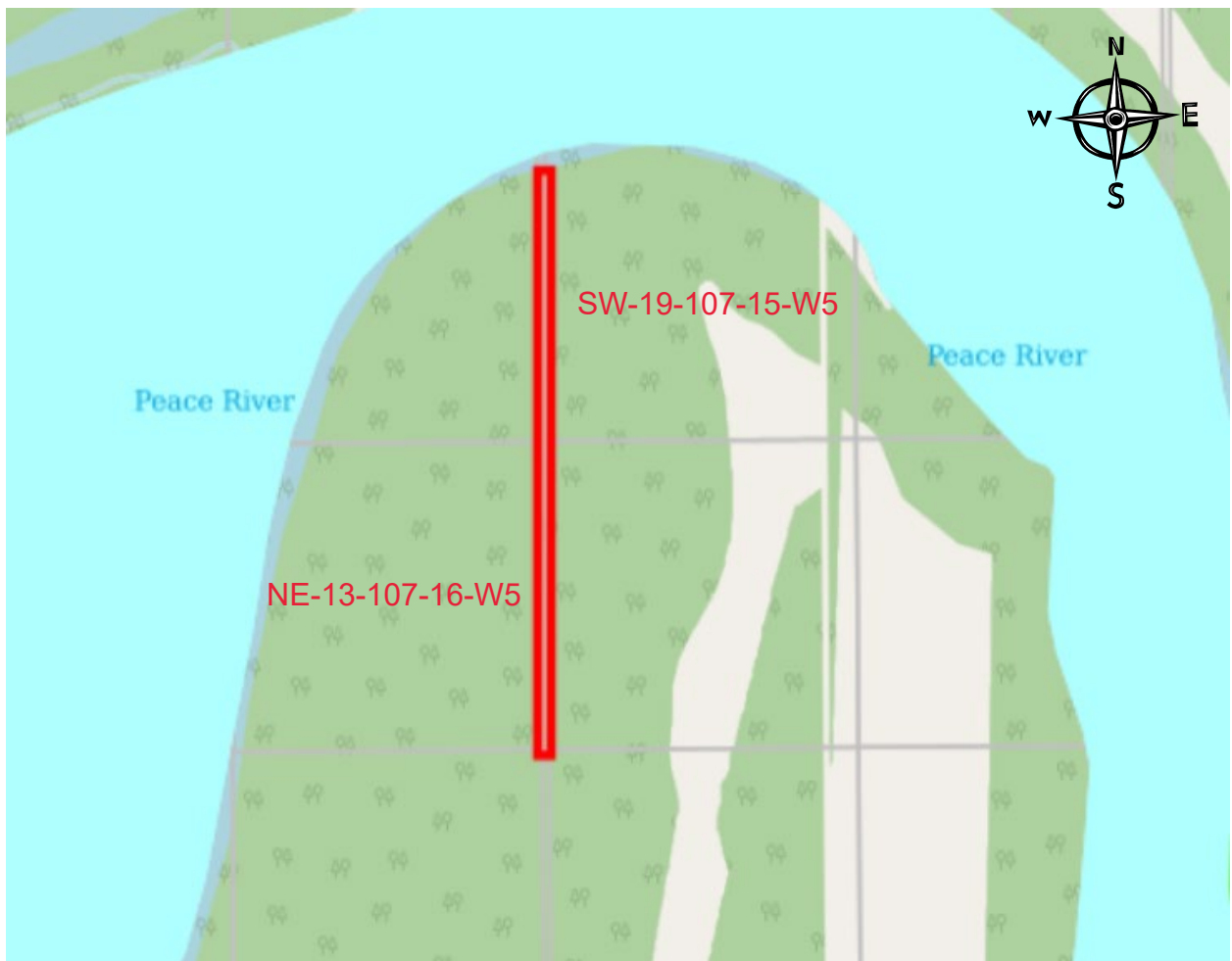
Joshua Knelsen
Reeve

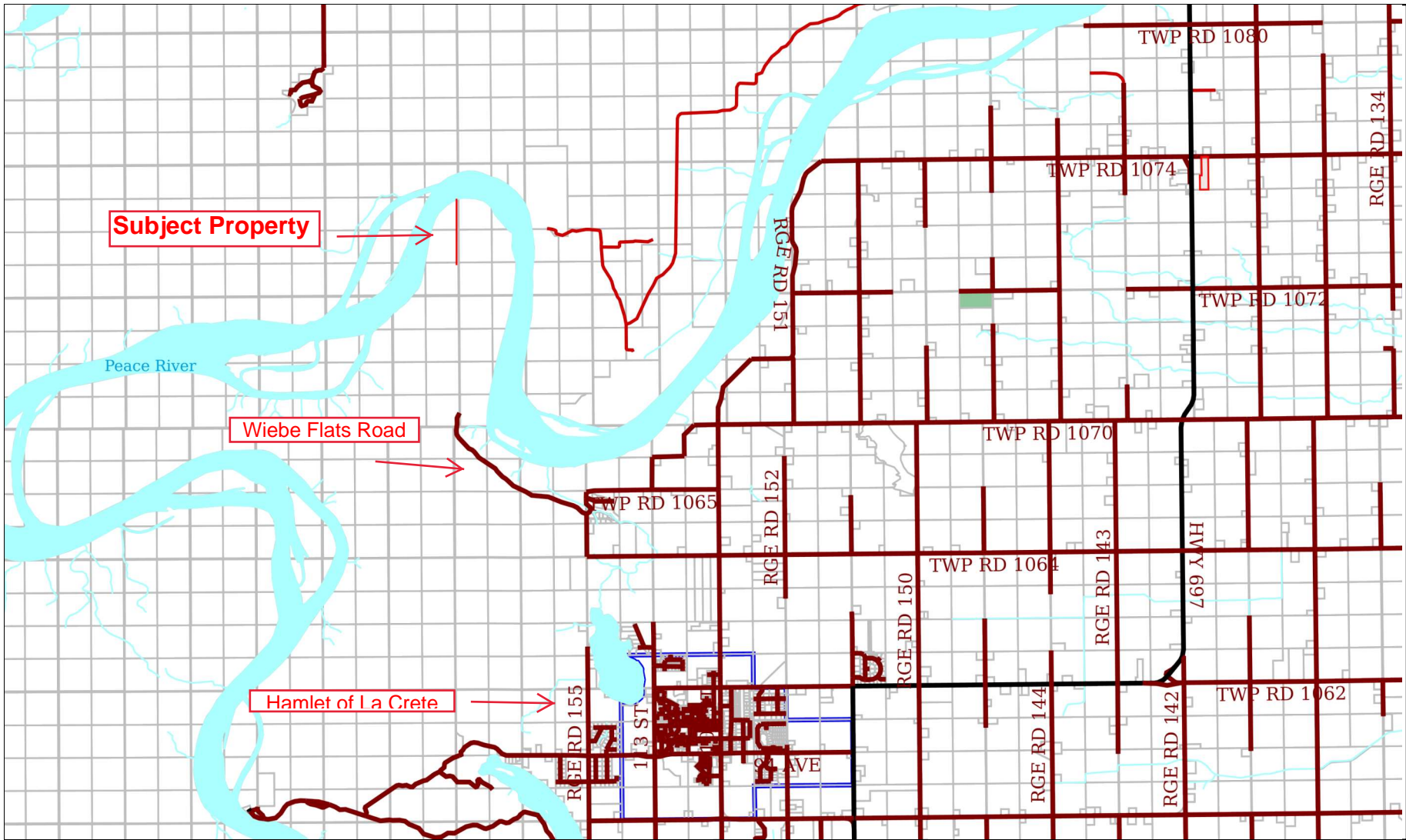
Darrell Derksen
Chief Administrative Officer

BYLAW No. 1349-24

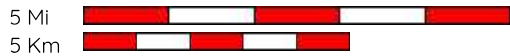
SCHEDULE "A"

1. That a Partial Road Closure of the following property known as a portion of Range Road 16-1 located between SE-24-107-16-W5M/NE-13-107-16-W5M and SW-19-107-15-W5M/NW-18-107-15-W5M, be granted:

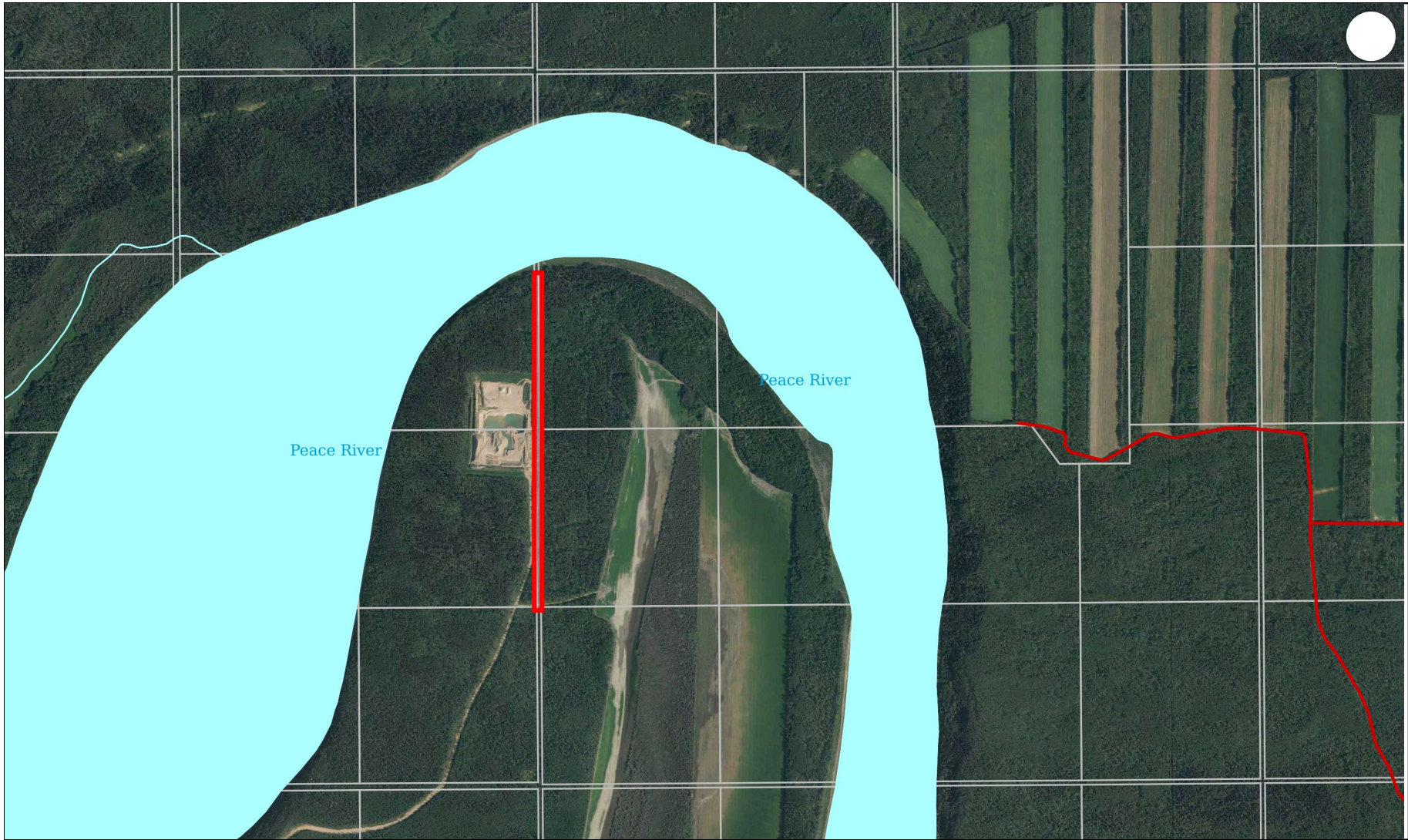




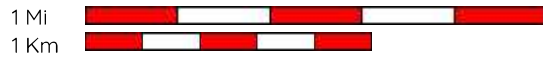
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**Mackenzie County
PUBLIC HEARING FOR**

BYLAW:

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 _____ and present his submission.

_____ Does the Council have any question of the proposed _____ ?

_____ Were any submissions received in regards to the proposed _____ ?
If yes, please read them.

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

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

_____ Hearing is now closed at _____.

REMARKS & COMMENTS:





Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Jennifer Batt, Director of Finance
Title:	Disaster Recovery Program – 2020 Update October 16 2024 Report

BACKGROUND / PROPOSAL:

Administration has submitted 17 projects from the 2020 Overland Flood under the Disaster Recovery Program.

Administration has received 1 additional project funding approval letters - Project 5 attached.

Project #	Project Name	Municipal Claim	Eligible Expense	Difference +/-	Note
1	Emergency Operations	\$790,530.83	\$788,444.17	-\$2,086.66	50/50 shared expense on tangible items
1.1	Evacuation Costs	\$412,991.07	\$410,971.62	-\$2,019.45	Ineligible residents/no shows. Meal price
1.2	Temporary Housing	\$1,344,022.03	\$1,344,022.03	\$0.00	N/A
1.3	Communications	\$230,771.94	\$230,771.94	\$0.00	N/A
1.4	Engineering, Surveying & Assessment	\$163,240.57	\$163,240.57	\$0.00	N/A
4	Buttertown Road Repair	\$145,000	\$123,000	-\$22,000.00	Additional culverts added to road repair, and access
5	FV Local Rods Repair	\$3,865.07	\$3,865.07	\$0.00	N/A
6	Beaver Ranch Road	\$406,240.93	\$406,240.93	\$0.00	N/A

Author: J. Batt **Reviewed by:** _____ **CAO:** D. Derksen

8	DA Thomas Park Restoration	\$46,792.00	\$41,114.50	-\$5,677.50	Concrete pads considered enhancements by engineer. DRP covered 70% of the cost
9	Hamlet Ditch Debris removal and Cleaning	\$29,013.98	\$29,013.98	\$0.00	N/A
11	Hamlet Walking Trail including Bridge repairs	\$20,075.41	\$20,075.41	\$0.00	N/A
12	Atlas Well at La Crete	\$12,164.25	\$12,164.25	\$0.00	N/A
13	Incremental Staffing	\$127,582.37	\$127,308.37	-\$274.00	Hour calculation
14	Recovery Contracts	\$198,051.00	\$198,051.00	\$0.00	N/A
24	Site Preparation and Remediation (Interim Housing)	\$555,395.49	\$553,446.13	-\$1,949.36	Utility costs
1.5	Evacuation – Hotels/Meals	\$727,926.14	\$702,209.11	-\$25,717.03	Meal/Hotels
TOTAL		\$5,213,663.08	\$5,153,939.08	-\$59,724.00	-1.14% of claim declined

There are currently 2 projects outstanding, 1 of which is complete and awaiting audit results. The remaining project is the Watermains and Sewer main project that will be completed in late 2024.

The County was provided a \$5,000,000 advance in 2020 to assist with the anticipated expenses. As the approved project funds exceed this amount, administration has received the additional \$153,939.08 and will continue to as additional project funding is approved.

Administration will continue to update Council when additional Payment Summary reports are received.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

Disaster Recovery Program

Author: J. Batt Reviewed by: _____ CAO: D. Derksen

SUSTAINABILITY PLAN:

N/A

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

N/A

RECOMMENDED ACTION:

Simple Majority Requires 2/3 Requires Unanimous

That the 2020 Disaster Recovery Program October 16, 2024 update report be received for information.

Author: J. Batt Reviewed by: _____ CAO: D. Derksen

September 24, 2024

Jennifer Batt, Director of Finance
Mackenzie County
4511 – 46 Avenue
Fort Vermillion, Alberta T0H 1N0



RE: 2020 Northern Alberta Spring Flooding Disaster Recovery Program - Municipal Payment Summary

Dear Jennifer Batt.

The Alberta Emergency Management Agency has received your request for reimbursement of the incurred costs for the project in the table below. The total eligible cost of this project is \$3,865.07.

You will receive \$3,865.07 which will be provided via electronic funds transfer. You will find a payment summary, including the amount submitted, eligible costs, and payable amount per project below. A final detailed listing of eligible costs is attached for your reference.

Project Number	Project Description	Amount Submitted	Amount Eligible
5	Fort Vermillion Local Roads Repair	\$3,865.07	\$3,865.07
Total		\$3,865.07	\$3,865.07

This project is now closed and no additional claims will be accepted for this project.

If you have any questions or concerns, contact your Case Manager for this program, Joyette Howard at 780-217-5492-or joyette.howard@gov.ab.ca. Thank you for your cooperation.

Sincerely,

Dane Wade
Manager, Community Recovery Services

Attachment



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Jennifer Batt, Director of Finance
Title:	Budget Amendment – Jaws of Life Project

BACKGROUND / PROPOSAL:

Council approved a Capital project budget for a Jaws of Life for the La Crete Fire Department in the amount of \$11,500. The cost of the tool chosen was \$13,503.87, where the fire department stated they would pay the over budget amount of \$2,004 from their fundraising.

Administration requires a budget amendment to identify the additional expense and funding for this project.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

2024 Capital Budget \$11,500

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

N/A

Author: J. Batt **Reviewed by:** _____ **CAO:** D. Derksen

RECOMMENDED ACTION:

- Simple Majority Requires 2/3 Requires Unanimous

That the 2024 Capital Budget be amended by \$2,004 for the Jaws of Life Capital project, with funds coming from the La Crete Fire Department.

Author: J. Batt Reviewed by: _____ CAO: D. Derksen



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Jennifer Batt, Director of Finance
Title:	MasterCard Statements –June & July 2024 (HANDOUT)

BACKGROUND / PROPOSAL:

As per Policy FIN028, Mastercard statements are to be reviewed by Council at the Committee of the Whole Meetings.

Administration will provide a copy of the June & July 2024 Mastercard statements at this meeting for Councils review.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

2024 Budget

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

Policy FIN028 Credit Card Use

Author: J.Batt **Reviewed by:** _____ **CAO:** _____

RECOMMENDED ACTION:

Simple Majority Requires 2/3 Requires Unanimous

That the MasterCard statements for June and July 2024 be received for information.

Author: J.Batt Reviewed by: _____ CAO: _____



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Louise Flooren, Manager of Legislative & Support Services
Title:	Councillor Expense Claims

BACKGROUND / PROPOSAL:

Councillor Honorariums and Expense Claims are reviewed by Council on a monthly basis.

A copy of the following councillor Honorariums and Expense Claims will be presented at the meeting:

- September – All Councillors

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

2024 Operating Budget

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

1326-24 Honorariums and Expense Reimbursement Bylaw

Author: T. Thompson **Reviewed by:** L. Flooren **CAO:** D. Derksen

RECOMMENDED ACTION:

Simple Majority Requires 2/3 Requires Unanimous

That the Councillor Expense Claims for September 2024 be received for information.

Author: T. Thompson **Reviewed by:** L. Flooren **CAO:** D. Derksen



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Louise Flooren, Manager of Legislative & Support Services
Title:	Members at Large Expense Claims

BACKGROUND / PROPOSAL:

Members at Large expense claims are reviewed by Council on a monthly basis.

A copy of the following Member at Large Expense Claims will be presented at the meeting:

Month	Board/Committee	Name
September/October	Municipal Planning Commission	Erick Carter
September	Subdivision & Development Appeal Board	Brent Holick
September	Subdivision & Development Appeal Board	Ray Toews
October	Municipal Planning Commission	Stephanie Grocholski

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

2024 Operating Budget.

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

Author: T. Thompson **Reviewed by:** L. Flooren **CAO:** D. Derksen

POLICY REFERENCES:

Bylaw 1326-24 - Honorariums and Expense Reimbursement Bylaw

RECOMMENDED ACTION:

Motion 1

Simple Majority Requires 2/3 Requires Unanimous

That the Member at Large Expense Claims for September and October 2024 be received for information.

Author: T. Thompson **Reviewed by:** L. Flooren **CAO:** D. Derksen



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	John Zacharias, Director of Utilities
Title:	Wolfe Lake Rural Water Point

BACKGROUND / PROPOSAL:

Council made a motion at the September 10, 2024 Regular Council Meeting, for Administration to bring forward options for the Wolfe Lake Rural Water Point.

MOTION 24-09-636 **MOVED** by Councillor Driedger
Requires 2/3

That administration bring forward options for the Wolfe Lake Rural Water point to the 2025 Budget Workshop and budget deliberations.

CARRIED

Due to cold weather, several options are no longer feasible in 2024 and there is a limited time frame in which any action in 2024 would be possible to complete. Administration is requesting Council’s direction on how to proceed with the Wolfe Lake Rural Water Point.

OPTIONS & BENEFITS:

Option 1

That the 2024 Operating Budget be amended by \$75,000 with funding coming from the Water/Sewer Infrastructure Reserve for the excavation of Wolfe Lake Rural Water Point’s dugout to increase the depth and the installation of a new aeration line.

Option 2

That administration bring forward the excavation of Wolfe Lake Rural Water Point’s dugout to increase the depth and the installation of a new aeration line as a potential 2025 project to a future Budget Council Meeting.

Author: J. Schmidt **Reviewed by:** J. Zacharias **CAO:** D. Derksen

COSTS & SOURCE OF FUNDING:

Option 1

The excavation of Wolfe Lake’s dugout and installation of a new aeration line would approximately cost \$75,000. Funding coming from Water/Sewer Infrastructure Reserve in 2024.

Option 2

The excavation of Wolfe Lake’s dugout and installation of a new aeration line would approximately cost \$75,000. Funding coming from Water/Sewer Infrastructure Reserve in 2025.

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

N/A

RECOMMENDED ACTION:

- Simple Majority Requires 2/3 Requires Unanimous

That the 2024 Operating Budget be amended by \$75,000 with funding coming from the Water/Sewer Infrastructure Reserve for the excavation of Wolfe Lake Rural Water Point’s dugout to increase the depth and the installation of a new aeration line.

Or

- Simple Majority Requires 2/3 Requires Unanimous

That administration bring forward the excavation of Wolfe Lake Rural Water Point’s dugout to increase the depth and the installation of a new aeration line as a potential 2025 project to a future Budget Council Meeting.

Author: J. Schmidt **Reviewed by:** J. Zacharias **CAO:** D. Derksen



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Caitlin Smith, Director of Planning & Development
Title:	Development Statistics Report – January to September 2024

BACKGROUND / PROPOSAL:

The following are the total number of issued permits for each year from January 1st to December 31st. For 2024, the number of issued permits are from January to September. In addition, a comparison of approved development permits is included for the past five (5) years from January 1st to September 30th .

Approved Development Permit Applications (Annual)

- 2020 Development Permits *392 permits (construction value \$70,574,441.00)
 - 2021 Development Permits *301 permits (construction value \$70,886,683.00)
 - 2022 Development Permits 263 permits (construction value \$78,968,804.00)
 - 2023 Development Permits 279 permits (construction value \$56,826,915.00)
 - 2024 Development Permits 203 permits (construction value \$46,786,094.00)
- (January to September 2024)

**107 permits due to the FV Flood Recovery in 2020*

** 18 permits due to the FV Flood Recovery in 2021*

Approved Development Permit Applications (3rd Quarter)

(January 1st to September 30th)

- 2020 Development Permits 327 permits

Author: J Roberts **Reviewed by:** C Smith **CAO:** D. Derksen

- 2021 Development Permits 253 permits
- 2022 Development Permits 219 permits
- 2023 Development Permits 243 permits
- 2024 Development Permits 203 permits

(January to September 2024)

Issued Building Permits (Annual)

- 2020 Building Permits 288 permits (value \$22,865,960.89)
- 2021 Building Permits 215 permits (value \$61,411,419.48)
- 2022 Building Permits 172 permits (value \$37,923,806.00)
- 2023 Building Permits 205 permits (value \$53,410,344.00)
- 2024 Building Permits 139 permits (value \$30,359,700.00)

(January to September 2024)

**These numbers include all development that required a building permit.*

New Subdivision Applications (Annual)

- 2020 subdivisions 40 applications
- 2021 subdivisions 73 applications
- 2022 subdivisions 62 applications
- 2023 subdivisions 50 applications
- 2024 subdivisions 32 applications

(January to September 2024)

Total amount of **acres** subdivided in 2024 is **458.46 acres**

- **Total Rural:** 426.33 acres
 - *Vacant land: 241.63 acres*
 - *Existing yard sites: 184.70 acres*
- **Total Urban:** 32.13 acres

Author: J Roberts Reviewed by: C Smith CAO: D. Derksen

- Fort Vermilion: 0 acres
- La Crete: 32.13 acres

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

N/A

SUSTAINABILITY PLAN:

N/A

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

N/A

RECOMMENDED ACTION:

Simple Majority Requires 2/3 Requires Unanimous

That the development statistics report for January to September 2024 be received for information.

Author: J Roberts **Reviewed by:** C Smith **CAO:** D. Derksen

Total Approved Development Permits by Year

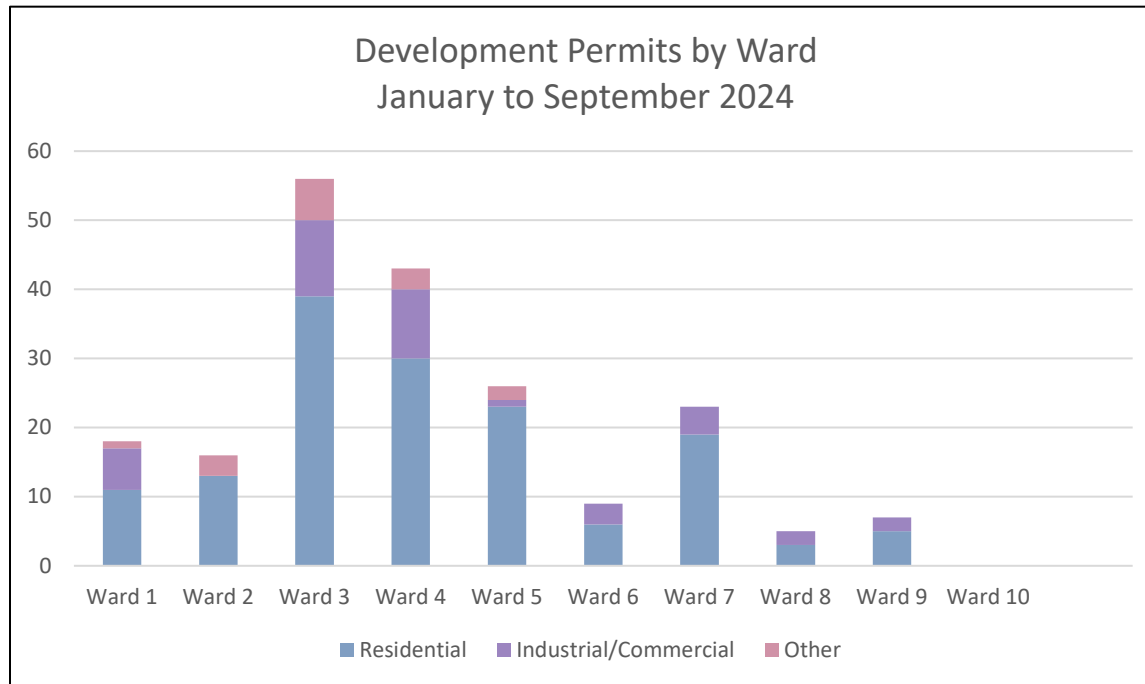
Type of Development	*2020	2021	2022	2023	*2024 Jan- Sept
Residential	319	231	187	211	149
Industrial & Commercial	45	40	55	58	39
Other	28	30	21	10	15
Total	392	301	263	279	203

**107 permits due to the FV Flood Recovery in 2020*



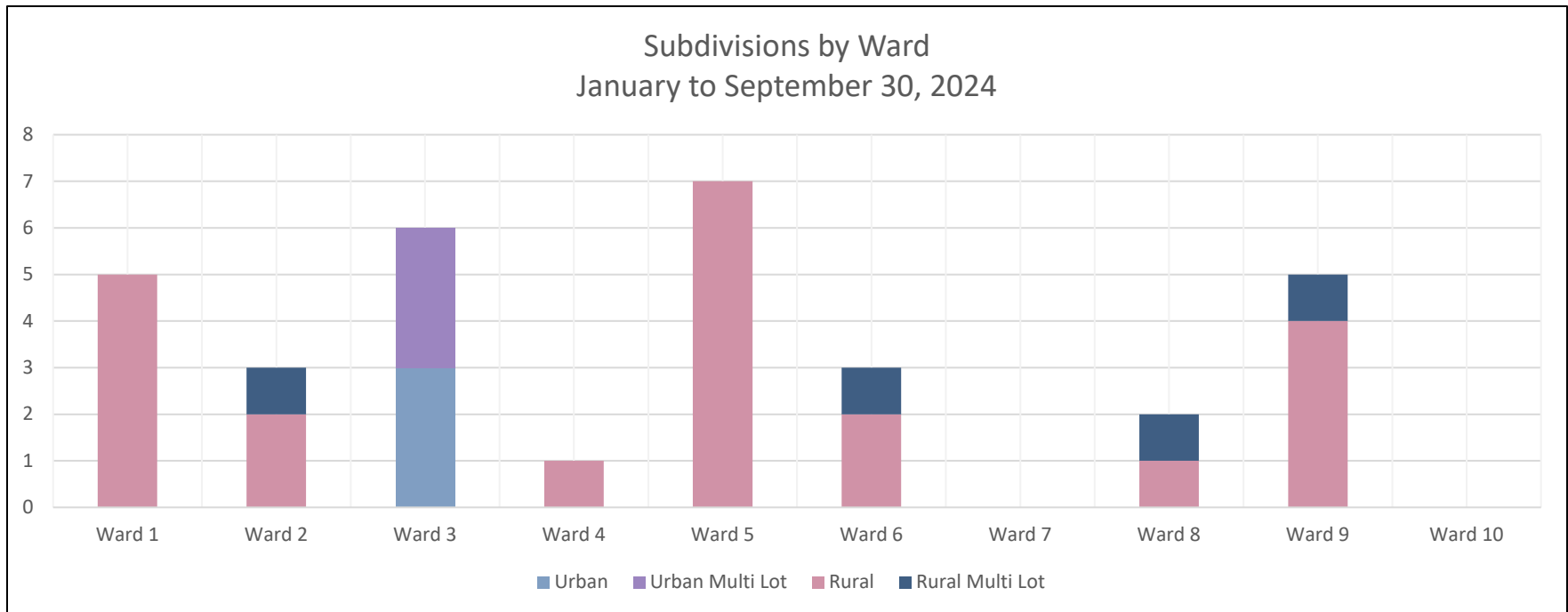
Approved Development Permits by Ward
January to September 2024

Type of Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Residential	11	13	39	30	23	6	19	3	5	0	149
Industrial & Commercial	6	0	11	10	1	3	4	2	2	0	39
Other	1	3	6	3	2	0	0	0	0	0	15
Total	18	16	56	43	26	9	23	5	7	0	203



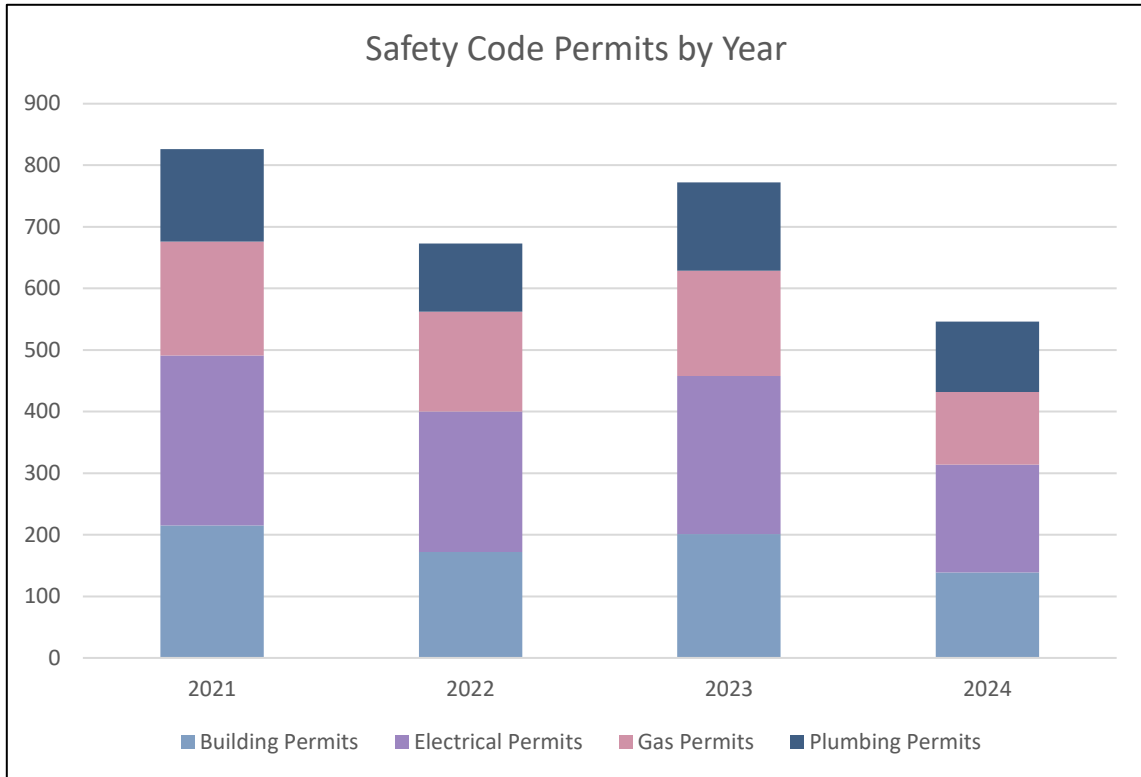
Subdivision Applications by Ward
January to September 30, 2024

Type of Subdivision	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Urban	0	0	3	0	0	0	0	0	0	0	3
Urban Multi Lot	0	0	3	0	0	0	0	0	0	0	3
Rural	5	2	0	1	7	2	0	1	4	0	22
Rural Multi Lot	0	1	0	0	0	1	0	1	1	0	4
Total	5	3	6	1	7	3	0	2	5	0	32



Total Issued Safety Code Permits by Year

Type of Safety Codes	2020	2021	2022	2023	*2024 Jan-Sept
Building	288	215	172	201	139
Electrical	316	276	228	257	175
Gas	252	185	162	171	118
Plumbing	183	150	111	143	114
Total	1039	826	673	772	546





Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Caitlin Smith, Director of Planning and Development
Title:	Minimum Building Setbacks – National Building Code Standard

BACKGROUND / PROPOSAL:

Administration is now running into an issue in regards to building setbacks from property line. Mackenzie County is the development authority therefore, the Land Use Bylaw regulates building setbacks from property line. This is standard and in urban environments, the minimum setback from side yards is 5 feet. There have not been any issues with this in the past but now Safety Codes is enforcing on building setbacks within the Building Code that are not at 8 feet from property line.

Therefore, the Code and Land Use Bylaw are at odds. The municipality still has the authority to determine minimum setback from a property for development but that then requires a builder or developer to increase the building standard:

*Article 9.10.15.4. No unprotected openings are permitted where the exposing building face is less than 2.4 m (8') of the adjacent property line. **(no windows allowed)***

*Article 9.10.15.5. As it appears the **exposing building face** is within 2.4 m (8 ft.), of the adjacent property line (i.e., side yard cantilever), ensure the wall is constructed as a fire separation having a fire-resistance rating of not less than 45 minutes.*

*Article 9.10.15.5. **Protection of Soffits (also applies to attached garages):***

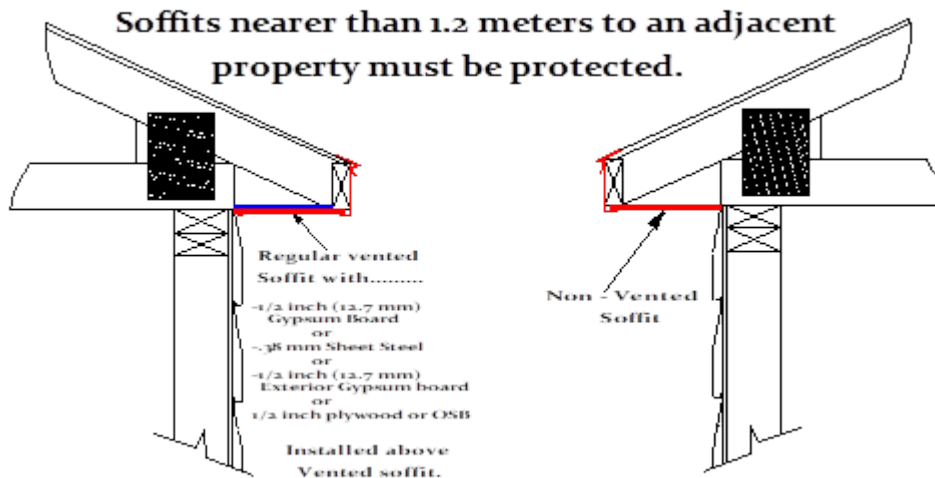
-Soffits not permitted with a LD of 0.45m (18") or less

-Where LD>18" the soffits are allowed to project no closer than 18"

-No openings allowed on soffits located between 18" & 96" from property line (must be protected i.e., un-vented aluminum soffit)

The 1.2m requirement shown below is doubled to 2.4m outside a 10min response time.

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



Spatial Separations (not within 10-minute Fire Department response time-Article 9.10.15.3.)

As fire suppression will not be started within 10 minutes of Fire Department notification, the limiting distance is to be doubled. If this requirement is incorrect, provide written documentation from the local Fire Chief that they are able to start fire suppression 90% of the time within 10 minutes.

Mackenzie County does not have a full time 10-minute response time Fire Department which significantly affects building standards.

If a building is within 8 feet of the property line going forward the builder/developer is required to install a sprinkler system or fire wall or fire shutters on windows that are not considered a bedroom window. This is a significant increase in building costs.

Administration requires direction on how best to support our development community going forward.

OPTIONS & BENEFITS:

Option 1:

Mackenzie County is a specialized and accredited municipality therefore we can implement a jurisdictional variance that is equal to or greater than building standard. The variance would allow buildings to be closer but all new buildings would be required to be built with firewalls, etc.

Option 2:

Mackenzie County can increase minimum setbacks from 5 feet to 8 feet for all residential zoning districts through a Land Use Bylaw amendment. All existing buildings would be grandfathered in, though this would significantly decrease the building envelope on all

Author: C Smith Reviewed by: _____ CAO: D. Derksen

lots and limit allowing garden suites on a residential property. This will also affect whether or not setback variances can be considered through the Municipal Planning Commission to accommodate building sizes.

Option 3:

Mackenzie County maintains the existing standard but advertises the building requirement as this will be an additional cost for builders/developers and all applicants will need to be notified at time of application whether or not they want to proceed with their proposed site plan or increase the building standard.

Option 4:

Mackenzie County considers a full time Fire Department in the hamlet of La Crete. A full-time Fire Department would be a Chief and two full time firefighters. Under the current standard not having a full time Fire Department, limits setback requirements, number of stories on building, and fire suppression requirements on all new builds such as sprinklers, etc.

COSTS & SOURCE OF FUNDING:

None at this time.

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

N/A

RECOMMENDED ACTION:

Simple Majority Requires 2/3 Requires Unanimous

For discussion.

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



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Caitlin Smith, Director of Planning & Development
Title:	Bylaw 1340-24 Partial Road Closure of a portion of the road located within 106 Street and 99 Avenue

BACKGROUND / PROPOSAL:

Administration has received a request to close a portion of the road (bulb) to give the developer more room for development. This will require a partial road closure bylaw and ministerial approval as this is considered a roadway. The developer will be required to send a survey plan for the road closure portion. Once the partial road closure bylaw is approved (3-18 months), the municipality will have to transfer the land.

The portion of road to be closed is approximately 265 Square Meters.

It is at Council's discretion to determine value of the land or to donate to the Heimstaed that portion. Administration has no concerns but recommends that the survey, bylaw, and land transfer costs be covered by the developer.

On May 22, 2024 proposed bylaw 1340-24 was presented to Council where the following motion was made:

MOTION 24-05-428 **MOVED** by Councillor Peters

That administration advertise for the partial Road Closure Bylaw.

CARRIED

On June 11, 2024 proposed Bylaw 1340-24 was presented to Council where the following motion was made:

Author: J Wiebe **Reviewed by:** C Smith **CAO:** D. Derksen

MOTION 24-06-484 **MOVED** by Councillor Braun

That first reading be given to Bylaw 1340-24 being a Partial Road Closure Bylaw to close a portion of the road located within 106 Street and 99 Avenue within the Hamlet of La Crete.

CARRIED

Road Closure Bylaws require the approval of the Minister of Transportation in order to proceed following public hearing.

Administration sent the proposed Bylaw 1340-24 to the Minister of Transportation and received approval on September 13, 2024.

Following the second and third readings by Council, administration will be required to send the road closure to Land Titles to create private land which will then need to be transferred and consolidated with the adjacent land.

The estimated value of the proposed road closure parcel is approximately \$463.75.

Council will need to determine how to transfer the land.

OPTIONS & BENEFITS:

Options are to recommend approval, not recommend approval or table for more information.

Motion 1:

That second reading be given to Bylaw 1340-24 being a Partial Road Closure Bylaw to close a portion of the road located within 106 Street and 99 Avenue within the Hamlet of La Crete, for the purpose of consolidation to the adjacent lot.

Motion 2:

That third reading be given to Bylaw 1340-24 being a Partial Road Closure Bylaw to close a portion of the road located within 106 Street and 99 Avenue within the Hamlet of La Crete, for the purpose of consolidation to the adjacent lot.

Option 1: Motion 3:

That Council donate the portion of the road closure to the La Crete Municipal Nursing Association for consolidation into the adjacent lot.

or

Option 2: Motion 3:

Author: J Wiebe **Reviewed by:** C Smith **CAO:** D. Derksen

That Council sell the portion of the road closure at market value to the La Crete Municipal Nursing Association for consolidation into the adjacent lot.

COSTS & SOURCE OF FUNDING:

The cost for the road closure bylaw is \$460.00 + advertising fees and have been paid for by the applicant.

COMMUNICATION/PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

N/A

RECOMMENDED ACTION:

Motion 1:

Simple Majority Requires 2/3 Requires Unanimous

That second reading be given to Bylaw 1340-24 being a Partial Road Closure Bylaw to close a portion of the road located within 106 Street and 99 Avenue within the Hamlet of La Crete, for the purpose of consolidation to the adjacent lot.

Motion 2:

Simple Majority Requires 2/3 Requires Unanimous

That third reading be given to Bylaw 1340-24 being a Partial Road Closure Bylaw to close a portion of the road located within 106 Street and 99 Avenue within the Hamlet of La Crete, for the purpose of consolidation to the adjacent lot.

Motion 3:

Simple Majority Requires 2/3 Requires Unanimous

That Council sell the portion of the road closure at market value to the La Crete Municipal Nursing Association for consolidation into the adjacent lot.

Author: J Wiebe **Reviewed by:** C Smith **CAO:** D. Derksen

BYLAW NO. 1340-24

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

**FOR THE PURPOSE OF CLOSING A PORTION OF STATUTORY ROAD
ALLOWANCE IN ACCORDANCE WITH SECTIONS 22, 24 AND 606 OF THE
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF
ALBERTA 2000**

WHEREAS, Council of Mackenzie County has determined that a portion of Government Road Allowance as outlined in Schedule "A" attached hereto, be subject to a partial road closure, and


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

NOW THEREFORE, be it resolved that the Council of Mackenzie County does hereby close a portion therefore of, for the purpose of consolidation, the consolidation plan will be registered concurrently with the road plan, that portion of the government road allowance described as follows, subject to the rights of access granted by other legislation or regulations:

A portion of the road located within 106 Street and 99 Avenue, within the Hamlet of La Crete as shown in Schedule "A".

PUBLIC HEARING held this 11th day of June, 2024.

READ a first time this 11th day of June, 2024.




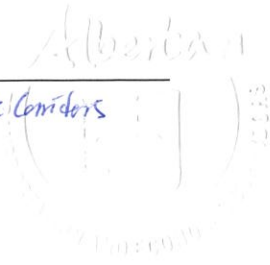
Joshua Knelsen
Reeve



Darrell Derksen
Chief Administrative Officer

APPROVED this 13 day of September, 2024.



Minister of Transportation & Economic Development


Mackenzie County Bylaw 1340-24
Road Closure a portion of the road
located within 106 Street and 99 Avenue,
within the Hamlet of La Crete.

Approval valid for 24 months.

READ a second time this ____ day of _____, 2024.

READ a third time and finally passed this ____ day of _____, 2024.

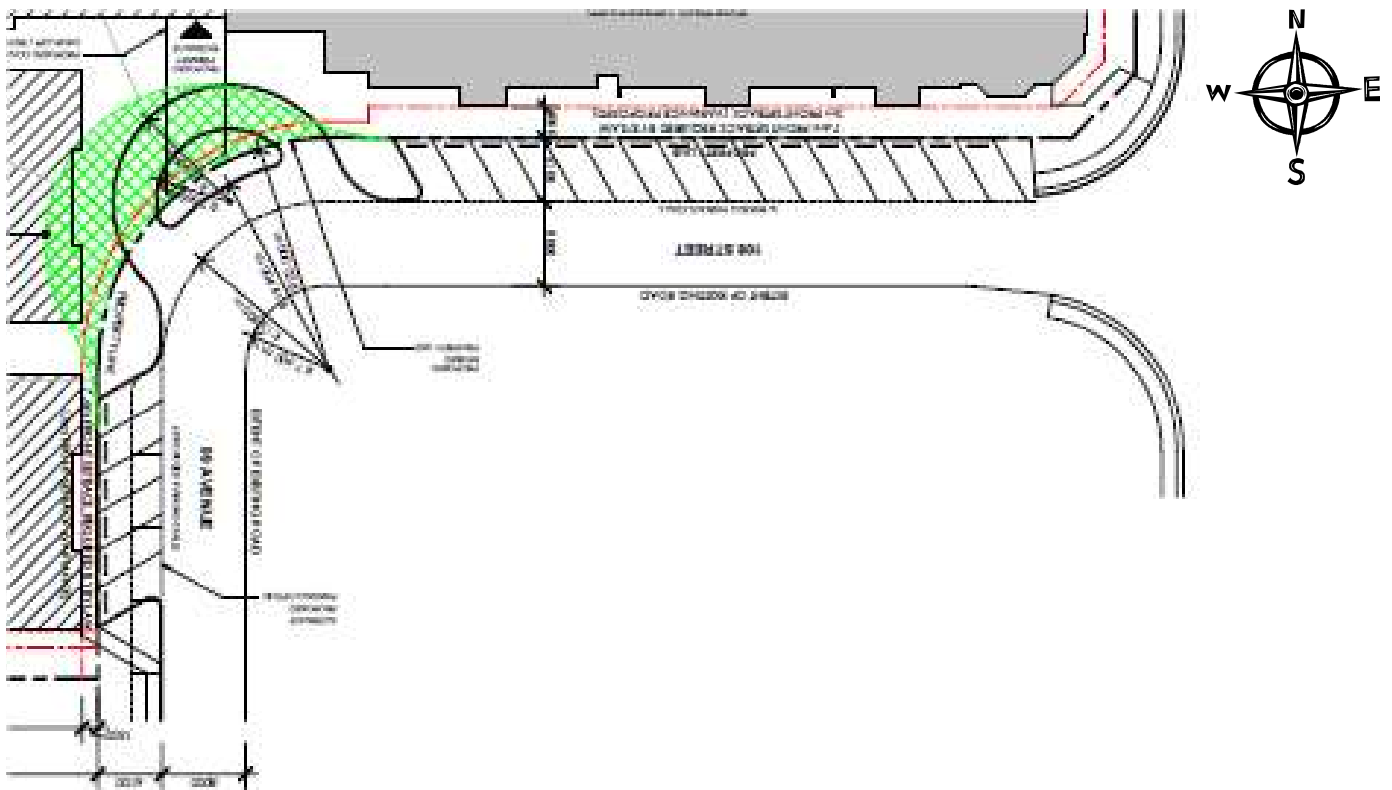
Joshua Knelsen
Reeve

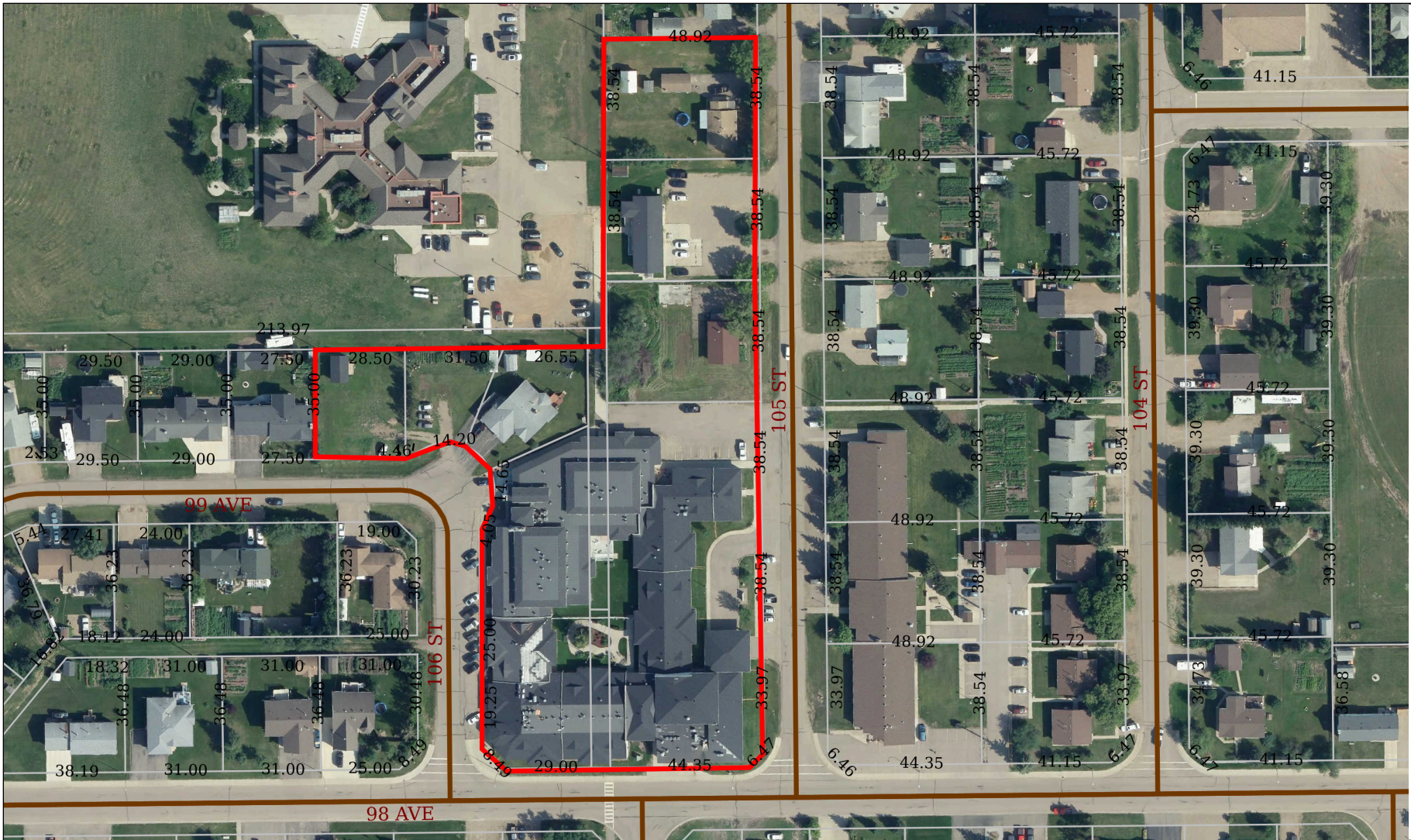
Darrell Derksen
Chief Administrative Officer

BYLAW No. 1340-24

SCHEDULE "A"

1. That a Partial Road Closure of the following property known as a portion of the road adjacent to 106 Street and 99 Avenue, within the Hamlet of La Crete (as shown below), be granted:









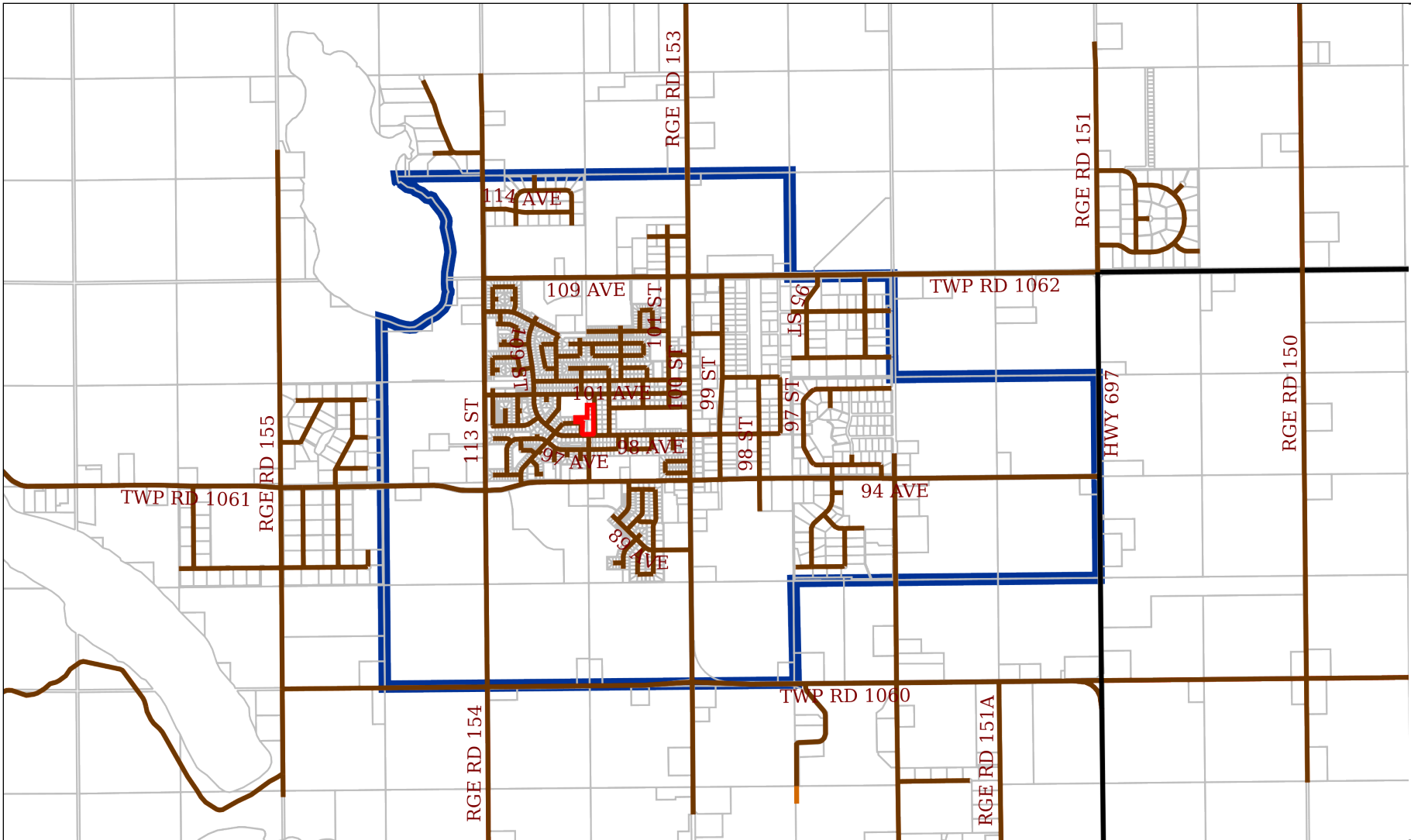
Scale 1: 1,757

100 yd 

100 m 

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Bylaw 1340-24 Partial Road Closure located within 106 Street and 99 Avenue



Mackenzie County

Scale 1: 43,924

1 Mi

1 Km

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Bylaw 1340-24 Partial Road Closure located within 106 Street and 99 Avenue



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Darrell Derksen, Chief Administrative Officer
Title:	Municipal Ward Boundary Review

BACKGROUND / PROPOSAL:

Council has requested that the Municipal Ward Boundary Review be brought to the meeting for discussion.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

N/A

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

N/A

Author: _____ **Reviewed by:** _____ **CAO:** D. Derksen

RECOMMENDED ACTION:

Simple Majority

Requires 2/3

Requires Unanimous

For discussion.

Author: _____ Reviewed by: _____ CAO: D. Derksen



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Caitlin Smith, Director of Planning and Development
Title:	Municipal Planning Commission Meeting Minutes

BACKGROUND / PROPOSAL:

The approved minutes of the September 5, 2024, and September 19, 2024 and the unapproved October 3, 2024 Municipal Planning Commission meeting are attached.

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

N/A

COMMUNICATION:

N/A

Author: A.Wolfe **Reviewed by:** C Smith **CAO:** D. Derksen

RECOMMENDED ACTION:

- Simple Majority Requires 2/3 Requires Unanimous

That the approved Municipal Planning Commission meeting minutes of September 5, 2024, and September 16, 2024 and the unapproved Municipal Planning Commission meeting minutes of October 3, 2024 be received for information.

Author: A Wolfe **Reviewed by:** C Smith **CAO:** D. Derksen

**MACKENZIE COUNTY
Municipal Planning Commission Meeting**

**Mackenzie County Office
La Crete, AB**

Thursday, September 5, 2024 @ 10:00 a.m.

PRESENT: Andrew O'Rourke Vice Chair, MPC Member
David Driedger Councillor, MPC Member
Peter F. Braun Councillor, MPC Member
Stephanie Grocholski MPC Member (Virtual)

ADMINISTRATION: Caitlin Smith Director of Planning & Development
Lynda Washkevich Development Officer
Jackie Roberts Development Officer
Annika Wolfe Administrative Assistant/Recording Secretary

REGRETS: Erick Carter Chair, MPC Member

MEMBERS OF THE PUBLIC: David Harms
John Peters

MOTION 1. CALL TO ORDER

Andrew O'Rourke called the meeting to order at 10:00 a.m.

2. ADOPTION OF AGENDA

MPC 24-09-141 MOVED by Peter F. Braun

That the agenda be adopted as presented.

CARRIED

3. MINUTES

a) Adoption of Minutes

MPC 24-09-142 MOVED by David Driedger

That the minutes of the August 15, 2024 Municipal Planning Commission meeting be adopted as presented.

CARRIED

4. TERMS OF REFERENCE

For Information.

5. DEVELOPMENT

- c) 189-DP-24 955403 Alberta Ltd
Service Station – Major in Rural Industrial Light “RIL”
NE-12-104-18-W5M**

MPC 24-09-143 MOVED by Peter F. Braun

That Development Permit 189-DP-24 on NE-12-104-18-W5M in the name of 955403 ALBERTA LTD be APPROVED with the following conditions:

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

- a) AN APPROVED ROADSIDE DEVELOPMENT PERMIT IS REQUIRED FROM ALBERTA TRANSPORTATION. ALL CONDITIONS AND REQUIREMENTS BY ALBERTA TRANSPORTATION SHALL BE MET TO THEIR SPECIFICATIONS AND STANDARDS PRIOR TO COMMENCEMENT OF DEVELOPMENT. (CONTACT ALBERTA TRANSPORTATION AT 1-780-624-6280). FAILURE TO DO SO WILL RENDER THIS PERMIT NULL AND VOID.;
- b) The proposed use must be a minimum of 230 feet from the center line of Highway 697.;
- c) Remaining minimum building setbacks: a. 41.15 meters (135 feet) from any road allowances; and b. 15.24 meters (50 feet) from any other property lines.;
- d) The Service Station-Major shall meet all current National Building Code Alberta Edition requirements for Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.;
- e) The Developer shall enter into and abide by a Development Agreement with Mackenzie County.;
- f) All conditions and regulations set out by the Safety Codes Council of Alberta are to be met to their specifications and standards. Copy of the approval from Safety Codes Council of Alberta must be submitted to Mackenzie County prior to operation. Failure to do so will render this permit Null and Void.;
- g) An Environmental Containment Plan shall be completed and a

copy submitted to Mackenzie County prior to any construction. Failure to do so will render this permit Null and Void.;

- h)** The landowner/developer shall provide a remediation certificate from the province of Alberta to Mackenzie County within three (3) years of vacating the site.;
- i)** In addition a 20.0m (65.6ft) vegetated buffer strip shall be provided for all development adjacent to Highways 35, 88, 58 and 697.;
- j)** The property must at all times be kept in a neat and orderly fashion.;
- k)** The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.;
- l)** This permit may be revoked at any time if, in the opinion of the Development Officer, the proposed development has become detrimental, unsightly or otherwise incompatible with the amenities of the neighbourhood.;
- m)** If a sign is placed on the property the sign shall be located a minimum of: 200 meters from regulatory signs, and 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.;
- n)** 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.;
- o)** The sign shall:
 - I.** Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
 - II.** Not unduly interfere with the amenities of the district,
 - III.** Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
 - IV.** Not create visual or aesthetic blight.;
 - V.** Not break the sight triangle regulations.
- p)** The site and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.;
- q)** Comply with applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at (780) 841-3252.;
- r)** No vehicle shall be located in such a way that it impedes visibility for vehicular and/or pedestrian traffic.;

- s) All conditions and requirements by the Alberta Motor Vehicle Industry Council "AMVIC" are to be met to their specifications and standards.;
- t) This permit approval is subject to approval from the Alberta Motor Vehicle Industry Council (AMVIC). The developer is required to obtain written approval from the Alberta Motor Vehicle Industry Council regarding the proposed development prior to commencement of the development. Failure to do so shall render this permit Null and Void.;
- u) Provide adequate off street parking as follows: The minimum parking standards are 1 space per 37.2 square meters (400 square feet) of building area, 1 space per each full time employee and 1 space for every 2 part time employees. *“One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet).”*
- v) All basement or below grade developments shall have an operational sump pump;
- w) All sewage disposals shall conform to the current Alberta Private Sewage Systems Stand of Practice.;
- x) Any doors, windows and other openings to any DEVELOPMENT shall be at the same or greater elevation as the downstream ROAD centerline elevation to avoid overland flood damage, water seepage and other water related damage.;
- y) Any permanent buildings on the property must be constructed 2% greater than the grade of the road.;
- z) Mitigation measures must be in place, where applicable, in order to avoid water damage from potential seasonal flooding.;
- aa) No site work or grading shall take place on the site that will alter existing drainage patterns or contribute to the flooding or inundation of adjacent properties;
- bb) 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.;
- cc) The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.;
- dd) 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 to Construct an Access form by contacting the Operations Department for Mackenzie County at (780) 928-3983. Access to be constructed at the developers expense.;

ee) 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

6. SUBDIVISION

b) **33-SUB-24 Henry & Mary Braun 5 Acre Subdivision NE-29-107-13-W5M**

MPC 24-09-144 **MOVED** by David Driedger

That Subdivision Application 33-SUB-24 in the name of Henry and Mary Braun of NE 29-107-13-W5M be APPROVED with the following conditions:

1. This approval is for a **Type B** subdivision, 5 acres (2.02 hectares) in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with 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,
 - I. Any permanent buildings on the property must be constructed 2% above the grade of the road.
 - b) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,
 - c) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,
 - d) All sewage disposals shall conform to the current Alberta Private Sewage Systems Standard of Practice,

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

5. DEVELOPMENT

- a) **185-DP-24 Git R Dun
Dwelling – Duplex with a 20% Setback Variance
In Hamlet Residential 1 "H-R1"
Plan 212 0513, Block 02, Lot 11 (10317 105 Ave)**

MPC 24-09-145 **MOVED** by Stephanie Grocholski

That Development Permit 185-DP-24 on Plan 212 0513, Block 2, Lot 11 in the name of Git R Dun be APPROVED with the following conditions:

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

- a) **A 20% Setback Variance** for the Dwelling - Duplex is hereby granted. The Dwelling – Duplex shall be a minimum of 4 feet

(1.22 meters) from the west and east property lines.

- b)** Remaining minimum building setbacks are: 7.6 meters (25 feet) front; and 1.5 meters (5 feet) rear yard; from the property lines.
- c)** The Dwelling - Duplex shall meet all current National Building Code Alberta Edition requirements for Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.;
- d)** Provide adequate off street parking as follows: 6 stalls for Dwelling – Duplex. One parking space, including the driveway area, shall occupy 300 square feet.;
- e)** The Dwelling – Duplex is to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner. Each unit must be serviced individually.;
- f)** The architecture, construction materials and appearance of accessory buildings and other structures shall compliment the natural features and character of the site to the satisfaction of the Development Authority.;
- g)** The Municipality has assigned an address to each unit on the Dwelling – Duplex as follows from East to West: 10317-1 105 Avenue, 10317-2 105 Avenue. You are required to display the addresses on the Units 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.;
- h)** Where the lowest opening of the duplex is 25 feet from the front property line it is required to be at a minimum 4% grade above the curb level. Where the lowest opening of the duplex is 50 feet from the front property line it is required to be at a minimum 2% grade above the curb level.;
- i)** All DEVELOPMENT shall provide:
 - I.** Provision and access to garbage storage;
 - II.** Lighting between DWELLING UNITS;
 - III.** Orientation of buildings and general site appearance;
 - IV.** Safe pedestrian access to and from the public sidewalk fronting the building; and
 - V.** Parking areas adjacent to streets must be paved except for the Utility Right of Way;
- j)** 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.;

- k) The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.;
- l) 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 to Construct an Access form by contacting the Operations Department for Mackenzie County at (780) 928-3983. Access to be constructed at the developer's expense.;
- m) The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- b) **187-DP-24 Abe & Anna Peters (Inspirational Books)
Home Based Business, Minor
In Hamlet Residential 1A "H-R1A"
Plan 962 3343, Block 01, Lot 01 (9001 101 Street)**

MPC 24-09-146 **MOVED** by David Driedger

That Development Permit 187-DP-24 on Plan 962 3343, Block 1, Lot 1 in the name of Inspirational Books be APPROVED with the following conditions:

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

- a) **This permit is for the APPROVAL of a Home Based Business, Minor (Inspirational Books) in the existing Dwelling – Single Family.**
- b) **This development permit may be revoked at any time, if, in the opinion of the Development Authority, the Home Based Business Minor has become detrimental or otherwise incompatible with the amenities of the neighborhood.**
- c) **This development permit will expire upon the expiration, cancellation or revocation of your business license. This development permit shall become null and void if a county**

business license is not maintained in good standing.

- d) At all times, the privacy of the adjacent dwellings shall be preserved and the Home Based Business shall not unduly offend the surrounding residents by way of excessive lighting, noise, traffic, congestion, late visitations by clients.**
- e) The business shall be operated by the resident of the principal dwelling and may include one (1) non-resident employee.
- f) The Home Based Business shall not involve client and customer visits outside of the hours of 8:00 a.m. – 6:00 p.m.
- g) The Municipality has assigned the following address to the noted property (**9001 101 Street**). You are required to display the address (**9001**) 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.
- h) Home Based Business Minor requires 1 space per 37.2m² (400.0ft²) of gross FLOOR AREA. This work area is 400 square feet, so that would constitute one (1) off street parking spot.
- i) No construction or development is allowed on a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
- j) Home Based Businesses are limited to one sign not exceeding 1.1 square meters (12 square feet) in area.
- k) The sign shall not be placed within the Road Right of Way.
- l) The site and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
- m) The sign shall:
 - I. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
 - II. Not unduly interfere with the amenities of the district,
 - III. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
 - IV. Not create visual or aesthetic blight.

- n) Illumination of any signs must not negatively affect, nor pose a safety hazard to, an adjacent site or street.
- o) Wiring and conduits of any signs must be concealed from view.
- p) The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
- q) The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- e) **194-DP-24 Boreal Housing Foundation
Dwelling – Multi-Family (Move On)
In Hamlet Residential “H-R1”
Plan 242 0770, Block 20, Lot 01 (4706 42 Ave)**

MPC 24-09-147 **MOVED** by Peter F. Braun

That Development Permit 194-DP-24 on Plan 242 0770, Block 20, Lot 1 in the name of Boreal Housing Foundation be APPROVED with the following conditions:

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

- a) The Dwelling - Multi-Family shall be a minimum of: 7.6 meters (25 feet) from the front property line; 1.5 meters (5 feet) interior side yard; 3.1 meters (10 feet) exterior side yard and 1.5 meters (5 feet) rear yard from the property lines, or setbacks required by Safety Codes, whichever is greater. It is the responsibility of the developer to find out the Safety Codes setbacks. All setbacks are to be measured from your property lines.;
- b) The Dwelling - Multi-Family shall meet all current National Building Code Alberta Edition requirements for Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.;
- c) The Municipality has assigned an address to each unit on the Dwelling - Multi-Family as follows from East to West: 4706-1 42 Avenue, 4706-2 42 Avenue, 4706-3 42 Avenue and 4706-4 42 Avenue. You are required to display the addresses on the

Units 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.;

- d) Provide adequate off street parking as follows: 2 stalls per dwelling unit plus 1 additional stall for visitor parking. This would be a total of 9 parking stalls for the 4 units. One parking space, including the driveway area, shall occupy 300 square feet.;
- e) The Dwelling - Multi-Family is to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner. Each unit must be serviced individually.;
- f) The architecture, construction materials and appearance of the Dwelling - Multi-Family shall be to accepted standards and shall compliment the natural features and character of the site and the aesthetics of the neighbouring residences to the satisfaction of the Development Authority.;
- g) Where the lowest opening of the building is 25 feet from the front property line it is required to be at a minimum 4% grade above the curb level. Where the lowest opening of the building is 50 feet from the front property line it is required to be at a minimum 2% grade above the curb level.;
- h) 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.;
- i) The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.;
- j) 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 to Construct an Access form by contacting the Operations Department for Mackenzie County at (780) 928-3983. Access to be constructed at the developers expense.;
- k) The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- b) 198-DP-24 Abigail Falk
Fence with a 25% Height Variance
In Hamlet Residential 1 “H-R1”
Plan 982 1128, Block 17, Lot 41 (10109 105 Ave)**

MPC 24-09-148 MOVED by David Driedger

That Development Permit 198-DP-24 on Plan 982 1128, Block 17, Lot 41 in the name of Abigail Falk be APPROVED with the following conditions:

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

- a) **Approval of a fence with height variance as noted in condition b).**
- b) **Maximum height of fence:**
- I. **1.5 meters (5 feet) for the front yard,**
 - II. **up to 1.8 meters (6 feet) for the side and rear yards.**
- c) **The fence shall not comprise of and/or support barbed wire.**
- d) The fence shall not adversely affect the view of vehicular and pedestrian traffic.
- e) The fence shall not encroach onto adjacent properties.
- f) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
- g) This permit may be revoked at any time if, in the opinion of the Development Officer, the proposed development has become detrimental, unsightly or otherwise incompatible with the amenities of the neighbourhood.
- h) This permit approval is subject to an access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
- i) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the

site and the aesthetics of the neighbouring residences to the satisfaction of the Development Authority.

- j) 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.
- k) 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

6. SUBDIVISION

- a) **32-SUB-24 John & Judith Doerksen
10 Acre Subdivision
SW-23-107-13-W5M**

MPC 24-09-149 **MOVED** by Stephanie Grocholski

That Subdivision Application 32-SUB-24 in the name of John D. Doerksen and Judith Doerksen of SW-23-107-13-W5M be APPROVED with the following conditions:

1. This approval is for a **Type B** subdivision, 10 acres (4.04 hectares) in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with 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,
 - I. Any permanent buildings on the property must be constructed 2% above the grade of the road.
 - II. **The skid shack that is currently on the proposed subdivision must obtain a development permit or be removed prior to registration of the subdivision.**

- b) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,
- c) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,
- d) All sewage disposals shall conform to the current Alberta Private Sewage Systems Standard of Practice,
- e) Provision of a storm water management plan. Contact Planning and Development staff at (780) 928-3983 to discuss the requirements for your subdivision,
- f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration,
- g) Provision of utility rights-of-way as required by ATCO Electric, TELUS, Northern Lights Gas Co-op, and others,
- h) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached,
- i) **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

7. MISCELLANEOUS

- a) None

8. CLOSED MEETING

- a) None

9. MEETING DATES

- ❖ Thursday October 3, 2024 @ 10:00 a.m in La Crete
- ❖ Thursday October 17, 2024 @ 10:00 a.m in Fort Vermilion

10. ADJOURNMENT

MPC 24-09-150 **MOVED** by Peter F. Braun

That the Municipal Planning Commission Meeting be adjourned at 10:33 a.m.

CARRIED

These minutes were adopted this 19th day of September, 2024.

Erick Carter, Chair

**MACKENZIE COUNTY
Municipal Planning Commission Meeting**

**Mackenzie County Office
Fort Vermilion, AB**

Thursday, September 19, 2024 @ 10:00 a.m.

PRESENT: Erick Carter Chair, MPC Member
Andrew O'Rourke Vice Chair, MPC Member (Virtual)
David Driedger Councillor, MPC Member (Virtual)
Peter F. Braun Councillor, MPC Member
Stephanie Grocholski MPC Member (Virtual)

ADMINISTRATION: Caitlin Smith Director of Planning & Development
Jamie Wiebe Development Officer
Jackie Roberts Development Officer
Annika Wolfe Administrative Assistant/Recording Secretary

MEMBERS OF THE PUBLIC: Dan Schmidt
Edyth Neudorf

MOTION 1. CALL TO ORDER

Erick Carter called the meeting to order at 10:00 a.m.

2. ADOPTION OF AGENDA

MPC 24-09-151 MOVED by Peter F. Braun

That the agenda be adopted as presented.

CARRIED

3. MINUTES

a) Adoption of Minutes

MPC 24-09-152 MOVED by Andrew O'Rourke

That the minutes of the September 5, 2024 Municipal Planning Commission meeting be adopted as presented.

CARRIED

4. TERMS OF REFERENCE

For Information.

5. DEVELOPMENT

- a) 203-DP-24 Edyth Neudorf (Beyond Basic Fitness & Nutrition)
Shop – Personal Addition with a 46% Size Variance
In Hamlet Country residential “H-CR”
Plan 052 0560, Block 05, Lot 01 (9506 88 Ave)**

MPC 24-09-153 **MOVED** by David Driedger

That Development Permit 203-DP-24 on Plan 052 0560, Block 05, Lot 01 in the name of Edyth Neudorf (Beyond Basic Fitness & Nutrition) be APPROVED with the following conditions:

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

- a)** A 46% Size Variance for the Shop – Personal Addition is hereby granted. The Shop – Personal Addition shall be a maximum of 1092 square feet (101.45 square meters).;
- b)** The Addition shall be constructed and finished with similar construction materials as the existing Building to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority. The exterior of the existing Building and Addition shall be similar in appearance and color.;
- c)** Minimum building setbacks: 15.2 meters (50 feet) front yard; 4.6 meters (15 feet) side yards; and 7.6 meters (25 feet) rear yard; from the property lines.;
- d)** The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site and the aesthetics of the neighbouring residences to the satisfaction of the Development Authority.;
- e)** Where the lowest opening of the house is 25 feet from the front property line it is required to be at a minimum 4% grade above the curb level. Where the lowest opening of the house is 50 feet from the front property line it is required to be at a minimum 2% grade above the curb level.;
- f)** The Shop – Personal Addition shall meet all current National Building Code Alberta Edition requirements for Buildings and

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

- g) The maximum height of the Shop shall be 6.1 meters (20 feet) from grade to peak.;
- h) 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.;
- i) 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.;
- j) The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.;
- k) 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 to Construct an Access form by contacting the Operations Department for Mackenzie County at (780) 928-3983. Access to be constructed at the developers expense.;

CARRIED

7. MISCELLANEOUS

- a) **13xx Land Use Bylaw Amendment
Rezone Part of NW-24-107-14-W5M
From Agricultural “A” to Rural Industrial Light “RIL”**

MPC 24-09-154 MOVED by Peter F. Braun

That the Municipal Planning Commission recommend to Council to approve Bylaw 13XX-24 being a Land Use Bylaw Amendment to rezone Part of NW-24-107-14-W5M from Agricultural “A” to Rural Industrial General “RIG”.

CARRIED

5. DEVELOPMENT

**b) 206-DP-24 La Crete Co-op
Bulk Fuel Storage & Distribution
In Rural Industrial Light “RIL”
Part of NE-10-104-17-W5M**

MPC 24-09-155 **MOVED** by Andrew O'Rourke

That Development Permit 206-DP-24 on Part of NE-10-104-17-W5M in the name of La Crete Co-op be APPROVED with the following conditions:

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

- a) The proposed use must be a minimum of 230 feet from the center line of Highway 697.;
- b) Remaining minimum building setbacks: a. 41.15 meters (135 feet) from any road allowances; and b. 15.24 meters (50 feet) from any other property lines.;
- c) AN APPROVED ROADSIDE DEVELOPMENT PERMIT IS REQUIRED FROM ALBERTA TRANSPORTATION. ALL CONDITIONS AND REQUIREMENTS BY ALBERTA TRANSPORTATION SHALL BE MET TO THEIR SPECIFICATIONS AND STANDARDS PRIOR TO COMMENCEMENT OF DEVELOPMENT. (CONTACT ALBERTA TRANSPORTATION AT 1-780-624-6280). FAILURE TO DO SO WILL RENDER THIS PERMIT NULL AND VOID.;
- d) All conditions and regulations set out by the Safety Codes Council of Alberta are to be met to their specifications and standards. Copy of the approval from Safety Codes Council of Alberta must be submitted to Mackenzie County prior to operation. Failure to do so will render this permit Null and Void.;
- e) An Environmental Containment Plan shall be completed and a copy submitted to Mackenzie County prior to any construction. Failure to do so will render this permit Null and Void.;
- f) A 5 meter road widening caveat for Range Road 172 will be put on the title of this property.;
- g) In addition a 20.0m (65.6ft) vegetated buffer strip shall be provided for all development adjacent to Highways 35, 88, 58 and 697.;
- h) The landowner/developer shall provide a remediation certificate from the province of Alberta to Mackenzie County within three (3) years of vacating the site.;

- i)** The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.;
- j)** If a sign is placed on the property the sign shall be located a minimum of: 200 meters from regulatory signs, and 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.;
- k)** 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.;
- l)** The sign shall:
 - I.** Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
 - II.** Not unduly interfere with the amenities of the district,
 - III.** Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
 - IV.** Not create visual or aesthetic blight.;
 - V.** Not break the sight triangle regulations.
- m)** The site and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.;
- n)** All basement or below grade developments shall have an operational sump pump;
- o)** All sewage disposals shall conform to the current Alberta Private Sewage Systems Stand of Practice.;
- p)** Any doors, windows and other openings to any DEVELOPMENT shall be at the same or greater elevation as the downstream ROAD centerline elevation to avoid overland flood damage, water seepage and other water related damage.;
- q)** Any permanent buildings on the property must be constructed 2% greater than the grade of the road.;
- r)** Mitigation measures must be in place, where applicable, in order to avoid water damage from potential seasonal flooding.;
- s)** No site work or grading shall take place on the site that will alter existing drainage patterns or contribute to the flooding or inundation of adjacent properties;
- t)** 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.;

- u) The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.;
- v) 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 to Construct an Access form by contacting the Operations Department for Mackenzie County at (780) 928-3983. Access to be constructed at the developers expense.;
- w) 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

8. CLOSED MEETING

- a) None

9. MEETING DATES

- ❖ Thursday October 3, 2024 @ 10:00 a.m in La Crete
- ❖ Thursday October 17, 2024 @ 10:00 a.m in Fort Vermilion

10. ADJOURNMENT

MPC 24-09-156 MOVED by Peter F. Braun

That the Municipal Planning Commission Meeting be adjourned at 10:29 a.m.

CARRIED

These minutes were adopted this 3rd day of October, 2024.

Erick Carter, Chair

**MACKENZIE COUNTY
Municipal Planning Commission Meeting**

**Mackenzie County Office
La Crete, AB**

Thursday, October 3, 2024 @ 10:00 a.m.

PRESENT: Erick Carter Chair, MPC Member
Andrew O'Rourke Vice Chair, MPC Member
David Driedger Councillor, MPC Member (Via Telephone)
Peter F. Braun Councillor, MPC Member

REGRETS: Stephanie Grocholski MPC Member

ADMINISTRATION: Caitlin Smith Director of Planning & Development
Jackie Roberts Development Officer
Annika Wolfe Administrative Assistant/Recording Secretary

MOTION 1. CALL TO ORDER

Erick Carter called the meeting to order at 10:03 a.m.

2. ADOPTION OF AGENDA

MPC 24-10-157 MOVED by Andrew O'Rourke

That the agenda be adopted as presented.

CARRIED

3. MINUTES

a) Adoption of Minutes

MPC 24-10-158 MOVED by Peter F. Braun

That the minutes of the September 19, 2024 Municipal Planning Commission meeting be adopted as presented.

CARRIED

4. TERMS OF REFERENCE

For Information.

5. DEVELOPMENT

- a) None

6. SUBDIVISION

- a) **34-SUB-24 Samuel & Justina Schlamp
10 Acre Rural Subdivision
SW-18-107-14-W5M**

MPC 24-10-159 **MOVED** by Peter F. Braun

That Subdivision Application 34-SUB-24 in the name of Samuel Schlamp and Justina Schlamp of SW-18-107-14-W5M be APPROVED with the following conditions:

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

1. This approval is for a **Type B** subdivision, 10 Acres (4.05 Hectares) in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with 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,
 - I. Any permanent buildings on the property must be constructed 2% above the grade of the road.
 - b) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,
 - c) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,
 - d) All sewage disposals shall conform to the current Alberta Private Sewage Systems Standard of Practice,

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

- b) **35-SUB-24 La Crete Co-op
10.04 Acre Rural Subdivision
NE-10-104-17-W5M**

MPC 24-10-160 **MOVED** by Andrew O'Rourke

That Subdivision Application 35-SUB-24 in the name of La Crete Co-op of NE-10-104-17-W5M with the following conditions:

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

1. This approval is for a **Type B** subdivision, 10.04 Acres (4.06 Hectares) in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with 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,
 - I. Any permanent buildings on the property must be constructed 2% above the grade of the road.
- b) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,
- c) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,
- d) All sewage disposals shall conform to the current Alberta Private Sewage Systems Standard of Practice,
- e) Provision of a storm water management plan. Contact Planning and Development staff at (780) 928-3983 to discuss the requirements for your subdivision.
- f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration,
- g) Provision of utility rights-of-way as required by ATCO Electric, TELUS, Northern Lights Gas Co-op, and others,
- h) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached,
- i) **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

7. **MISCELLANEOUS**

a) None

8. **CLOSED MEETING**

a) None

9. **MEETING DATES**

❖ Thursday October 17, 2024 @ 10:00 a.m in Fort Vermilion

10. **ADJOURNMENT**

MPC 24-10-161 MOVED by Peter F. Braun

That the Municipal Planning Commission Meeting be adjourned at 10:08 a.m.

CARRIED

These minutes were adopted this 17th day of October, 2024.

Erick Carter, Chair



Mackenzie County

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	October 16, 2024
Presented By:	Darrell Derksen, Chief Administrative Officer
Title:	Information/Correspondence

BACKGROUND / PROPOSAL:

The following items are attached for your information, review, and action if required.

- Council Action List
- 2024-09-30 Minister of Seniors, Community and Social Services
- 2024-10-02 Minister of Municipal Affairs - Impacts of Federal Carbon Tax Survey
- 2024-10-04 Minister of Forestry and Parks - Bison Hunting Tag Revenue
- 2024-10-03 Ministerial Order No. 2024-011
- 2024-09-16 Alberta Emergency Management Agency - Conditional Grant Agreement Extension Approval
- 2024-10-03 Water and Circular Economy - Finalization of New Flood Mapping
- 2024-10-03 Alberta News Release - Improving health care in rural and remote Alberta
- 2024-08-27 Mackenzie County Library Board Meeting Minutes
- 2024-10-03 Universal Broadband Fund and AB Broadband fund Call for Expressions of Interest
- 2024-10-01 Rocky Lane Agricultural Society – Fall Community Supper

OPTIONS & BENEFITS:

N/A

COSTS & SOURCE OF FUNDING:

Author: L. Flooren **Reviewed by:** _____ **CAO:** D. Derksen

N/A

COMMUNICATION / PUBLIC PARTICIPATION:

N/A

POLICY REFERENCES:

N/A

RECOMMENDED ACTION:

Simple Majority Requires 2/3 Requires Unanimous

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

Author: L. Flooren **Reviewed by:** _____ **CAO:** D. Derksen

Mackenzie County Action List as of September 23, 2024

Council and Committee of the Whole Meeting Motions Requiring Action

Motion	Action Required	Action By	Status
February 22, 2016 Council Meeting			
16-02-135	That the County covers the additional cost of the survey on Plan 5999CL, Lot E to date and have administration release a copy of the report to the landowner informing them that the initial investigation survey has been completed.	Caitlin/Jen	In progress. Meeting with landowners. Impacted by 2020 flood.
May 10, 2016 Regular Council Meeting			
16-05-354	That administration be authorized to proceed as follows in regards to the Zama Crown Land Procurement: <ul style="list-style-type: none"> • cancel PLS 080023; • pursue acquisition of land parcels as identified on the map presented in red; • identify a parcel of land to be subdivided from Title Number 102 145 574 +1 (Short Legal 0923884; 21; 1) and offered for trade or sale to Alberta Environment and Parks due to its unsuitability for a hamlet development , specifically the land use restrictions per Alberta Energy Regulator. 	Caitlin	PLS180027 Administration is following up with the timeline and has requested an answer. The new Lands Manager is reviewing the application. Meeting scheduled for October 17, 2024
October 9, 2018 Regular Council Meeting			
18-10-763	That administration proceeds with the water diversion license's as discussed.	John	TDL received expires 2025-04-30. Waiting on ToHL to initiate the regional raw study.
February 2, 2022 Regular Council Meeting			
22-02-085	That administration move forward with the application process to purchase the following and bring back to Council any future costs related to the purchase such as FNC, survey and assessed value for deliberation and approval. PLS140031 PLS170002 PLS180022 PLS180027 PLS190005 La Crete Ferry Campground Atlas Landing Area Bridge Campsite Machesis Lake Campground Wadlin Lake Campground	Don/Caitlin	COW 22-06-073 The TCL Leases that are in the process are as follows: Signed Offer to purchase PLS140031 Survey is now being reviewed by Director of Surveys for approval for PLS140031
November 2, 2022 Budget Council Meeting			

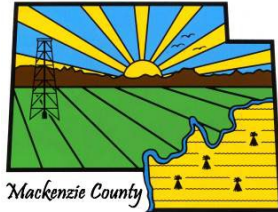
Motion	Action Required	Action By	Status
22-11-774	That the Policy PW039 Rural Road, Access Construction and Surface Water Management - Cost Implications be brought back to a future Council meeting for amendments.	Andy	In Progress
December 13, 2022 Regular Council Meeting			
22-12-908	That Council approve the Fort Vermilion Bridge Campground and Recreational Area Plan as amended and to submit the Plan to Forestry, Parks and Tourism for their approval.	Don	FPT Requesting updated mapping. GIS Mapping Completed To be completed fall of 2024
February 7, 2023 Regular Council Meeting			
23-02-106	That Mackenzie County commit to \$5M in municipal funding by means of Borrowing Bylaw towards local funding required to complete this project as per motion 18-06-472 to complete the Mackenzie Community Recreation Center project.	Darrell/Don/Jen	Reapplying for the Grant
August 16, 2023 Regular Council Meeting			
23-08-654	That administration enter into an agreement with the Coalition for Far Northwest Alberta Brighter Futures Society to provide the services for the Family and Community Support Services Fort Vermilion Program.	Jen	Working with organization on agreements
October 24, 2023 Organizational Council Meeting			
23-10-805	That the Mackenzie Region Bison Committee be established and brought back to a future Council Meeting.	Don	Working with wildlife
October 25, 2023 Regular Council Meeting			
23-10-833	That the Joint Use and Planning Agreement with Fort Vermilion School Division No. 52 be TABLED to a future Council meeting.	Caitlin	In Progress 2025 Deadline
February 13, 2024 Regular Council Meeting			
24-02-097	That the PLS Application Process proceed as directed.	Darrell/Caitlin	Council Meeting 2024-10-16
March 27, 2024 Regular Council Meeting			
24-03-249	That a letter be written to the Minister of Seniors, Community & Social Services regarding concerns with the housing in the region.	Darrell	COMPLETE
April 24, 2024 Regular Council Meeting			
24-04-312	That Mackenzie County communicates with the Town of Rainbow Lake and our energy ratepayers regarding our concerns on the plant based treaty recently signed by the Town of Rainbow Lake.	Darrell	In Progress
May 22, 2024 Regular Council Meeting			
24-05-407	That administration proceed with the offer to purchase for Plan 792 1881, Block 18, Lot 01 as per policy.	Caitlin	Awaiting appraisal results.

Motion	Action Required	Action By	Status								
24-05-427	That Council grant the Municipal Planning Commission special variance authority of 40% for the Heimstaed Lodge Development Permit upon application.	Caitlin	Awaiting Development permit application.								
May 28, 2024 Special Council Meeting											
24-05-444	That the North Sanitary Trunk Sewer Contract #2 Lift Station contract be awarded to the proponent with the highest score on the matrix. <table border="1" data-bbox="316 535 917 682"> <thead> <tr> <th>Evaluation Criteria</th> <th>Points Available</th> <th>Green Acre Ventures Ltd.</th> <th>Northern Road Builders LP</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>100</td> <td>91</td> <td>92</td> </tr> </tbody> </table>	Evaluation Criteria	Points Available	Green Acre Ventures Ltd.	Northern Road Builders LP	Total	100	91	92	Darrell/John	Acceptance Letter sent. COMPLETE
Evaluation Criteria	Points Available	Green Acre Ventures Ltd.	Northern Road Builders LP								
Total	100	91	92								
June 11, 2024 Regular Council Meeting											
24-06-484	That first reading be given to Bylaw 1340-24 being a Partial Road Closure Bylaw to close a portion of the road located within 106 Street and 99 Avenue within the Hamlet of La Crete.	Caitlin	COMPLETE Council Meeting 2024-10-16								
June 26, 2024 Regular Council Meeting											
24-06-489	That Council approve the request for street improvements along 99th Avenue and 106th Street at the cost of the developer.	Caitlin	Working with Developer								
24-06-491	That administration work with La Crete Co-op to accommodate right of way parking along 101 Street and La Crete Co-op will be responsible for clearing the snow.	Caitlin	In Progress								
24-06-494	That the Sale of County Property discussion be TABLED to a future Council Meeting.	Darrell	COMPLETE								
24-06-499	That administration continue to work with Northern Road Builders contract negotiations on the North Trunk Sanitary Sewer Contract #2 – Lift Station Project.	John	Project Review Ongoing								
24-06-518	That Policy UT006 Municipal Rural Water Servicing – Endeavor to Assist Policy be brought to a future Council meeting with amendments as discussed.	John	Being brought back to council this winter								
July 17, 2024 Regular Council Meeting											
24-07-531	That Mackenzie County requests a meeting with the Minister of Seniors, Community & Social Services, Minister of Municipal Affairs, Minister of Public Safety & Emergency Services, Minister of Mental Health & Addiction and Boreal Housing Foundation regarding Flood Mitigation in Fort Vermilion.	Darrell	In Progress Fall RMA								

Motion	Action Required	Action By	Status
24-07-553	That the FoodCycler Municipal Solutions Pilot Project be implemented for 100 units to start.	Don	Project ends October 15
24-07-554	That Mackenzie County collaborate with Mackenzie Frontier Tourism Association and other organizations through the Community Services Committee to provide input for the Peace River Boat Guide.	Council	
August 15, 2024 Regular Council Meeting			
24-08-569	That administration proceed with the sale of Plan 052 0560, Block 05, Lot 04 as per policy FIN035 with a reserve bid as per appraisal.	Caitlin	Received an offer – Council Meeting 2024-10-16
24-08-591	That the Draft Mackenzie County Strategic Plan be TABLED to a future Regular Council Meeting.	Darrell	COMPLETE
September 10, 2024 Regular Council Meeting			
24-09-603	That administration advertise Part of SW 7-109-19W5M for sale.	Caitlin	In Progress
24-09-611	That third reading be given to Bylaw 1345-24 being a Partial Plan Cancellation and Lot Consolidation of Plan 962 4275, Block 04, Lots 13-17, to accommodate the consolidation of these lots into one title.	Caitlin/Louise	Sent to Land titles for registration
24-09-614	That administration be authorized to open and review the Soil Feasibility Study for Irrigable Lands Request for Proposals on September 20, 2024 and bring back a recommendation to the September 23, 2024 Regular Council Meeting for awarding.	Landon	COMPLETE
24-09-629	That a letter be written to the Minister of Forestry and Parks and Carbon Copied to the Alberta Conservation Association to request that the bison hunt tag revenue be returned to Mackenzie County to be reinvested in the Mackenzie Region.	Don	COMPLETE
24-09-633	That administration present at a future Council meeting, all purchasing policies effected by the Tender and Request for Proposal template for review and possible amendment.	Darrell	In Progress
24-09-635	That motor graders Unit 2152 and Unit 2153 be disposed of by Option 3 - Ritchie Bros.	Willie	Unit 2152 disposed in September, received more than minimum amount. Unit 2153 will be disposed of in October.
24-09-636	That administration bring forward options for the Wolfe Lake Rural Water point to the 2025 Budget Workshop and budget deliberations.	John	In Progress

Motion	Action Required	Action By	Status
24-09-637	That Council direct administration to apply to the 2024-25 Alberta Community Partnership Program Grant – Intermunicipal Collaboration stream to fund the update of the Intermunicipal Development Plan held between the Town of High Level and Mackenzie County.	Caitlin	COMPLETE Application sent 2024-10-01
24-09-638	That Council support the application for the Alberta Community Partnership Program Grant under the Intermunicipal Collaboration stream as the Managing Partner with the Town of High Level as Project Participant to update the existing Intermunicipal Development Plan.	Caitlin	COMPLETE Application sent 2024-10-01
24-09-639	That Mackenzie County supports and recognizes the Rail Safety Week by acknowledging and proclaiming the week of September 23-29, 2024, as Rail Safety Week in Mackenzie County.	Darrell	COMPLETE
September 23, 2024 Regular Council Meeting			
24-09-651	That the Sale of County Property be TABLED to January 2025.	Darrell	
24-09-653	That the Soil Feasibility Study for Irrigable Lands Request for Proposal be awarded to the highest scoring qualified proponent, while staying within budget.	Landon	COMPLETE
24-09-654	That administration enter into a one year extension for the Conditional Grant Agreement for Mitigation to December 31, 2025.	Jen	Will have Don sign and submit COMPLETE
24-09-655	That the Fort Vermilion School Division and Mackenzie County enter into an Agreement for the development of the Mackenzie Community Recreation Centre.	Don/Darrell	In Progress
24-09-656	That administration work with community partners and bring back estimates for initial phases of engineering on the Mackenzie Community Recreation Centre.	Don/Darrell	In Progress
24-09-657	That Policy RESV14 – Gravel Crushing Reserve be amended as presented.	Jen/Louise	COMPLETE
24-09-659	That Capital Project Tour Workshop be scheduled for Wednesday October 30, 2024.	Darrell/Jen	COMPLETE
24-09-660	That Budget Council meetings be scheduled as follows: Tuesday, October 29, 2024 (11:00 a.m.) Monday, November 18, 2024 Tuesday, November 19, 2024 Wednesday, December 11, 2024	Jen/Louise	COMPLETE

Motion	Action Required	Action By	Status
24-09-662	That third reading be given to Bylaw 1244-21 being the Land Use Bylaw to be adopted as amended.	Caitlin/Louise	Awaiting amendments to maps
24-09-665	That the Zama Tower Road Culvert ditch block be removed.	Andy	
24-09-666	That Range Road 15-5 ditch work be completed prior to winter.	Andy	
24-09-667	That dual direction signage be installed for Machesis Lake from Highway 58 and Highway 88.	Andy/Don	Signs are ordered
24-09-668	That Mackenzie County partner with Northern Lights Forest Education Society on informational signage for our campgrounds for a maximum of \$5,000 with funding coming from the 2024 Operating Budget.	Don	
24-09-669	That first reading be given to Bylaw 1348-24 being a Land Use Bylaw Amendment to rezone Part of NW-24-107-14-W5M from Agricultural "A" to Rural Industrial General "RIG", subject to public hearing input.	Caitlin	Public Hearing 2024-10-16
24-09-672	That the 2024–2029 Mackenzie County Strategic Plan be approved as amended.	Darrell	COMPLETE
24-09-673	That Mackenzie County purchase a table for eight (8) in the amount of \$520 for the Salmon Grill on October 19, 2024.	Louise	COMPLETE
24-09-676	That the 2024 Capital Budget be amended by \$60,000 with funding coming from the Municipal Reserve for the boat launch projects.	Don/Jen	Estimates for Transportation and Installation received materials ordered. Finance – COMPLETE



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

September 30, 2024

Email: SCSS.minister@gov.ab.ca

The Honourable Jason Nixon
Minister of Seniors, Community and Social Services
227 Legislative Building
10800 - 97 Avenue
Edmonton, AB
T5K 2B6

Dear Minister:

RE: REQUEST FOR REMAINING FUNDS

Mackenzie County recognizes the hardship that the affected flood residents have faced since the 2020 Fort Vermilion flood. The County would like to endeavor to assist with the safe and efficient relocation of residents of the Boreal Housing Foundation, that were affected by the flooding. To accomplish this timely relocation of Boreal clients, we respectfully request the remaining \$10.1 Million in funds.

In good faith, Mackenzie County has incurred all costs associated with the development of new subdivisions and serviced lots for the residents affected by the flood. As of writing this letter there is no agreement between Mackenzie County and the Boreal Housing Foundation to finalize the purchase of the lots that were developed for Boreal Housing Foundation to relocate properties located in the flood plain owned by the Boreal Housing Foundation. If granted the remaining funds as requested, Mackenzie County will endeavour to assist with the relocation of the Boreal clients.

Thank you for your time and consideration in these matters. Please feel free to contact me at (780) 926-7405 or our Chief Administrative Officer, Darrell Derksen, at (780) 927-3718 or by email to cao@mackenziecounty.com

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Knelsen". The signature is fluid and cursive, with the first name "Joshua" and the last name "Knelsen" clearly distinguishable.

Joshua Knelsen
Reeve

c: Hon. Mike Ellis, Minister of Public Safety and Emergency Services
Dan Williams, MLA Peace River
Mackenzie County Council



ALBERTA

MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Calgary-Hays*

AR116752

October 2, 2024

Dear Chief Elected Officials:

The Government of Alberta is increasingly concerned about the federal carbon tax's impact on municipalities. For the provincial government to better understand the pressures municipalities are facing and advocate to the federal government on your behalf, we are requesting that all Alberta municipalities share data relating to the impact of the carbon tax on your operations, both directly and indirectly.

I am inviting you to share your municipality's feedback through this online survey, <https://extranet.gov.ab.ca/opinio6/s?s=64826>, which will be open until 4:00pm on October 9, 2024.

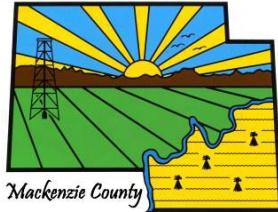
If you have any questions regarding the survey, I encourage you to connect with us at ma.engagement@gov.ab.ca.

I look forward to hearing your perspectives on this important issue.

Sincerely,

Ric McIver
Minister of Municipal Affairs

cc: Chief Administrative Officers



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

October 3, 2024

Email: fp.minister@gov.ab.ca

The Honourable Todd Loewen
Minister of Forestry and Parks
323 Legislature Building
10800 – 97 Avenue
Edmonton, AB
T5K 2B6

Dear Minister:

RE: BISON HUNTING TAG REVENUE

Mackenzie County is requesting that all revenues generated from the sale of Bison Hunting Tags be returned to Mackenzie County to be reinvested in the Mackenzie Region.

The Alberta Conservation Association (ACA) have reported total revenues collected for the 2023/2024 season of \$21,266,229, with \$13,960,208 being received from levies on hunting and angling licensees.

As you may be aware, the total region of Mackenzie County covers 81,870 square km. This represents 12% of Alberta's land mass and 20% of Alberta's Boreal Forest. The Mackenzie Region is host to a very large population of hunters and anglers of which a majority of revenues collected from the sale of licenses are dispensed to ACA.

Within the last few years ACA has provided information to Mackenzie County concerning three different bodies of water for the development of fishing opportunities and presented some information on the Pheasant Release program. While the information provided by ACA was insightful, the response to inquiries about funding support was negative. Only a small portion of ACA funds is allocated to the local region.

The Government of Alberta resumed the Hay-Zama wood bison hunt in 2023/24 with a majority of the hunting area being within the Mackenzie Region. This was the only area in Alberta that a public Bison hunt occurred. Application forms were available at Alberta Environment and Protected Areas offices in High Level, Fort Vermilion, Peace River and Edmonton.

Although ACA receives license revenues, including proceeds from the Bison hunt, Mackenzie County does not believe these funds are being utilized properly or equally in the Mackenzie Region. It is apparent that a majority of these funds are spent in southern parts of the province supporting the recreation programs of southern Albertans.

Mackenzie County has been working closely with Alberta's Ministry of Forestry and Parks to explore different recreation incentives in northern Alberta. Mackenzie County is the home of vast recreational opportunities that can provide all Albertans' a unique experience. Financial restraints are always at the forefront of concern when trying to bring ideas and visions to fruition.

Mackenzie County is requesting that all revenues generated from the sales of Bison hunt tags and draw applications be returned to Mackenzie County to be reinvested in the Mackenzie Region. Mackenzie County believes the reinvestment of funds by the local/northern governing body would better represent the needs and concerns of northern residents while concurrently being cognitive of our surroundings, prioritizing the needs and having funds to move forward.

Should the hunt proceed again, Mackenzie County is deeply concerned about ensuring its future success and looks forward to being actively involved moving forward.

Thank you for your time and consideration in this matter. We look forward to further communication with you at your earliest convenience. Please feel free to contact me at (780) 926-7405 or our Chief Administrative Officer, Darrell Derksen, at (780) 927-3718 or by email to cao@mackenziecounty.com.

Sincerely,



Joshua Knelsen
Reeve

cc: Dan Williams, MLA Peace River
Mackenzie County Council
Alberta Conservation Association (ACA)



ALBERTA

SENIORS, COMMUNITY AND SOCIAL SERVICES
Office of the Minister

Ministerial Order No. 2024-011

WHEREAS, pursuant to section 1(a) of the *Alberta Housing Act* (the Act), "affordable housing accommodation" means a housing accommodation designated by the Minister as an affordable housing accommodation under section 31.1(1);

AND WHEREAS, pursuant to section 31.1(1) of the Act, the Minister may designate a housing accommodation as an affordable housing accommodation if the Minister is of the opinion that in the circumstances the housing accommodation is suitable for designation as an affordable housing accommodation;

AND WHEREAS, pursuant to section 3(3) of the Act, the Minister may delegate to any person any power, authority or obligation conferred or imposed on the Minister under the Act.

THEREFORE, I, JASON NIXON, Minister of Seniors, Community and Social Services, pursuant to section 31.1(1) of the *Alberta Housing Act*, hereby:

1. Establish the circumstances under which a housing accommodation is suitable for designation as an affordable housing accommodation are that it must:
 - a. be subject to an agreement between the owner or operator of the housing accommodation and the Government of Canada, Province of Alberta, or a municipality;
 - b. have rental rates which are below market rates, pursuant to the agreement referred to in subclause (a); and,
 - c. be owned or operated by a not-for-profit organization incorporated under the *Societies Act*, *Companies Act*, or *Business Corporations Act*, a management body established under the *Alberta Housing Act*, or similar organization as determined under this Ministerial Order, that has a stated mission or mandate to serve those in core housing need (as defined in section 8(2)(a) of the *Social Housing Accommodation Regulation*) or to provide housing to target population groups identified in *Stronger Foundations: Alberta's 10-year strategy to improve and expand affordable housing*.
2. Delegate to the Assistant Deputy Minister, Housing Division, the authority to designate a housing accommodation as an affordable housing accommodation, in accordance with the circumstances set out in clause 1, including the authority to determine a similar organization under clause 1(c).

3. Direct the Assistant Deputy Minister, Housing Division, to create and maintain a list of designated affordable housing accommodations to be reviewed and updated at least annually, or upon notification of the transfer of a housing accommodation designated as an affordable housing accommodation under this Ministerial Order.

DATED this 2 day of August, 2024.



Jason Nixon
Minister of Seniors, Community and Social Services

September 16, 2024

Darrell Derksen
Chief Administrative Officer
Mackenzie County
P.O Box 640
4511 – 46 Ave
Fort Vermillion, Alberta T0H 1N0

Dear Mr. Derksen:

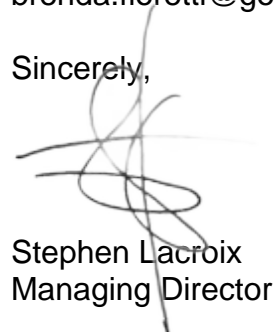
Thank you for your letter dated October 31, 2023, requesting an extension to the deadline for the 2020 Northern Alberta Flood Mitigation Conditional Grant Agreement (CGA) to December 31, 2025. I appreciate your patience while we have completed our review.

It is impressive to see the progress the county has made in constructing new neighbourhoods, consulting with residents, and completing relocations despite the challenges you have faced since the agreement was signed in 2021. Your commitment to building resilience in your community and mitigating future flooding is inspiring.

I am pleased to advise you that a one-year extension has been approved under Section 2.1 of the agreement. Please sign the attached CGA amendment and return to Brenda Fioretti, Director, Community Recovery Services.

If you have any questions, please contact Brenda at 780-718-5101 or by email at brenda.fioretti@gov.ab.ca.

Sincerely,



Stephen Lacroix
Managing Director

Attachment

124934

Darrell Derkson
Chief Administrative Officer
Mackenzie County
cao@mackenziecounty.com

Dear Darrell Derkson:

I am pleased to inform you that public engagement and finalization of 96 reports and over 1,100 kilometres of new or updated flood mapping through 56 local authorities is now complete.

Final flood maps are available online using the Flood Awareness Map Application at <https://floods.alberta.ca/>. New flood study reports will be available through the Open Government portal at <https://open.alberta.ca>. Additional information on the provincial Flood Hazard Identification Program is available at www.floodhazard.alberta.ca.

Flood studies can be used by the public and all levels of government to help keep Albertans safe, protect properties and infrastructure from floods, and build more resilient communities. Communities with provincial flood maps can use them to support emergency response and incorporate them into land use planning, bylaws and development regulations. I encourage you to consider how your community can use these new flood maps.

Alberta's Drought and Flood Protection Program is a new multi-year grant program that can help municipalities and Indigenous communities improve long-term drought and flood resilience by helping fund projects that protect critical infrastructure and protect the public. More information about the program can be found at <https://www.alberta.ca/drought-and-flood-protection-program>.

If you have any questions about the flood studies, please contact Bryce Haimila, Director of River Engineering and Technical Services, at 780-427-8221 (dial 310-0000 for a toll-free connection) or at bryce.haimila@gov.ab.ca.

Sincerely,



Kate Rich
Assistant Deputy Minister

cc: Shawn Ewasiuk, Assistant Deputy Minister of Technical and Corporate Services
Division, Municipal Affairs
Cam Lane, Executive Director of Watershed Resilience and Predictions Branch,
Environment and Protected Areas
Bryce Haimila, Director of River Engineering and Technical Services, Watershed
Resilience and Predictions Branch, Environment and Protected Areas

From: [Alberta News](#)
To: [Louise Flooren](#)
Subject: News Release: Improving health care in rural and remote Alberta
Date: October 3, 2024 1:22:14 PM

Improving health care in rural and remote Alberta

October 03, 2024 [Media inquiries](#)

Alberta’s government is taking action to improve health care in rural and remote communities across the province by launching a Rural Health Action Plan.

Albertans living in rural and remote communities face unique challenges that require tailored supports and approaches to deliver safe, high-quality and sustainable health care services. To help guide actions, address challenges and improve outcomes in rural and remote health care, Alberta’s government is launching a Rural Health Action Plan.

As some of the first steps being taken under the action plan, Alberta’s government is introducing a \$16-million Rural and Remote Family Medicine Resident Physician Bursary Pilot Program, an \$800,000 Medical First Responder (MFR) Grant program and a \$600,000 Emergency Medical Responder (EMR) Education Grant program.

“There is an urgent need for customized supports in rural and remote communities across Alberta. This action plan will serve as a roadmap to build and maintain access to high-quality health care in these areas of the province.”

Adriana LaGrange, Minister of Health

“Investing in our rural health care workforce is essential for communities across the province. The introduction of the Rural and

Remote Family Medicine Resident Physician Bursary Pilot Program is a vital step toward attracting and retaining skilled professionals in Alberta's rural and remote areas.”

Martin Long, parliamentary secretary for rural health

Rural and Remote Family Medicine Resident Physician Bursary Pilot Program

To support family medicine residents who are interested in practising in rural or remote Alberta, Alberta's government is introducing a \$16-million Rural and Remote Family Medicine Resident Physician Bursary Pilot Program. This initiative will provide up to \$8 million annually for the next two years.

Bursaries of either \$125,000 (for rural stream applicants) or \$200,000 (for remote stream applicants) will be available to medical students in their final year of an undergraduate medical program at any medical university who have been matched with a family medicine residency program at the University of Alberta or University of Calgary. The bursaries will also be available to residents currently completing a family medicine residency at the University of Alberta or University of Calgary, regardless of their year of study, including those graduating in June 2025. In return, bursary recipients will commit to delivering comprehensive patient care in eligible communities for three years after completing their residency, enhancing the capacity of rural and remote communities.

This initiative is one part of a comprehensive strategy to build a thriving rural and remote health care workforce. Applications for 2024-25 will open in December.

Medical First Responder Grant and Emergency Medical Responder Education Grant

Alberta's government is also implementing two grant programs to strengthen rural, remote, and First Nation, Métis and Inuit communities by attracting and retaining paramedics. This will also support the work to address long emergency response times by funding new medical first responder programs in communities with limited access to health care services.

The initiative includes an \$800,000 Medical First Responder (MFR) Agency Grant program to foster the establishment of new MFR agencies, and a \$600,000 Emergency Medical Responder (EMR) Education Grant program for communities

with existing emergency medical services (EMS) stations to recruit and train a local workforce. MFR agencies in Alberta such as fire departments provide initial medical care and assistance to individuals in emergency situations before more advanced medical help arrives, playing a valuable role in the care of patients before they arrive at a hospital. These agencies often consist of trained volunteers or professionals who are equipped to respond to a wide range of medical emergencies, including cardiac arrests, traumatic injuries and respiratory distress. MFRs are key partners with EMS in Alberta that provide timely aid to patients and assist EMS when requested.

“This initiative is an exciting step in improving access to health care in rural and remote municipalities like ours, and we thank the provincial government for their commitment to taking swift and ongoing action to support and stabilize primary health care in our community.”

Nicholas Nissen, mayor, Town of Hinton

“The RMA is encouraged by the Government of Alberta’s efforts into applying a rural lens on how health care is funded, structured and delivered. This plan is a significant step towards designing and implementing a system that works for rural communities across the province.”

Paul McLaughlin, president, Rural Municipalities of Alberta

Quick facts

- The Rural Health Care Action Plan will be reviewed and updated every three years.
- Focus areas of the action plan include:
 - Workforce: Create a healthy, sustainable, engaged and efficient health workforce in rural and remote Alberta.
 - Access: Deliver high-quality and appropriate health care services when and where Albertans need it.
 - Models of Care: Create unique care models and solutions that serve the needs in rural and remote communities.
 - Community Care: Establish community-specific supports to promote the physical and mental well-being of rural and remote Albertans.

- Prevention and Wellness: Support rural initiatives to reduce risk factors and encourage protective measures to reduce strain on the health system.
- Bursary recipients will be free to practise and stay in a single community, move between communities or practise as locums, as long as they maintain a minimum patient panel and practise in Rural Remote Northern Program (RRNP) eligible communities.
- The New Medical First Responder (MFR) Grant program will be used to fund up to 16 new programs at \$50,000 per agency.
- The Emergency Medical Responder (EMR) Education Grant program is expected to fund about 25 courses. The cost will vary depending on associated travel costs.

Related information

- [Modernizing Alberta's Primary Health Care System \(MAPS\)](#)
- [Rural Health Action Plan](#)
- [Emergency Medical Responder Education Grant](#)
- [Medical First Responder Grant](#)

Related news

- [Enhancing early detection of cervical cancer](#) (Sept. 26, 2024)
- [Supporting innovation and growth in rural Alberta](#) (Sept. 24, 2024)
- [Investing in Alberta's Emergency Services](#) (Feb. 21, 2024)
- [Strengthening health care: Improving access for all](#) (Oct. 18, 2023)

Multimedia

- [Watch the news conference](#)

Media inquiries

[Jessi Rampton](#)

780-427-2137

Press Secretary, Health

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Mackenzie County Library Board (MCLB)
August 27, 2024, Board Meeting Minutes
Fort Vermilion Library

Present: Lisa Wardley, Lorraine Peters, Wally Schroeder, Kayla Wardley, Sandra Neufeld, Tamie McLean, Cam Cardinal.

Guests: Debbie Bueckert, Hope Warner, Don Roberts, Carol Ducharme.

1.0 Kayla Wardley called the meeting to order at 6:32 pm.

2.0 **Approval of the Agenda:**

MOTION #2024-05-01 Lorraine Peters moved the approval of the agenda as revised. **CARRIED**

3.0 **Approval of the Minutes:**

MOTION #2024-05-02 Kayla Wardley moved the approval of the June 11/24 meeting minutes. **CARRIED**

4.0 **Review of Action Items:**

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

5.0 **Financial:**

5.1 **MCLB Financial Report as of August 27/24:**

- Balance Forward \$ 112,407.94
- Total Revenues \$ 243,035.80
- Total Expenses \$ 163,183.06
- Bank Balance \$ 192,206.08

MOTION #2024-05-03 Lorraine Peters moved the acceptance of the financial report. **CARRIED**

MOTION #2024-05-04 Wally Schroeder moved that MCLB send the 3 libraries their 2nd funding instalment.

La Crete \$80,000, Fort Vermilion \$36,000 and Zama \$26,500. **CARRIED**

5.2 **Fort Vermilion Library (FVL) Financial Report as of August 27/24:**

- Total Revenues \$ 39,492.34
- Total Expenses \$42,625.36
- Net Income \$-3,133.02
- Bank Balance \$128,202.08

MOTION #2024-05-05 Sandra Neufeld moved the acceptance of the financial report. **CARRIED**

MOTION #2024-05-06 Tamie McLean moved that the Fort Vermilion set up a Zoom account at a cost of \$21 per month. **CARRIED**

6.0 **Library Reports:**

6.1 **La Crete:**

- Financials to August 11/24: Income \$106K, Expenses \$113K, Bank Balance \$-7K,
- Fund raising for the new building addition. They have \$236 K cash on hand with an additional \$67K pledged.
- Regular fundraising to date is \$67K.
- Circulation for June was 9,277 and for July was 10,543.
- The front door lock was repaired.
- One exam was proctored.
- The vacuum cleaner needs to be replaced.
- The Salmon Grill is on Oct 19/24.

6.2 **Fort Vermilion:**

- Four new patrons were registered in June and July.
- Circulation was 448 in June and 511 in July.
- 57 items were added in June and July.
- A summer reading program runs every Tuesday and will run until August 29.
- A book club is being planned.
- An unruly patron was asked to leave the library. The Calgary library Code of Conduct was discussed and may be adopted.
- The AG Fair book sale went well.

...2

6.3 Zama:

- Fire fighters from Australia, Spain, Quebec, and the Yukon used the library a lot.

6.4 Mackenzie County Library Consortium (MCLC):

- Forest Capital Canada logo swatches are being produced for school students.

6.5 High Level:

- Things are going well.
- Library renovations and painting was completed.

MOTION #2024-05-07 Lorraine Peters moved the acceptance of the library reports for information. **CARRIED**

7.0 Old Business:

7.1 Little Free Libraries:

- The Fort Vermilion School division Blast Program will be asked to build 2 new Little Free Libraries.

7.2 CFEP Grant Application La Crete Library Expansion:

- The deadline for submitting the application is August 31/24.
- The County will be asked to write a letter of support for the library expansion.

8.0 New Business:

8.1 MCLB Infographic:

- The County has 5,301 active library card holders which is 41% of the region's population.
- In 2023 143,825 items were signed out and 3,756 items were added bringing the total collection number to 86,471.

8.2 Library Board Member Terms:

- All but one member's terms expire at the end of October 2024.
- Applications to reapply must be submitted before October 15/24.

8.3 Library Agreements:

- The agreement between the County and the MCLB was updated.

8.4 FVSS Rental Agreement with the County:

- The FVSS agreement with the County was updated.
- The responsibilities of each party were discussed.

9.0 In Camera:

- None required.

10.0 Correspondence:

- None

11.0 Next Meeting Date and Location: High Level, September 26, 2024 at 6:30 p.m. Supper will be provided.

12.0 Adjournment:

MOTION # 2024-05-08 Wally Schroeder moved to adjourn the meeting at 9:13 p.m. **CARRIED**

These minutes were adopted this 26th day of September 2024.

Chair: Kayla Wardley

Louise Flooren

Subject: FW: Universal Broadband Fund and Alberta Broadband Fund: Call for Expressions of Interest / Fonds pour la large bande universelle et Fonds pour la large bande de l'Alberta : Appel à manifestation d'intérêt

Attachments: Carte de densité - Foyers mal desservis en Alberta.pdf; Heat Map - Underserved Households in Alberta.pdf

From: Get-Connected / Branchez-Vous (IC) <get-connected-branchez-vous@ised-isde.gc.ca>

Sent: October 3, 2024 9:02 AM

To: Get-Connected / Branchez-Vous (IC) <get-connected-branchez-vous@ised-isde.gc.ca>

Subject: Universal Broadband Fund and Alberta Broadband Fund: Call for Expressions of Interest / Fonds pour la large bande universelle et Fonds pour la large bande de l'Alberta : Appel à manifestation d'intérêt

(The French text follows / Le message en français suit celui en anglais)

In June 2019, the Government released Canada's Connectivity Strategy with the objective of bringing access to Internet speeds of at least 50/10 Megabytes per second (Mbps) to all households by 2030. Since then, federal, provincial and private sector investments have been bridging our country's connectivity gap. This includes federal investments being made through the \$3.225 billion Universal Broadband Fund (UBF).

In 2017, 82.6% of households in Alberta had access to speeds of 50/10 Mbps. It is projected that by 2026, 96% of households in the province will have access. As such, while significant progress is being made, there still remains more work to be done to be on the path to 100% access.

In 2022, a Canada-Alberta partnership was announced to co-fund UBF projects in Alberta. The co-funding represents \$780 million (\$390 million from the Government of Canada and \$390 million from the Government of Alberta) to bridge the connectivity divide in the province.

Today, a special call for interest is being launched for the province with a continued partnership with the Government of Alberta under the Alberta Broadband Fund (ABF). The Governments are inviting eligible applicants under the UBF to express their interest in developing a proposal to connect underserved households in the province in areas which remain without access to Internet speeds of 50/10 Mbps. Funding is currently available until March 31, 2027, and projects must be completed by this date.

The focus of this call for interest is on the most dense areas without service as indicated by the attached map. Densely populated areas outside of this map are either already considered served or will be served through existing projects, including those under the UBF.

Under the UBF, eligible applicants are:

- a) Canadian entities or groups of Canadian entities that operate broadband infrastructure; or
- b) Canadian entities or groups of entities that do not operate broadband infrastructure but have identified a plan to engage an entity or group of entities with experience building, owning, and operating the infrastructure their project(s) is proposing may also be eligible.

Innovation, Science and Economic Development Canada (ISED) and the Alberta department of Technology and Innovation (TI) are interested in hearing from all parties ready to participate in a project to bring improved connectivity to underserved households. ISED and TI will require that parties demonstrate the project is technically feasible, sustainable and financially viable. The maximum amount of funding available for a broadband project is up to 75% of the total eligible costs, or up to 90% of the total eligible costs for projects targeting very remote areas, satellite-

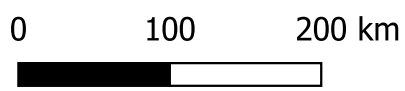
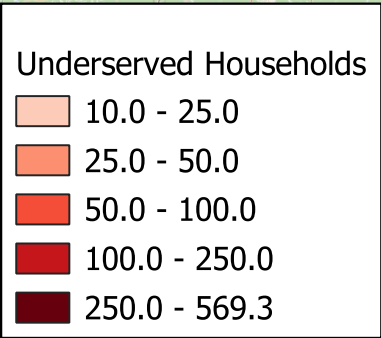
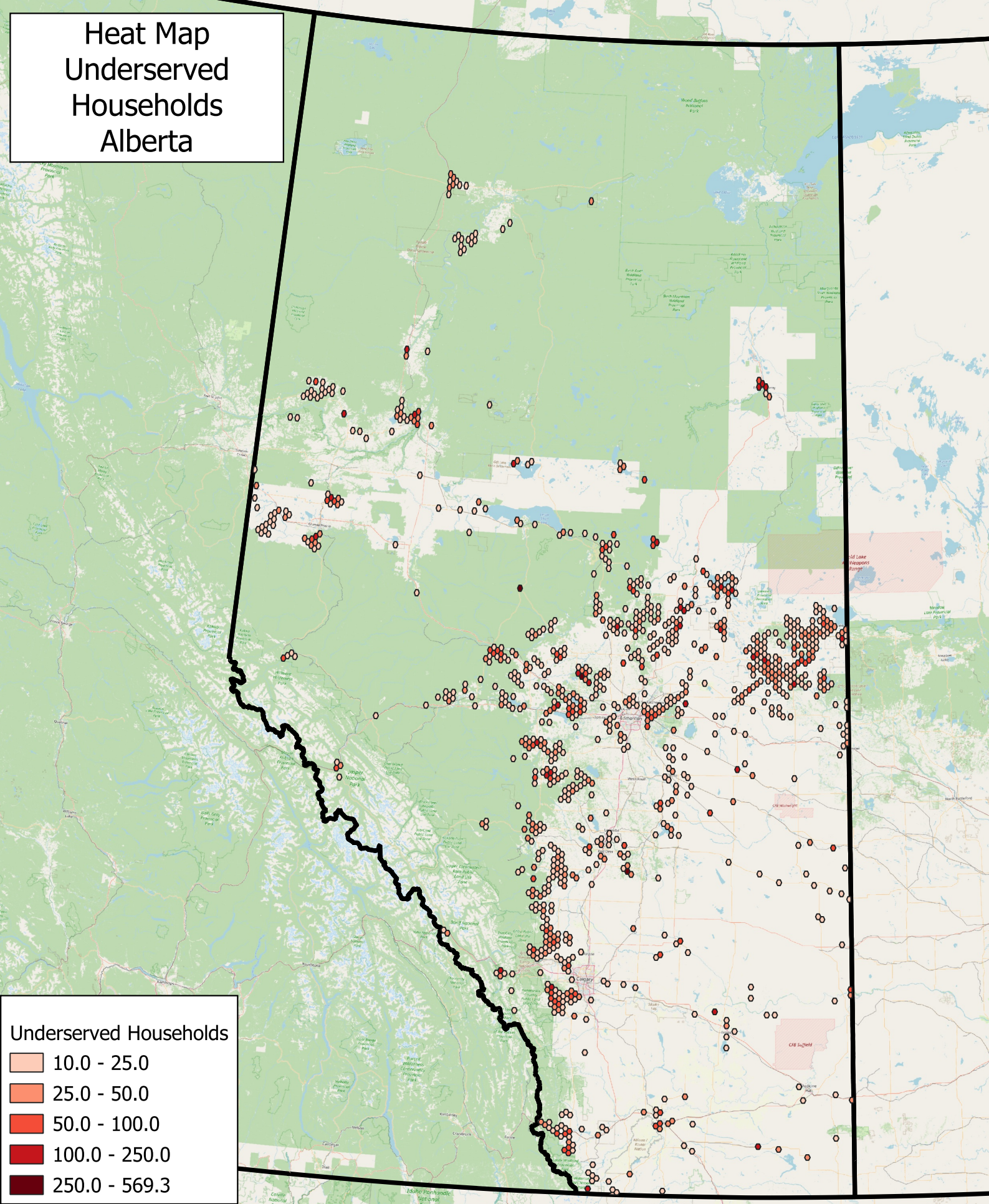
dependent and/or Indigenous communities. ISED will work with interested parties to determine if they have a project that meets these criteria.

Eligible applicants are invited to come forward with expressions of interest until November 8, 2024. To submit an expression of interest, or to bring forward your questions including any questions on the attached map, please first reach out, at your earliest convenience, to: get-connected-branchez-vous@ised-isde.gc.ca. A program official will follow up with you directly, in your preferred method of communication, to help you navigate the application process, explain other application requirements and share the application template.

ISED has tried to be as inclusive as possible in this call out and therefore it is possible you are receiving this message but already have high-speed Internet in your community or have supported a project underway.

We are looking forward to working with you towards our common goal of 100% access to high-speed Internet for all households in Alberta.

Heat Map Underserved Households Alberta



This map is based on ISP information as well as Innovation, Science and Economic Development Canada projections. Actual coverage may vary subject to deployment and environmental factors.

Rocky Lane Agricultural Society

FALL

COMMUNITY SUPPER

October 19, 2024

5:30 DOORS OPEN, 6:00PM SUPPER

Spaghetti & all the fixin's Supper

Rocky Lane Ag Hall

\$15.00 Adult Ticket - \$10.00/Child (6 to 12)

Children 5 & under FREE



HEIFER DRAW

Partnership with
High Level Ag Society

**WINNER
ANNOUNCED**

For tickets please contact
Jenn Batt: Text 780-926-6665

Peggy Steffen: Call 780-926-3470
or **780-821-9101**

transfer or cash accepted