

MACKENZIE COUNTY

REGULAR COUNCIL MEETING

NOVEMBER 28, 2012

10:00 A.M.

COUNCIL CHAMBERS
FORT VERMILION, AB

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING
Wednesday, November 28, 2012
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 November 5, 2012 Special Council (Budget) Meeting	7
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		b)		
GENERAL REPORTS:	5.	a)	Municipal Planning Commission Meeting Minutes – October 11, 2012	21
		b)		
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b)

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b)

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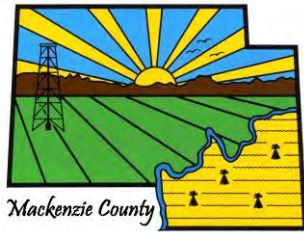
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i)

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- | | | | | |
|--|-----|----|--|-----|
| INFORMATION /
CORRESPONDENCE: | 13. | a) | Information/Correspondence | 121 |
| IN CAMERA
SESSION: | 14. | a) | Legal <ul style="list-style-type: none">• Inter-municipal Relations• Seniors Housing | |
| | | b) | Labour | |
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| NEXT MEETING
DATE: | 15. | a) | Special Council (Budget) Meeting
Friday, November 30, 2012
10:00 a.m.
Fort Vermilion Council Chambers | |
| | | b) | Special Council (Budget) Meeting
Monday, December 10, 2012
10:00 a.m.
Fort Vermilion Council Chambers | |
| | | c) | Regular Council Meeting
Tuesday, December 11, 2012
10:00 a.m.
Fort Vermilion Council Chambers | |
| ADJOURNMENT: | 16. | a) | Adjournment | |



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Minutes of the November 5, 2012 Special Council (Budget) Meeting

BACKGROUND / PROPOSAL:

Minutes of the November 5, 2012 Special Council budget meeting are attached.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the minutes of the November 5, 2012 Special Council budget meeting be adopted as presented.

Author: C. Gabriel Review by: _____ CAO _____

**MACKENZIE COUNTY
SPECIAL COUNCIL MEETING**

**November 5, 2012
10:00 a.m.**

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

PRESENT: Bill Neufeld Reeve
Jacquie Bateman Councillor
Peter F. Braun Councillor
Elmer Derksen Councillor
Dicky Driedger Councillor
John W. Driedger Councillor
Odell Flett Councillor (joined at 10:45 a.m. via teleconference)
Eric Jorgensen Councillor
Lisa Wardley Councillor (arrived at 10:11 a.m.)

REGRETS: Walter Sarapuk Deputy Reeve

ADMINISTRATION: Joulia Whittleton Chief Administrative Officer
Alison Kilpatrick Director of Corporate Services
John Klassen Director of Operations
William (Bill) Kostiw Director of Infrastructure Development & Government Relations
Byron Peters Director of Planning & Development
Grant Smith Agriculture Fieldman
Carol Gabriel Manager of Legislative & Support Services

ALSO PRESENT: Members of the public.

Minutes of the Special Council meeting for Mackenzie County held on November 5, 2012 in the Council Chambers at the Fort Vermilion County Office.

CALL TO ORDER: 1. a) Call to Order

Reeve Neufeld called the meeting to order at 10:05 a.m.

AGENDA: 2. a) Adoption of Agenda

MOTION 12-11-764 MOVED by Councillor Bateman

That the agenda be adopted as presented.

CARRIED

MINUTES FROM 3. a) None

PREVIOUS MEETING:

DELEGATIONS: 4. a) None

BUSINESS: 5. a) **2013 Operating Budget Draft**

Councillor Wardley joined the meeting at 10:11 a.m.

Councillor Flett joined the meeting via teleconference at 10:45 a.m.

Alison Kilpatrick, Director of Corporate Services, and Joulia Whittleton, Chief Administrative Officer, presented the draft 2013 operating budget.

Reeve Neufeld recessed the meeting at 10:59 a.m. and reconvened the meeting at 11:12 a.m.

Alison Kilpatrick, Director of Corporate Services, and Joulia Whittleton, Chief Administrative Officer, continued with the presentation of the draft 2013 operating budget:

- Long Term Debt
- Municipal Sources of Revenue

Reeve Neufeld recessed the meeting at 12:07 p.m. and reconvened the meeting at 12:55 p.m.

Alison Kilpatrick, Director of Corporate Services, and Joulia Whittleton, Chief Administrative Officer, continued with the presentation of the draft 2013 operating budget:

- Municipal Sources of Revenue
 - Taxation and Assessment
 - Water and Sewer Rates

MOTION 12-11-765 **MOVED** by Councillor Wardley

That the per cubic meter water consumption rate be increased by \$0.11 per m³ to achieve 100% cost recovery.

Councillor Derksen requested a recorded vote.

In Favor

Councillor Wardley
Councillor Bateman
Councillor Flett

Opposed

Councillor Derksen
Councillor J. Driedger
Reeve Neufeld
Councillor D. Driedger
Councillor Jorgensen
Councillor Braun

DEFEATED

Alison Kilpatrick, Director of Corporate Services, and Joulia Whittleton, Chief Administrative Officer, continued with the presentation of the draft 2013 operating budget:

5. b) Policy PW009 Dust Control Policy

MOTION 12-11-766

MOVED by Councillor Bateman

That Policy PW009 Dust Control Policy be TABLED to the November 30, 2012 budget meeting.

CARRIED

ADJOURNMENT:

4. a) Adjournment

MOTION 12-11-767

MOVED by Councillor Jorgensen

That the Special Council meeting be adjourned at 1:59 p.m.

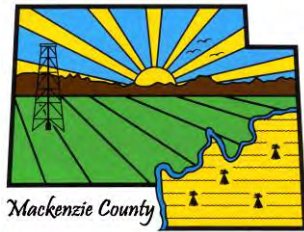
CARRIED

These minutes will be presented to Council for approval on November 28, 2012.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

UNAPPROVED



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Minutes of the November 6, 2012 Regular Council Meeting

BACKGROUND / PROPOSAL:

Minutes of the November 6, 2012 Regular Council meeting are attached.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the minutes of the November 6, 2012 Regular Council meeting be adopted as presented.

Author: C. Gabriel Review by: _____ CAO _____

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Tuesday, November 6, 2012
10:00 a.m.**

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

PRESENT: Bill Neufeld Reeve
Jacquie Bateman Councillor
Peter F. Braun Councillor
Elmer Derksen Councillor
Dicky Driedger Councillor
John W. Driedger Councillor
Odell Flett Councillor (via teleconference)
Eric Jorgensen Councillor
Lisa Wardley Councillor

REGRETS: Walter Sarapuk Deputy Reeve

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

ALSO PRESENT: Members of the public and the media.

Minutes of the Regular Council meeting for Mackenzie County held on November 6, 2012 in the Fort Vermilion Council Chambers.

CALL TO ORDER: 1. a) Call to Order

Reeve Neufeld called the meeting to order at 10:05 a.m.

AGENDA: 2. a) Adoption of Agenda

MOTION 12-11-768 MOVED by Councillor Wardley

That the agenda be approved as presented.

- 10. a) La Crete Sewage Lagoon Upgrades & Expansion; Geotechnical Investigation – Tender Quotations
- 12. d) Aboriginal Consultation
- 12. e) La Crete Agricultural Society – Letter of Support
- 11. b) Mustus Energy Direct Control Subdivision

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

- 3. a) Minutes of the October 30, 2012 Regular Council Meeting**

MOTION 12-11-769

MOVED by Councillor Derksen

That the minutes of the October 30, 2012 Regular Council meeting be adopted as presented.

CARRIED

GENERAL REPORTS:

- 5. a) CAO Report**

MOTION 12-11-770

MOVED by Councillor Wardley

That Council review the final draft of the MMSA Land Use Framework position paper on December 11, 2012.

CARRIED

Reeve Neufeld recessed the meeting at 10:42 a.m. and reconvened the meeting at 10:52 a.m.

DELEGATIONS:

- 4. a) AAMDC Member Visit (11:00 a.m. – 1:00 p.m.)**

Bob Barss, AAMDC President, Tom Burton, AAMDC Zone 4 Director and Gerald Rhodes, AAMDC Executive Director, were present to discuss various issues within our municipality.

Reeve Neufeld recessed the meeting at 12:07 p.m. and reconvened the meeting at 12:55 p.m.

Councillor Flett rejoined the meeting at 1:07 p.m.

Reeve Neufeld recessed the meeting at 1:28 p.m. and reconvened the meeting at 1:40 p.m.

4. b) Shirley Rechlo, Vice-President - Golden Range Society (1:30 p.m.)

MOTION 12-11-771

MOVED by Councillor Bateman

That the 2012 budget be amended to include the grant of \$25,000.00 requested by the Golden Range Society, with the funds coming from the Grants to Other Organizations Reserve and that the Golden Range Societies request for \$18,000.00 operational grant be added to the 2013 grants to other organizations discussion for the 2013 budget.

MOTION 12-11-772

MOVED by Councillor J. Driedger

That Motion 12-11-771 be TABLED to the 2013 budget discussion.

DEFEATED

MOTION 12-11-771

Requires 2/3

MOVED by Councillor Bateman

That the 2012 budget be amended to include the grant of \$25,000.00 requested by the Golden Range Society, with the funds coming from the Grants to Other Organizations Reserve and that the Golden Range Societies request for \$18,000.00 operational grant be added to the 2013 grants to other organizations discussion for the 2013 budget.

CARRIED

MOTION 12-11-773

MOVED by Councillor Bateman

That the CAO report for November 2012 be received for information.

CARRIED

Reeve Neufeld recessed the meeting at 2:09 p.m. and reconvened the meeting at 2:19 p.m.

TENDERS:

6. a) None

PUBLIC HEARINGS:

7. a) None

COMMUNITY SERVICES:

8. a) None

**ENVIRONMENTAL
SERVICES:**

9. a) None

OPERATIONS:

10. a) **La Crete Sewage Lagoon Upgrades & Expansion;
Geotechnical Investigation – Tender Quotations
(ADDITION)**

MOTION 12-11-774

Requires Unanimous

MOVED by Councillor Bateman

That the Geotechnical Investigation for the La Crete Lagoon Project be awarded to the lowest qualified tender with funding coming from the 2012 capital budget.

CARRIED UNANIMOUSLY

**PLANNING &
DEVELOPMENT:**

11. a) **Bylaw 878-12 Road Closure lying west of SW 36-
104-14-W5M and NW 25-104-14-W5M (Hog Barn
Agreement) (Savage Prairie)**

MOTION 12-11-775

MOVED by Councillor Bateman

That first reading be given to Bylaw 878-12, being a Road Closure Bylaw for the closure of the Government Road Allowance lying west of SW 36-104-14-W5M and NW 25-104-14-W5M, subject to public hearing input.

CARRIED

11. b) **Subdivision Application 45-SUB-12 Mustus Energy
Ltd. (La Crete Rural) (ADDITION)**

MOTION 12-11-776

Requires Unanimous

MOVED by Councillor J. Driedger

That the Industrial Subdivision Application 45-SUB-12 in the name of Mustus Energy Ltd. on Plan 112 3040, Block 3, Lot 3 be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 11.71 acres (4.74 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed

subdivision, the developer shall obtain a development permit from the Municipality.

- b) Provision of access to the subdivision and the balance of the lands on both quarters in accordance with Mackenzie County standards at the developer's expense.
- c) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$2,561.91 per acre. Municipal reserve is charged at 10%, which is \$256.19 per subdivided acre. **11.71 acres times \$ equals \$3,008.41.**
- d) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
- e) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- g) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- h) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED UNANIMOUSLY

**ADMINISTRATION/
CORPORATE
SERVICES:**

12. a) Northwest Corridor Development Corporation

MOTION 12-11-777

MOVED by Councillor Derksen

That Councillor Jorgensen's appointment to the Northwest Corridor Development Corporation Board be supported.

CARRIED

12. b) Mighty Peace Watershed Alliance Survey

MOTION 12-11-778

MOVED by Councillor Wardley

That administration complete the Mighty Peace Watershed Alliance Survey for review by Council at the November 28, 2012 Council meeting.

CARRIED

12. c) AAMDC Fall Resolutions

MOTION 12-11-779

MOVED by Councillor Derksen

That the AAMDC fall resolutions be received for information.

CARRIED

Reeve Neufeld recessed the meeting at 3:26 p.m. and reconvened the meeting at 3:34 p.m.

12. d) Aboriginal Consultation (ADDITION)

MOTION 12-11-780

MOVED by Councillor Wardley

That Councillors provide their comments regarding the aboriginal consultation to the Chief Administrative Officer by November 19, 2012.

CARRIED UNANIMOUSLY

12. e) La Crete Agricultural Society – Letter of Support (ADDITION)

MOTION 12-11-781

MOVED by Councillor Bateman

That a letter of support be provided to the La Crete Agricultural Society for their Community Initiatives Program grant application for museum equipment purchases.

CARRIED UNANIMOUSLY

**INFORMATION/
CORRESPONDENCE**

13. a) Information/Correspondence

MOTION 12-11-782

MOVED by Councillor Bateman

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

CARRIED

IN CAMERA SESSION:

MOTION 12-11-783

MOVED by Councillor Bateman

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 3:54 p.m.

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

CARRIED

MOTION 12-11-784

MOVED by Councillor Flett

That Council move out of camera at 5:50 p.m.

CARRIED

14. a) Legal – Senior’s Housing

MOTION 12-11-785

MOVED by Councillor Jorgensen

That the seniors housing board composition be approved as presented and discussed.

CARRIED

14. b) Labour

14. c) Land

**NEXT MEETING
DATE:**

15. a) Regular Council Meeting
Wednesday, November 28, 2012
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT:

16. a) Adjournment

MOTION 12-11-786

MOVED by Councillor Jorgensen

That the meeting be adjourned at 5:53 p.m.

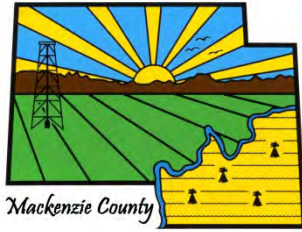
CARRIED

These minutes will be presented to Council for approval on November 28, 2012.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

UNAPPROVED



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Byron Peters, Director of Planning & Development
Title:	Municipal Planning Commission Meeting Minutes – October 11, 2012

BACKGROUND / PROPOSAL:

Information item. The adopted minutes of the October 11, 2012 meeting are attached.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the Municipal Planning Commission meeting minutes of October 11, 2012 be received for information.

Author: B. Peters Review Date: _____ CAO _____

**Mackenzie County
Municipal Planning Commission Meeting**

**Mackenzie County Office
La Crete, AB**

Thursday, October 11, 2012 @ 10:00 a.m.

PRESENT

John W. Driedger	Chair, Councillor, MPC Member
Wally Schroeder	Vice-Chair, MPC Member (via teleconference)
Jacque Bateman	Councillor, MPC Member
Beth Kappelar	MPC Member
Danny Friesen	MPC Member

ADMINISTRATION

Byron Peters	Director of Planning & Development
Liane Lambert	Development Officer
Dee Pannu	Administrative Assistant

ALSO PRESENT

Tim Harms
Andrew Teichroeb

1. CALL TO ORDER

John W. Driedger called the meeting to order at 10:02 a.m.

2. ADOPTION OF AGENDA

MOTION 12-163 **MOVED** by Beth Kappelar

That the agenda be adopted with the following changes;

- 4) Move item 4(e) to 4 (a)

CARRIED

3. MINUTES

- a) **Adoption of Minutes**

MOTION 12-164 **MOVED** by Jacque Bateman

That the minutes of the September 6, 2012 Municipal Planning Commission meeting be adopted as presented.

CARRIED

b) Business Arising from Previous Minutes

There was no business arising from previous minutes.

4. DEVELOPMENT PERMITS

**a) Development Permit Application 246-DP-12
David Wolfe, Public Use (Home Schooling)
Plan 042 1545, 01, 01 (Part of SE 22-106-14-W5M)**

MOTION 12-165 **MOVED** by Jacquie Bateman

That Development Permit 246-DP-12 on Plan 042 1545, Block 01, Lot 01 (Part of SE 22-106-17-W5M) in the name of David Wolfe be APPROVED with the following conditions: (Temporary – Expires October 17, 2013)

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

1. **The Public Use Building (Home Schooling) is approved temporarily and expires October 17, 2013. Should an extension be required a request for a time Extension must be submitted to Mackenzie County prior to the expiry date.**
2. Minimum building setbacks:
 - a) 41.14 meters (135 feet), from all Road Right of Way's, and
 - b) 15.2 meters (50 feet), from all other property lines,
 - c) or **setback requirements from Alberta Transportation.**
3. **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.**
4. PRIOR to installation of a new access or changing location of existing access, contact Alberta Transportation at 780-624-6280. Access to be constructed to Alberta Transportation standards at the expense of the developer.

5. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
6. **The Public Use (Home Schooling) shall meet all Alberta Safety Codes requirements and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit null and void.**
7. **Comply with applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at 780-841-3275.**
8. **Comply with applicable legislation under the School Boards and obtain the appropriate approvals prior to commencement of development.**
9. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
10. 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.
11. 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.
12. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
13. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- b) Development Permit Application 233-DP-12
Aron Driedger, Automotive Equipment and Vehicle Services
NW 8 106 14 W5M**

MOTION 12-166 MOVED by Wally Schroeder

That Development Permit 233-DP-12 on NW 8 106 14 W5M in the name of Aron Driedger be APPROVED with the following conditions:

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

1. **Minimum building setbacks: 41.15 meters (135 feet) from any road allowances and 15.24 meters (50 feet) from any other property lines.**
2. All conditions and requirements by Alberta Transportation are to be met to their specifications and standards.
3. **This permit may be revoked at any time if, in the opinion of the Development Authority, the proposed development has become detrimental or otherwise incompatible with the amenities of the neighborhood.**
4. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
5. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
6. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
7. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.
8. The sign shall be located a minimum of:
 - i. 200 meters (656 feet) from regulatory signs
 - ii. 3.1 (10 feet) from the outer edge of the road or not less than 1.5m (5 feet) from the property line.

- iii. 1.5 meters (5 feet) to a maximum of 2.5 meters (8 feet) in height above the shoulder of the road
9. 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.
 - iv. Not create visual or aesthetic blight.
 10. Illumination of the sign must not negatively affect, nor pose a safety hazard to an adjacent site or street.
 11. Wiring and conduits of the sign must be concealed from view.

CARRIED

**c) Development Permit Application 59-DP-11
La Crete Bottle Depot, Time Extension Request
Plan 052 4423, Block 25, Lot 32**

MOTION 12-167 **MOVED** by Jacquie Bateman

That a One Year Time Extension be granted for Development Permit 59-DP-11 on Plan 052 4423, Block 25, Lot 32 in the name of the La Crete Bottle Depot.

CARRIED

Tim Harms and Andrew Teichroeb left the meeting at 10:12 a.m.

**d) Development Permit Application 214-DP-12
John Krahn, Natural Resources Extraction Industry (Gravel Pit)
N1/2 4-105-17-W5M**

MOTION 12-168 **MOVED** by Wally Schroeder

That the MPC recommends to Council to consider constructing a half mile of road west of SW 33-104-17-W5M, in order to provide access to the remaining farmland in the immediate vicinity, and which would become a part of the access road to a Natural Resource Extraction Industry development.

CARRIED

**e) Development Permit Application 245-DP-12
Evergreen Lumber, Natural Extraction Industry (Sawmill
Building)
NW 26-105-15-W5M**

MOTION 12-169 **MOVED** by Jacquie Bateman

That Development Permit 245-DP-12 on NW 26-105-15-W5M in the name of Evergreen Lumber be APPROVED with the following conditions:

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

1. **The Natural Resources Extraction Industry (Sawmill Building) shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
2. **Minimum building setbacks: 41.15 meters (135 feet) from any road allowances and 15.24 meters (50 feet) from any other property lines.**
3. **The La Crete Airport is located on the S ½ 1-106-15-W5M. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the operation of the La Crete Airport and/or any aircraft leaving or arriving at the La Crete Airport.**
4. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
5. All sewage disposal systems to be in conformance with the Alberta Private Sewage Systems Standard of Practice 2009.
6. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.**

7. Provide adequate off street parking as follows: 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)."
8. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
9. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.
10. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- f) **Development Permit Application 247-DP-12
Dually Investments Services Inc. (Nygell Wollam),
Contractors Business/Yard
Plan 022 4186, Block 4, Lots 8, 9, & 10**

MOTION 12-170 MOVED by Jacquie Bateman

That Development Permit 247-DP-12 on Plan 022 4186, Block 4, Lots, 8, 9 & 10 in the name of Dually Investments Inc. be APPROVED with the following conditions:

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

1. **Minimum development setbacks:**
 - a. **9.1 meters (30 feet) front yard;**
 - b. **4.5 meters (15 feet) rear yard;**
 - c. **3.0 meters (10 feet) side yard, from the property lines.**
2. This permit may be revoked at any time if, in the opinion of the Development Authority, the proposed development has become detrimental or otherwise incompatible with the amenities of the neighborhood.

3. PRIOR to any new construction taking place on the subject property contact the Development Department for a Development Permit.
4. **There exists a Right-of-Way across the entire front of all lots 8, 9 & 10. No construction or development is allowed on or in a right-of-way unless written consent is granted by the right-of-way owner. It is the responsibility of the developer/owner/occupant to obtain written consent and provide a copy to Mackenzie County.**
5. No ancillary building erected/or moved onto the site shall be used as a dwelling.
6. 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.
7. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
8. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.
9. If a sign is placed on the property the sign shall be located a minimum of:
 - a. 200 meters from regulatory signs, and
 - b. 3 meters (9 feet) from the outer edge of the road or not less than 1.5 meters from the property line if on private property.
10. The sign shall be a minimum of 1.5 meters to a maximum of 2.5 meters in height above the shoulder of the road.
11. The site and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
12. The sign shall:
 - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
 - b. Not unduly interfere with the amenities of the district,
 - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
 - d. Not create visual or aesthetic blight.

CARRIED

- g) Development Permit Application 248-DP-12
Fort Vermilion School Division, Dwelling—Three Plex
Plan 762 1591, Block A, Lot 1**

MOTION 12-171 **MOVED** by Wally Schroeder

That Development Permit 248-DP-12 on Plan 762 1591, Block A, Lot 1 in the name of Fort Vermilion School Division be APPROVED with the following conditions:

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

1. **The front of the building (including decks) shall be a minimum of**
 - a. **7.62 meters (25 feet) from the front (43th Ave) property line;**
 - b. **1.52 meters (5 feet) east side yard;**
 - c. **4.57 meters (15 feet) west side yard 50th Street),**
 - d. **2.44 meters (8 feet) rear (north) 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.**
2. The Dwelling – Three Plex shall meet all Alberta Safety Code requirements for Multi- Dwelling buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.
3. The architecture, construction materials and appearance of the Dwelling – Three Plex shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
4. 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.

5. Building to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner.
6. The Municipality has assigned an address to each unit as follows (counting up from east to west):
 - 4908 – 43th Ave, Unit 1
 - 4908 – 43th Ave, Unit 2
 - 4908 – 43th Ave, Unit 3

You are required to display the addresses **4908-1 through 4908-3** on the units (counting up from west to east) 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.

7. **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 7 parking stalls. "One parking space, including the driveway area, shall occupy 300 square feet."**
8. 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.
9. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
10. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

CARRIED

- h) **Development Permit Application 249-DP-12
Ben Krahn,
Manufactured Home—Single Wide with Variance
Plan 062 6292, Block 34, Lots 26**

MOTION 12-172 MOVED by Beth Kappelar

That Development Permit 249-DP-12 on Plan 062 6292; Block 34; Lot 26 in the name of Ben Krahn be APPROVED with the following conditions:

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

1. Minimum building setbacks:
 - a. 25 feet (7.6 meters) front yard (west) facing 112th Street
 - b. 5 feet (1.52 meters) side yard (south)
 - c. **25 feet (7.6 meters) side yard (north) to be lined up with adjacent Manufactured Home on the East side, and**
 - d. 8 feet (2.4 meters) rear yard, from the property lines.
2. **A Variance is Granted to allow the the Manufactured Home to be situated on the east side of the lot. Any deck shall be placed on the west side of the Manufactured Home.**
3. The undercarriage of the Manufactured Home shall be screened from view by skirting or such other means satisfactory to the Development Authority.
4. The architecture, construction material and appearance of the Manufactured Home shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
5. The Municipality has assigned the following address to the noted property 11113-102rd Avenue. You are required to display the address (11113) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
6. Building to be connected to the Municipal water and sewer system and the cost of connection fees will be borne by the owner.
7. 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.

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

CARRIED

5. SUBDIVISION

- a) **Subdivision Application 39-SUB-12
SW 9 & NW 4-106-14-W5M; La Crete Rural
Eva Wieler**

MOTION 12-173 MOVED by Jacquie Bateman

That Subdivision Application 39-SUB-12 in the name of Eva Wieler on SW 9-106-14-W5M and NW 4-106-14-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 15.02 acres (6.08 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands on both quarters in accordance with Mackenzie County standards at the developer's expense.

- c) **The existing pumpout sewer system must be brought up to the Alberta Private Sewage Systems Standard of Practice 2009.**
 - a. **Minimum distance requirements for a sewage discharge line are:**
 - i. **91.44 meters (300 feet) from all property lines,**
 - ii. **45.72 meters (150 feet) from septic tank and,**
 - iii. **45.72 meters (150 feet) from all water source and watercourse.**
- d) **The pumpout discharge line must be moved as according to the Tentative Plan drawn by Barlow Surveying, this must be completed prior to registration at Alberta Land Titles**
- e) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
- f) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- g) Enter into a Road Acquisition agreement for the westerly 5.18 meters of the SW 9-106-14-W5M and NW 4-106-14-W5M that is required for future road widening.
- h) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- i) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- j) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- b) **Subdivision Application 40-SUB-12
SE 17-107-13-W5M; Blemenort Rural
John and Eva Driedger**

MOTION 12-174 MOVED by Beth Kappelar

That Subdivision Application 40-SUB-12 in the name of John & Eva Driedger on SE 17-107-13-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 13 acres (5.27 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the balance of the lands on both quarters in accordance with Mackenzie County standards at the developer's expense.
 - c) **The existing pumpout sewer system must be brought up to the Alberta Private Sewage Systems Standard of Practice 2009.**
 - a. **Minimum distance requirements for a sewage discharge line are:**
 - i. **91.44 meters (300 feet) from all property lines,**
 - ii. **45.72 meters (150 feet) from septic tank and,**
 - iii. **45.72 (150 feet) from all water source and watercourse.**
 - d) **The pumpout discharge line must be moved as according to the Tentative Plan drawn by Barlow Surveying, this must be completed prior to registration at Alberta Land Titles**
 - e) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
 - f) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**

- g) Enter into a Road Acquisition agreement for the southerly 5.18 meters of the SE 17-107-13-W5M that is required for future road widening.
- h) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- i) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- j) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- c) **Subdivision Application 41-SUB-12
SE & SW 13-106-14-W5M and Plan 052 0937, Block 2, Lot 2;
La Crete Rural
Brenda May Friesen and Fibre-Pro Enterprise Ltd.**

MOTION 12-175 **MOVED** by Beth Keppelar

That the Municipal Planning Commission's recommendation to Council be for the APPROVAL of Subdivision Boundary Adjustment 41-SUB-12 in the name of Brenda May Friesen and Fibre-Pro Enterprises Ltd. on SE 13-106-14-W5M and Plan 052 0937, Block 2, Lot 2 be APPROVED with the following conditions

- 1. This approval is for a subdivision boundary adjustment, adding 0.64 ha (1.58 hectares) to Plan 052 0937, Block 2, Lot 2 and reducing the remainder of the quarter by 1.83 acre (0.74 hectare) maintaining a total of 128.69 acres (52.08 hectares) in total.
- 2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
 - b) Provision of access to the subdivision and the

balance of the lands on both quarters in accordance with Mackenzie County standards at the developer's expense.

- c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
- d) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- e) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- f) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- g) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

- d) **Subdivision Application 42-SUB-12
NE 5-106-15-W5M; La Crete Rural
Henry & Irma Fehr**

MOTION 12-176 **MOVED** by Danny Friesen

That Subdivision Application 42-SUB-12 in the name of Henry and Irma Fehr on NE 5-106-15-W5M be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 5 acres (2.02 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
 - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.

- b) Provision of access to the subdivision and the balance of the lands on both quarters in accordance with Mackenzie County standards at the developer's expense.
- c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
- d) **Provision of a storm water management plan. Contact Planning and Development staff at 780-928-3983 to discuss the requirements for your subdivision.**
- e) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- f) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- g) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

CARRIED

6. MISCELLANEOUS ITEMS

a) Action List

The Action List of October 11, 2012 was reviewed.

7. NEXT MEETING DATES

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ November 1, 2012 at 10:00 a.m. in La Crete
- ❖ November 22, 2012 at 10:00 a.m. in Fort Vermilion

8. ADJOURNMENT

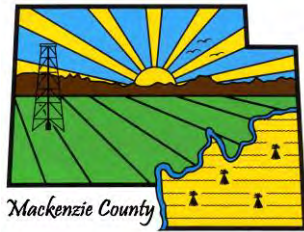
MOTION 12-177 MOVED by John W. Driedger

That the Municipal Planning Commission meeting be adjourned at 10:45 a.m.

CARRIED

These minutes were adopted this 1st day of November, 2012.

Jack Eccles, Chair



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Byron Peters, Director of Planning & Development
Title:	Bylaw 873-12 Land Use Bylaw Amendment to Add Dwelling Show Home to Land Use Bylaw

BACKGROUND / PROPOSAL:

Bylaw 873-12, being a Land Use Bylaw amendment to add Dwelling - Show Homes to Mackenzie County Land Use Bylaw 791-10, received first reading at the September 24, 2012 Council meeting.

Several times throughout the years, the issue of “Show Homes” has been brought to the Planning Departments attention. Recently a Developer in the Hamlet of Fort Vermilion has requested a type of development where he subdivides and constructs the homes for resale. He would like to construct the homes prior to the finalization of the subdivision for display to potential clients. These clients would then place an order for their own dwelling and lot.

Recently, administration was in contact with ISL Engineering and Land Services Ltd to conduct legal review phase for the “Show Home Agreement Project.” Based on the reviews, ISL recommended that the Planning and Development amend the Mackenzie County Land Use Bylaw (LUB) by adding “Show Home” as a Discretionary use to the Agricultural and Residential Districts. As well as adding, a new provision to Section 7 of the Land Use Bylaw entitled “Show Homes”, which describe very General Regulations, and prepare a Show Home Agreement to implement the County’s requirements.

Report from ISL

Arising out of a recent inquiry regarding the development and subsequent residential occupation of show homes in Mackenzie County, ISL was asked to provide the County with options to accommodate this form of development. Particular concerns in this regard included:

- *the timing of show home construction in the subdivision process;*
- *show home access to services and Fire Rescue operations;*

Author: _____ **Reviewed by:** _____ **CAO** _____

- occupancy of show homes as a permanent residence before servicing is complete; and
- removal of show homes in circumstances where the larger development does not proceed

While a form of “Show home Agreement” between the County and the developer was considered as an option, based on a review of the County’s Municipal Development Plan and Land Use Bylaw, approaches taken in other municipalities, consultation with the law firm of Ogilvie LLP and our own experience in the preparation of Land Use Bylaws, and a legal review by Ogilvie LLP, ISL recommended and the County has agreed that the matter be addressed through a zoning and permit approach, utilizing the authority of the County’s Land Use Bylaw as the primary resource. The particular steps to be taken are:

- a) Amend the Mackenzie County Land Use Bylaw (LUB) by adding a new use class called “DWELLING - SHOW HOME” as a Discretionary Use in the Agricultural District and in the various the residential districts.
- b) Add new provisions to the General Regulations section of the LUB (section 7) to address Show home specific concerns.

The following information provides the content for item 1 and 2.

I. Definition

"DWELLING – SHOW HOME" means a DEVELOPMENT consisting of only one future DWELLING UNIT which is separate from any other DWELLING UNIT or building, and which is supported on a permanent foundation or BASEMENT, and which meets the requirements for a residence as specified within the Alberta Building Code, and which is intended to be used for marketing purposes, only. A DWELLING – SHOW HOME may not be occupied for any residential purpose. A DWELLING – SHOW HOME may be converted to a DWELLING – SINGLE FAMILY upon the issuance of a Development Permit therefore, in which case the conversion shall be, notwithstanding anything else in this Bylaw contained, a DISCRETIONARY USE.

II. DWELLING – SHOW HOME Regulations

The following regulations shall apply to DWELLING – SHOW HOME:

1. On-site parking shall be provided at a rate of parking spaces per 100 m² of Floor Area of the DWELLING - SHOW HOME, and all curb crossings and access points shall be designed and located so as to minimize on-site and off-site traffic impacts, to the satisfaction of the DEVELOPMENT AUTHORITY.
2. The siting and development of a DWELLING - SHOW HOME shall be in compliance with the regulations of the Land Use Zone intended to be applied to the site to accommodate future residential development; provided that the DEVELOPMENT AUTHORITY may attach additional conditions to minimize adverse impacts on adjacent development, including the construction of roadways or temporary turnarounds, in accordance with Mackenzie County’s Design Standards.
3. Excluding advertising copy, the colours and materials employed for the exterior finishes, whether permanent or temporary, shall be compatible with those commonly found in Residential Zones.

Author: B. Peters Reviewed by: CAO

4. Any exterior lighting shall be designed and located such that no light is directed at adjoining properties and such that the effectiveness of any traffic control devices is not impaired.
5. A DEVELOPMENT PERMIT application for a DWELLING - SHOW HOME shall be accompanied by the following information in addition to the information required by subsection 5.5.1 of this Bylaw:
 - a. a context plan identifying the nature of the land uses and development within a 60.0 m radius of the proposed Site;
 - b. a description of the exterior finish materials and colours for any structure including any proposed hoardings or false fronts;
 - c. drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front;
 - d. drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs, and a description of the proposed location for the Signs; and
 - e. the security required by section 10(e), below.
6. A DEVELOPMENT PERMIT for a DWELLING - SHOW HOME shall be valid for such a period of time as specified by the DEVELOPMENT AUTHORITY having regard for the amount of land or development being marketed, but in no case shall the time period exceed two years.
7. Prior to the commencement of any clearing, excavation or other work in respect of the construction of the DWELLING - SHOW HOME, the Permit Holder shall:
 - a. contact an Alberta Land Surveyor to survey the Proposed Lots in accordance with the Plan of Subdivision;
 - b. provide access to the DWELLING - SHOW HOME such that the total unobstructed distance from a fire hydrant/firepond/other to the principal entrance of each DWELLING - SHOW HOME is not more than ninety (90) metres or such distance as approved by Fire Rescue Operations. An access road(s) shall be constructed to County standards suitable for fire truck use; and
8. have erected on the site a sign bearing the words: "This Show Home has been approved for the sole purpose of marketing homes in this area. Be advised that this Show Home cannot be sold or occupied as a residential dwellings until such time that it has been approved for occupancy by Mackenzie County. For more information call "Insert Developer Name and Phone Number".
9. A DWELLING - SHOW HOME may not be used for occasional or permanent residential accommodation purposes.
10. Where full services are not available to the site, a DWELLING – SHOW HOME shall be provided with a sanitary privy which meets the standards of all applicable health and safety legislation.
11. In the event either:
 - a. the owner of the site on which a DWELLING – SHOW HOME is located fails to enter into an Residential Servicing Agreement with the County within one (1) year next following the issuance of a DEVELOPMENT PERMIT for the DWELLING – SHOW HOME; or
 - b. the owner of the site on which a DWELLING – SHOW HOME is located fails to register a Plan of Subdivision for the subject lands in accordance with the an approval granted by the Subdivision Authority within one (1) year next following the issuance of a DEVELOPMENT PERMIT for the DWELLING – SHOW HOME; or

Author: B. Peters Reviewed by: CAO

- c. *the DWELLING - SHOW HOME is found not to meet the requirements of the DEVELOPMENT PERMIT issued therefore or otherwise fails to meet the requirements of this Bylaw; or*
 - d. *the owner of the site on which a DWELLING – SHOW HOME is located fails to adhere to the requirements of any Residential Servicing Agreement entered into with the County respecting the subject lands; or*
 - e. *the DEVELOPMENT PERMIT for a DWELLING – SHOW HOME expires without a replacement having been issued, then the owner of the site on which a DWELLING – SHOW HOME is located shall forthwith remove the DWELLING - SHOW HOME from the site, fill in any excavations thereon and shall return the site and the surrounding lands to substantially the same condition in which the same were prior to the to the commencement of excavation for the DWELLING - SHOW HOME. The owner of the site on which a DWELLING – SHOW HOME is to be located shall deposit and shall maintain with the County, by way of cash or Letter of Credit to the satisfaction of the Chief Administrative Officer, security in the amount of TENNTY THOUSAND (\$20,000.00) against the requirements of this section. The said security, or so much thereof is then remaining, shall be returned, without liability for interest, upon either:*
 - f. *the work outlined herein having been completed to the satisfaction of the DEVELOPMENT AUTHORITY; or*
 - g. *a DEVELOPMENT PERMIT for the conversion of the DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY having been issued in accordance with this Bylaw.*
12. *The owner of the site on which a DWELLING – SHOW HOME is located shall, within two (2) weeks next following the placement of BASEMENT or foundation walls, provide to the DEVELOPMENT AUTHORITY a Real Property Report confirming the location of the same on the site.*

Bylaw 8__/12 was presented to the Municipal Planning Commission (MPC) at their August 23, 2012 meeting where the following motion was made:

That the MPC recommends to Council to approve Bylaw 87....12, being a Land Use Bylaw to add Show Homes to the Land use Bylaw as amended, changing the security amount from \$20,000 to \$10,000.

OPTIONS & BENEFITS:

All properties in Mackenzie County are assigned a zoning designation, which allows certain uses and contains development standards such as building setbacks and parking requirements. In each zoning designation some uses are permitted, or prohibited while others are designated as Discretionary Uses.

The Land Use Bylaw is the key tool used to regulate and control the use and development of all land and buildings in Mackenzie County. Therefore, it is at the heart of the development permit approval process and all land use re-designation applications. The land Use Bylaw is an important tool for implementing the policies of the Municipal Development Plan, our Area Structure Plans.

Author: B. Peters Reviewed by: CAO

A Discretionary Use is defined as a use that is listed within the discretionary use classes established in the use district tables of the Land Use Bylaw. The types of Discretionary Uses which may be permitted in individual use district vary. A Discretionary Use application requires a technical review by the Planning and Development staff, is subject to a public notification and review process, and is subject to the discretion of Council to approve or refuse.

It is important to emphasize that the objective of the Land Use Bylaw is to regulate the use and development of land and buildings within the boundaries of the County to achieve orderly and economic development of land. The addition of "Show Home" as a discretionary use to the Agricultural "A" District and the Residential Districts will help resolve the problem of land use conflict, incompatibility and will bring the Land use Bylaw in line with Municipal Development Plan regarding the effective management of land development. It will also be in line with the general development intent of the Municipal Development Plan to accommodate growth and development that is orderly, meets County guidelines and standards, and enhances Mackenzie County.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the County.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 873-12, being a Land Use Bylaw amendment to add Dwelling - Show Homes to Mackenzie County Land Use Bylaw as presented.

MOTION 2

That third reading be given to Bylaw 873-12, being a Land Use Bylaw amendment to add Dwelling - Show Homes to Mackenzie County Land Use Bylaw as presented.

Author: B. Peters Reviewed by: _____ CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 873-12

Order of Presentation

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

_____ Was the Public Hearing properly advertised?

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

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

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

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

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

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

BYLAW NO. 873-12
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW

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

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2011, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw by adding Dwelling – DWELLING - SHOW HOMES to the Definitions, Agricultural and Residential District and to the General Regulations.

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

1. That the Mackenzie County Land Use Bylaw Section 3.3, Definitions be amended to add:

"DWELLING – SHOW HOME" means a DEVELOPMENT consisting of only one future DWELLING UNIT which is separate from any other DWELLING UNIT or building, and which is supported on a permanent foundation or BASEMENT, and which meets the requirements for a residence as specified within the *Alberta Building Code*, and which is intended to be used for marketing purposes, only. A DWELLING – SHOW HOME may not be occupied for any residential purpose. A DWELLING – SHOW HOME may be converted to a DWELLING – SINGLE FAMILY upon the issuance of a Development Permit therefore, in which case the conversion shall be, notwithstanding anything else in this Bylaw contained, a DISCRETIONARY USE.

2. That the Mackenzie County Land Use Bylaw Section 7.16.5, General Regulations be amended to add:

7.16.5 DWELLING – SHOW HOME

The following regulations shall apply to DWELLING – SHOW HOME:

- (a) On-site parking shall be provided at a rate of parking spaces per 100 m² of Floor Area of the DWELLING - SHOW HOME, and all curb crossings and

access points shall be designed and located so as to minimize on-site and off-site traffic impacts, to the satisfaction of the DEVELOPMENT AUTHORITY.

- (b) The siting and development of a DWELLING - SHOW HOME shall be in compliance with the regulations of the Land Use Zone intended to be applied to the site to accommodate future residential development; provided that the DEVELOPMENT OFFICER may attach additional conditions to minimize adverse impacts on adjacent development, including the construction of roadways or temporary turnarounds, in accordance with Mackenzie County's Design Standards.
- (c) Excluding advertising copy, the colours and materials employed for the exterior finishes, whether permanent or temporary, shall be compatible with those commonly found in Residential Zones.
- (d) Any exterior lighting shall be designed and located such that no light is directed at adjoining properties and such that the effectiveness of any traffic control devices is not impaired.
- (e) A DEVELOPMENT PERMIT application for a DWELLING - SHOW HOME shall be accompanied by the following information in addition to the information required by subsection 5.5.1 of this Bylaw:
 - i.) a context plan identifying the nature of the land uses and development within a 60.0 m radius of the proposed Site;
 - ii.) a description of the exterior finish materials and colours for any structure including any proposed hoardings or false fronts;
 - iii.) drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front;
 - iv.) drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs, and a description of the proposed location for the Signs; and
 - v.) the security required by section (v), below.

- (f) A DEVELOPMENT PERMIT for a DWELLING - SHOW HOME shall be valid for such a period of time as specified by the DEVELOPMENT AUTHORITY having regard for the amount of land or development being marketed, but in no case shall the time period exceed two years.
- (g) Prior to the commencement of any clearing, excavation or other work in respect of the construction of the DWELLING - SHOW HOME, the Permit Holder shall:
- i.) contact an Alberta Land Surveyor to survey the Proposed Lots in accordance with the Plan of Subdivision;
 - ii.) provide access to the DWELLING - SHOW HOME such that the total unobstructed distance from a fire hydrant/firepond/other to the principal entrance of each DWELLING - SHOW HOME is not more than ninety (90) metres or such distance as approved by Fire Rescue Operations. An access road(s) shall be constructed to County standards suitable for fire truck use; and
 - iii.) have erected on the site a sign bearing the words: *"This Show Home has been approved for the sole purpose of marketing homes in this area. Be advised that this Show Home cannot be sold or occupied as a residential dwellings until such time that it has been approved for occupancy by Mackenzie County. For more information call "Insert Developer Name and Phone Number"*.
- (h) A DWELLING - SHOW HOME may not be used for occasional or permanent residential accommodation purposes.
- (i) Where full services are not available to the site, a DWELLING – SHOW HOME shall be provided with a sanitary privy which meets the standards of all applicable health and safety legislation.
- (j) In the event either:
- i.) the owner of the site on which a DWELLING – SHOW HOME is located fails to enter into an Development Agreement with the County within one (1) year next following the issuance of a DEVELOPMENT PERMIT for the DWELLING – SHOW HOME; or

- ii.) the owner of the site on which a DWELLING – SHOW HOME is located fails to register a Plan of Subdivision for the subject lands in accordance with the an approval granted by the Subdivision Authority within one (1) year next following the issuance of a DEVELOPMENT PERMIT for the DWELLING – SHOW HOME; or
- iii.) the DWELLING - SHOW HOME is found not to meet the requirements of the DEVELOPMENT PERMIT issued therefore or otherwise fails to meet the requirements of this Bylaw; or
- iv.) the owner of the site on which a DWELLING – SHOW HOME is located fails to adhere to the requirements of any Residential Servicing Agreement entered into with the County respecting the subject lands; or
- v.) the DEVELOPMENT PERMIT for a DWELLING – SHOW HOME expires without a replacement having been issued,

then the owner of the site on which a DWELLING – SHOW HOME is located shall forthwith remove the DWELLING - SHOW HOME from the site, fill in any excavations thereon and shall return the site and the surrounding lands to substantially the same condition in which the same were prior to the to the commencement of excavation for the DWELLING - SHOW HOME. The owner of the site on which a DWELLING – SHOW HOME is to be located shall deposit and shall maintain with the County, by way of cash or Letter of Credit to the satisfaction of the Chief Administrative Officer, security in the amount of TEN THOUSAND (\$10,000.00) against the requirements of this section. The said security, or so much thereof is then remaining, shall be returned, without liability for interest, upon either:

- vi.) the work outlined herein having been completed to the satisfaction of the DEVELOPMENT AUTHORITY; or
 - vii.) a DEVELOPMENT PERMIT for the conversion of the DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY having been issued in accordance with this Bylaw.
- (k) The owner of the site on which a DWELLING – SHOW HOME is located shall, within two (2) weeks or otherwise determined by the DEVELOPEMENT AUTHORITY following the placement of BASEMENT or foundation walls,

provide to the DEVELOPMENT OFFICER a Real Property Report confirming the location of the same on the site.

- (l) A DEVELOPMENT PERMIT converting a DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY may not be issued unless and until Construction Completion Certificate has been issued, respecting all municipal services to the site in accordance with a Development Agreement made with the County.

 - (m) Upon the issuance of a DEVELOPMENT PERMIT for a DWELLING – SHOW HOME, the County may register a caveat against the title to the subject lands advising prospective purchasers that the said lands have not been approved for residential occupancy. Any such caveat registered by the County shall be discharged up the earlier of:
 - i.) the removal of the DWELLING – SHOW HOME in accordance with the requirements of section (v), above; and
 - ii.) the issuance of a DEVELOPMENT PERMIT for the conversion of the DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY in accordance with this Bylaw.
3. That the Mackenzie County Land Use Bylaw Section 8.1 B, AGRICULTURAL “A” be amended to add “DWELLING - DWELLING - SHOW HOMES” to the Discretionary Uses.
 4. That the Mackenzie County Land Use Bylaw Section 8.6 B, HAMLET COUNTRY RESIDENTIAL 1 “HCR1” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.
 5. That the Mackenzie County Land Use Bylaw Section 8.7 B, HAMLET COUNTRY RESIDENTIAL 2 “HCR2” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.
 6. That the Mackenzie County Land Use Bylaw Section 8.11 B, HAMLET RESIDENTIAL 1 “HR1” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.

7. That the Mackenzie County Land Use Bylaw Section 8.12 B, HAMLET RESIDENTIAL 1A “HR1A” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.
8. That the Mackenzie County Land Use Bylaw Section 8.13 B, HAMLET RESIDENTIAL 1B “HR1B” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.
9. That the Mackenzie County Land Use Bylaw Section 8.14 B, HAMLET RESIDENTIAL 2 “HR2” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.
10. That the Mackenzie County Land Use Bylaw Section 8.23 B, RURAL COUNTRY RESIDENTIAL 1 “RC1” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.
11. That the Mackenzie County Land Use Bylaw Section 8.24 B, RURAL COUNTRY RESIDENTIAL 2 “RC2” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.
12. That the Mackenzie County Land Use Bylaw Section 8.25 B, RURAL COUNTRY RESIDENTIAL 3 “RC3” be amended to add “DWELLING - SHOW HOMES” to the Discretionary Uses.

READ a first time this 24th day of September, 2012.

READ a second time this ___ day of _____, 2012.

READ a third time and finally passed this ___ day of _____, 2012.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

Show Home Use and Regulations Report

ISL Engineering and Land Services

August 8, 2012

I. Introduction

Arising out of a recent inquiry regarding the development and subsequent residential occupation of show homes in Mackenzie County, ISL was asked to provide the County with options to accommodate this form of development. Particular concerns in this regard included:

- the timing of show home construction in the subdivision process;
- show home access to services and Fire Rescue operations;
- occupancy of show homes as a permanent residence before servicing is complete; and
- removal of show homes in circumstances where the larger development does not proceed

While a form of “Show home Agreement” between the County and the developer was considered as an option, based on a review of the County’s Municipal Development Plan and Land Use Bylaw, approaches taken in other municipalities, consultation with the law firm of Ogilvie LLP and our own experience in the preparation of Land Use Bylaws, and a legal review by Ogilvie LLP, ISL recommended and the County has agreed that the matter be addressed through a zoning and permit approach, utilizing the authority of the County’s Land Use Bylaw as the primary resource. The particular steps to be taken are:

1. Amend the Mackenzie County Land Use Bylaw (LUB) by adding a new use class called “DWELLING - SHOW HOME” as a Discretionary Use in the Agricultural District and in the various the residential districts.
2. Add new provisions to the General Regulations section of the LUB (section 7) to address Show home specific concerns.

The following information provides the content for item 1 and 2.

II. Definition

"DWELLING – SHOW HOME" means a DEVELOPMENT consisting of only one future DWELLING UNIT which is separate from any other DWELLING UNIT or building, and which is supported on a permanent foundation or BASEMENT, and which meets the requirements for a residence as specified within the *Alberta Building Code*, and which is intended to be used for marketing purposes, only. A DWELLING – SHOW HOME may not be occupied for any residential purpose. A DWELLING – SHOW HOME may be converted to a DWELLING –

SINGLE FAMILY upon the issuance of a Development Permit therefore, in which case the conversion shall be, notwithstanding anything else in this Bylaw contained, a DISCRETIONARY USE. [DAVID:

III. DWELLING – SHOW HOME Regulations

The following regulations shall apply to DWELLING – SHOW HOME:

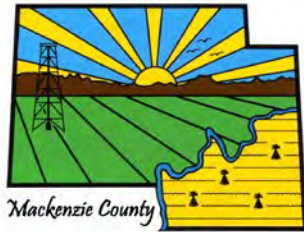
1. On-site parking shall be provided at a rate of parking spaces per 100 m² of Floor Area of the DWELLING - SHOW HOME, and all curb crossings and access points shall be designed and located so as to minimize on-site and off-site traffic impacts, to the satisfaction of the DEVELOPMENT OFFICER.
2. The siting and development of a DWELLING - SHOW HOME shall be in compliance with the regulations of the Land Use Zone intended to be applied to the site to accommodate future residential development; provided that the DEVELOPMENT OFFICER may attach additional conditions to minimize adverse impacts on adjacent development, including the construction of roadways or temporary turnarounds, in accordance with Mackenzie County's Design Standards.
3. Excluding advertising copy, the colours and materials employed for the exterior finishes, whether permanent or temporary, shall be compatible with those commonly found in Residential Zones.
4. Any exterior lighting shall be designed and located such that no light is directed at adjoining properties and such that the effectiveness of any traffic control devices is not impaired.
5. A DEVELOPMENT PERMIT application for a DWELLING - SHOW HOME shall be accompanied by the following information in addition to the information required by subsection 5.5.1 of this Bylaw:
 - a. a context plan identifying the nature of the land uses and development within a 60.0 m radius of the proposed Site;
 - b. a description of the exterior finish materials and colours for any structure including any proposed hoardings or false fronts;
 - c. drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front;
 - d. drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs, and a description of the proposed location for the Signs; and
 - e. the security required by section XYZ, below.
6. A DEVELOPMENT PERMIT for a DWELLING - SHOW HOME shall be valid for such a period of time as specified by the DEVELOPMENT OFFICER having regard for the amount of land or development being marketed, but in no case shall the time period exceed two years.
7. Prior to the commencement of any clearing, excavation or other work in respect of the construction of the DWELLING - SHOW HOME, the Permit Holder shall:
 - a. contact an Alberta Land Surveyor to survey the Proposed Lots in accordance with the Plan of Subdivision;
 - b. provide access to the DWELLING - SHOW HOME such that the total unobstructed distance from a fire hydrant/firepond/other to the principal entrance of each DWELLING - SHOW HOME is not

more than **ninety (90) metres** or such distance as approved by **Fire Rescue Operations**. An access road(s) shall be constructed to County standards suitable for fire truck use; and

- c. have erected on the site a sign bearing the words: *"This Show Home has been approved for the sole purpose of marketing homes in this area. Be advised that this Show Home cannot be sold or occupied as a residential dwellings until such time that it has been approved for occupancy by Mackenzie County. For more information call **"Insert Developer Name and Phone Number"**.*
8. A DWELLING - SHOW HOME may not be used for occasional or permanent residential accommodation purposes.
 9. Where full services are not available to the site, a DWELLING – SHOW HOME shall be provided with a sanitary privy which meets the standards of all applicable health and safety legislation.
 10. In the event either:
 - a. the owner of the site on which a DWELLING – SHOW HOME is located fails to enter into a Residential Servicing Agreement with the County within one (1) year next following the issuance of a DEVELOPMENT PERMIT for the DWELLING – SHOW HOME; or
 - b. the owner of the site on which a DWELLING – SHOW HOME is located fails to register a Plan of Subdivision for the subject lands in accordance with the an approval granted by the Subdivision Authority within one (1) year next following the issuance of a DEVELOPMENT PERMIT for the DWELLING – SHOW HOME; or
 - c. the DWELLING - SHOW HOME is found not to meet the requirements of the DEVELOPMENT PERMIT issued therefore or otherwise fails to meet the requirements of this Bylaw; or
 - d. the owner of the site on which a DWELLING – SHOW HOME is located fails to adhere to the requirements of any Residential Servicing Agreement entered into with the County respecting the subject lands; or
 - e. the DEVELOPMENT PERMIT for a DWELLING – SHOW HOME expires without a replacement having been issued,

then the owner of the site on which a DWELLING – SHOW HOME is located shall forthwith remove the DWELLING - SHOW HOME from the site, fill in any excavations thereon and shall return the site and the surrounding lands to substantially the same condition in which the same were prior to the to the commencement of excavation for the DWELLING - SHOW HOME. The owner of the site on which a DWELLING – SHOW HOME is to be located shall deposit and shall maintain with the County, by way of cash or Letter of Credit to the satisfaction of the Chief Administrative Officer, security in the amount of TWENTY THOUSAND **(\$20,000.00)** against the requirements of this section. The said security, or so much thereof is then remaining, shall be returned, without liability for interest, upon either:
 - f. the work outlined herein having been completed to the satisfaction of the DEVELOPMENT OFFICER; or
 - g. a DEVELOPMENT PERMIT for the conversion of the DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY having been issued in accordance with this Bylaw.
 11. The owner of the site on which a DWELLING – SHOW HOME is located shall, **within two (2) weeks/TBD** next following the placement of BASEMENT or foundation walls, provide to the DEVELOPMENT OFFICER a Real Property Report confirming the location of the same on the site.

12. A DEVELOPMENT PERMIT converting a DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY may not be issued unless and until Construction Completion Certificates have been issued respecting all municipal services to the site in accordance with a Residential Servicing Agreement made with the County.
13. Upon the issuance of a DEVELOPMENT PERMIT for a DWELLING – SHOW HOME, the County may register a caveat against the title to the subject lands advising prospective purchasers that the said lands have not been approved for residential occupancy. Any such caveat registered by the County shall be discharged up the earlier of:
 - a. the removal of the DWELLING – SHOW HOME in accordance with the requirements of section xyz, above; and
 - b. the issuance of a DEVELOPMENT PERMIT for the conversion of the DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY in accordance with this Bylaw.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Byron Peters, Director of Planning and Development
Title:	Bylaw 878-12 Road Closure lying west of SW 36-104-14-W5M and NW 25-104-14-W5M (Hog Barn Agreement) (Savage Prairie)

BACKGROUND / PROPOSAL:

Bylaw 878-12, being a Road Closure Bylaw for the closure of a statutory road allowance lying west of SW 36-104-14-W5M and NW 25-104-14-W5M for the purpose of sale and consolidation with the adjacent lands, received first reading at the November 6, 2012 Council meeting.

OPTIONS & BENEFITS:

The portion of road in question is the undeveloped road allowance running on the east side of SW 36-104-14-W5M and NW 25-104-14-W5M adjacent to a creek that feeds the Bear River.

The request to close this portion of road is part in conjunction with the Hog Barn Agreement to provide a legal access road to the barn. In this agreement, the County would close this portion of undeveloped road allowance which would be consolidated with the adjacent quarter sections.

All road closure Bylaws must receive a Public Hearing prior to being sent to Alberta Transportation for approval. The subject Bylaw will be presented to Council for second and third reading after it has been signed by the Minister of Transportation.

COSTS & SOURCE OF FUNDING:

Costs will be borne by Mackenzie County

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

Mackenzie County

PUBLIC HEARING FOR ROAD CLOSURE

BYLAW 878-12

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 Road Closure and present his submission.

_____ Does the Council have any questions of the proposed Road Closure?

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

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

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

_____ This Hearing is now closed at _____.

REMARKS/COMMENTS:

BYLAW NO. 878-12

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

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

WHEREAS, Council of Mackenzie County has determined that the statutory road allowance, as outlined on Schedule "A" attached hereto, be subject to a 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, for the purpose of sale and consolidation, the government road allowance described as follows, subject to the rights of access granted by other legislation or regulations:

1. All that portion of Government Road Allowance lying west of SW 36-104-14-W5M
Excepting thereout all mines and minerals and the right to work the same.
2. All that portion of Government Road Allowance lying west of NW 25-104-14-W5M
Excepting thereout all mines and minerals and the right to work the same.

READ a first time this ____ day of _____, 2012.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

APPROVED this ____ day of _____, 2012.

Minister of Transportation

Approval valid for _____ months.

Bylaw 878-12
Road Closure lying west of SW 36-104-14-W5M
and NW 25-104-14-W5M (Savage Prairie)

Page 2 of 3

READ a second time this ___ day of _____, 2012.

READ a third time and finally passed this ___ day of _____, 2012.

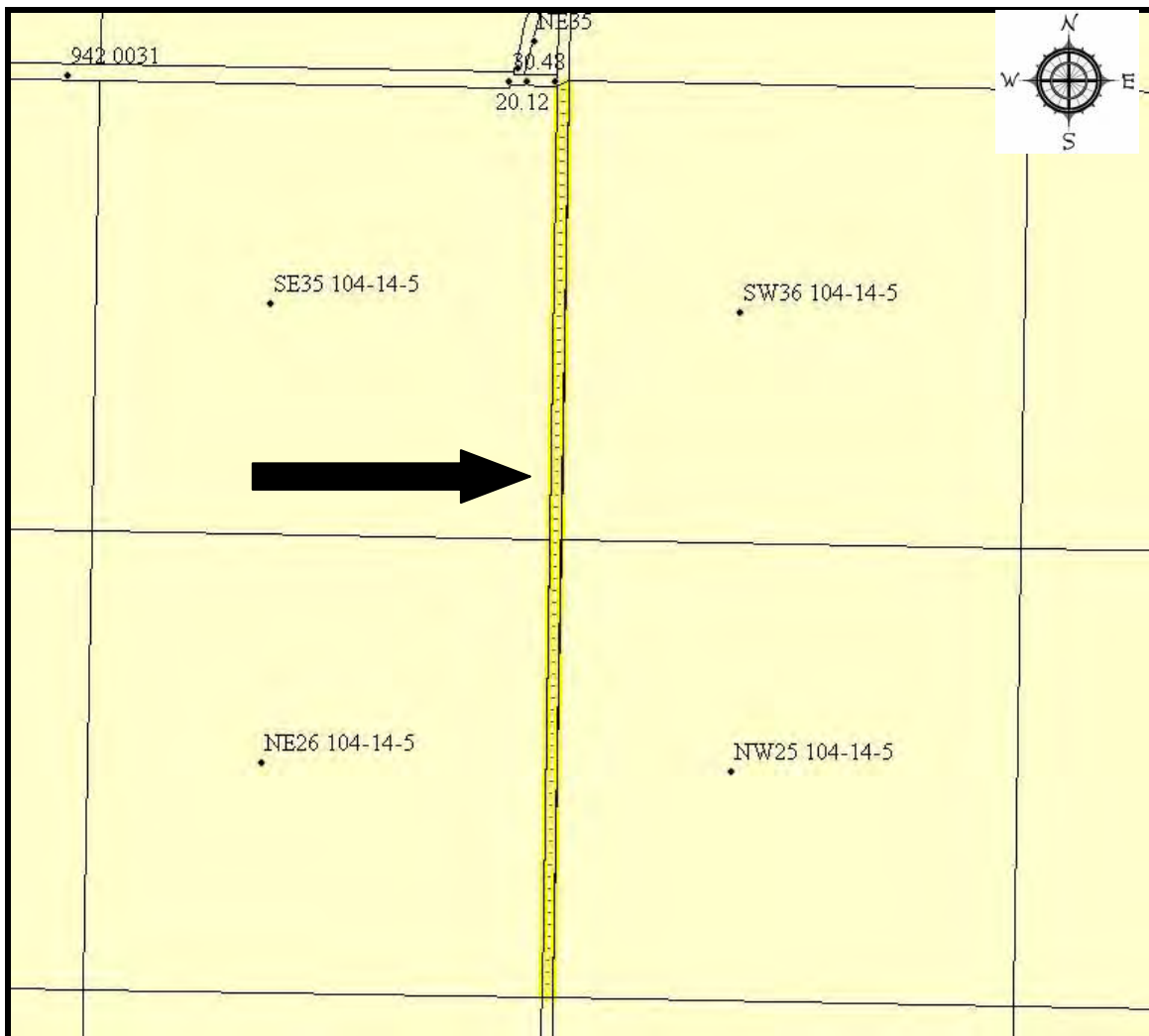
Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

BYLAW No. 878-12

SCHEDULE "A"

1. That the land use designation of the following property known as:
 1. All that portion of Government Road Allowance lying west of SW 36-104-14-W5M & NW 25-104-14-W5M



942 0831

38.43

14-5

SE35 104-14-5

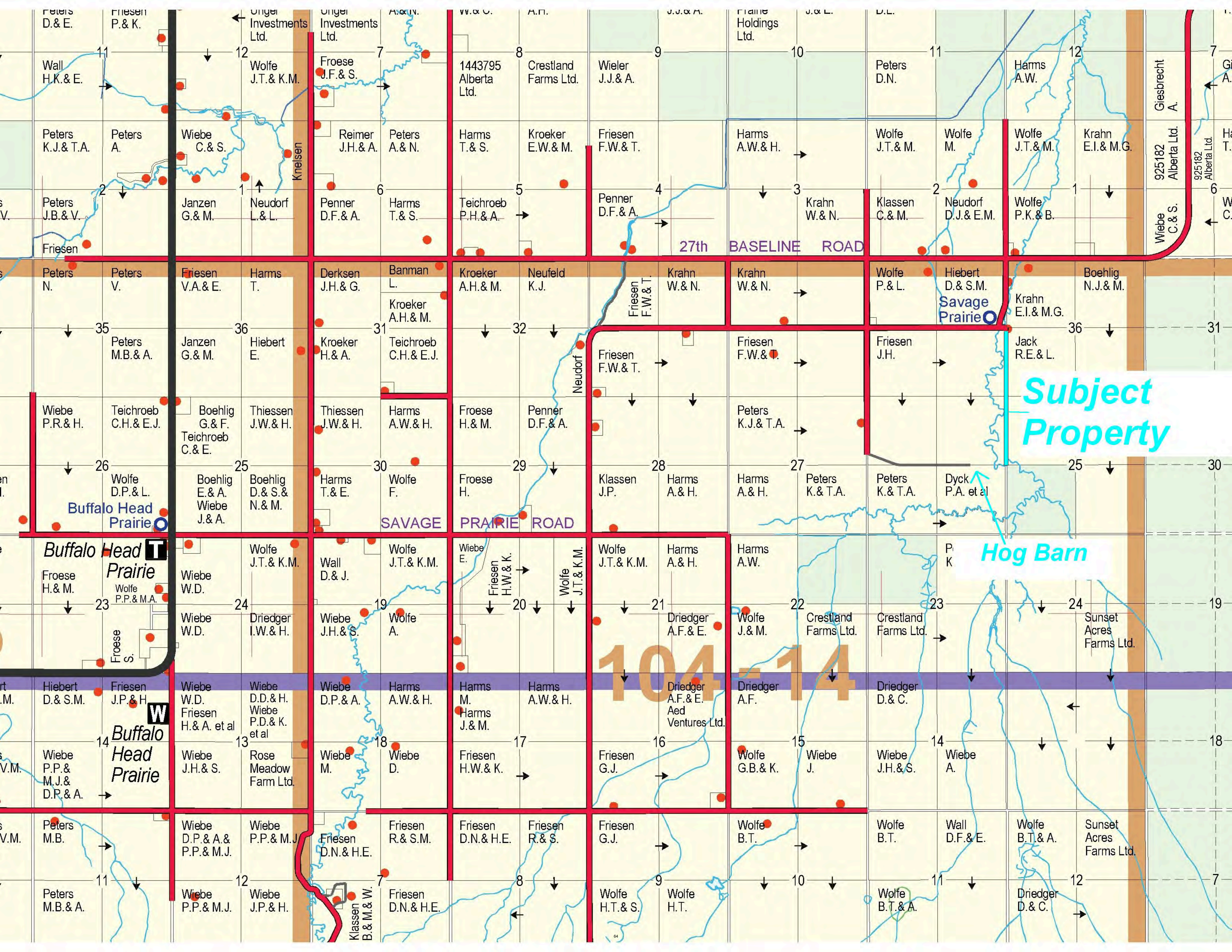
SW36 104-14-5

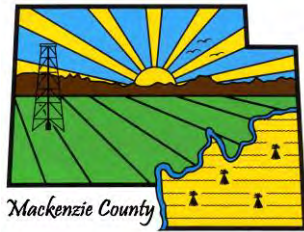
14-5

NE26 104-14-5

NW25 104-14-5







MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	William Kostiw, Director of Infrastructure Development & Government Relations
Title:	Resource Road Program Applications

BACKGROUND / PROPOSAL:

The County applies for Resource Road Program funding on a regular basis and as per Council approval.

OPTIONS & BENEFITS:

Please review the draft applications.

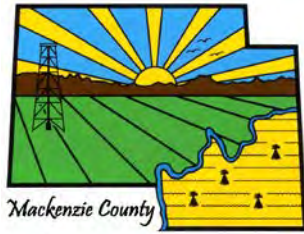
COSTS & SOURCE OF FUNDING:

These projects will need to be budgeted for in 2013 as Council sees fit. It is estimated that the minimum funding for Resource Roads in 2013 would be \$3M. If all is approved, it could be as high as \$12M for the County. Of course the projects would be more viable if we could attract some industry funding, which may be too delicate to consider.

RECOMMENDED ACTION:

That the Highway 88 Connector Phase 2 & 3 and Zama Access Resource Road Program applications be submitted to Alberta Transportation as presented.

Author: W. Kostiw Reviewed by: _____ CAO _____



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Byron Peters, Director of Planning and Development
Title:	Bylaw 880-12 Road Closure lying between SE 1-104-18-W5M and NE 36-103-18-W5M (Blue Hills)

BACKGROUND / PROPOSAL:

Mackenzie County received a Land Use Bylaw amendment application to close a portion of statutory road allowance lying between SE 1-104-18-W5M and NE 36-103-18-W5M south of Highway 697 next to the Blue Hills Community School.

The Blue Hills Community School located on SE 1-104-18-W5M constructed a skating rink and sewage lagoon back in 1988. Part of both developments are situated right on the subject road allowance, they also planted trees down the centre of the road allowance. A request to close this road allowance was made several years ago in 2002 where Council reviewed it at the November 5th, 2002 meeting. Council's decision was to refuse the request due to potential future need for the road allowance. Closing this portion of road allowance could present access problems in the future, as there is a low-lying section to the west of this road allowance where road construction may not be an option (see attached aerial photo).

Fort Vermilion School Division is requesting this closure as they feel that at the time they followed all the regulations. The applicant claim that during development, the bylaw showed a 20-meter road allowance. However, when they proceeded to the planning stage it changed to 30 meters. The surveyors were under the impression that the road allowance was still 20 meters and situated the lagoon and rink accordingly.

The transition from 66 feet (20 meters) to 99 feet (30 meters) road allowance width transgressed between Range 17 to Range 18 and Township 104 to 103. This was most likely the reason behind the misunderstanding.

However, even if the road allowance had only been 66 feet (20 meters) the skating rink would still be encroaching. Development Permit 135-DP-88 issued November 30, 1988

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

clearly states that the setbacks are, 134 feet from front yard, 50 feet rear yard and 50 feet side yard. The aerial photo attached shows how the rink encroaches over the road allowance.

Due to the road allowance transition from (20 meters) to 99 feet (30 meters) being adjacent to each other with this quarter, the Road's Department recommends to close only the north half or 10 meters of the road allowance thus evening it out with the road allowance on the east end. Only that half or 10 meters would be sold to the School Division to consolidate into their subdivision. Although this would not bring the Skating rink and the sewage Lagoon into compliance with the Land Use Bylaw, it would place the structures within the School property.

The Planning Department has no issues or concerns with the closure of only a portion of this road allowance.

The application was presented to the Municipal Planning Commission (MPC) at their November 1, 2012 meeting where the following motion was made:

That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw ___-11, being a Road Closure Bylaw for the closure and sale of the most northerly 10 meters of Government Road Allowance lying south of SE 1-104-18-W5M, subject to public hearing input.

Bylaw number 880-12 has since been assigned to this application.

All road closure Bylaws must receive a Public Hearing prior to being sent to Alberta Transportation for approval. The subject Bylaw will be presented to Council for second and third reading after it has been signed by the Minister of Transportation.

OPTIONS

Option 1: Closure of part the northern portion of Road Allowance (*Recommended*)

That first reading be given to Bylaw 880-12, being a Road Closure Bylaw for the closure of the most northerly 10 meters of Government Road Allowance lying south of SE 1-104-18-W5M, subject to public hearing input.

This option also requires Alberta Transportation approval after a Public Hearing.

Option 2: Closure of entire Road Allowance.

That first reading be given to Bylaw 880-12, being a Road Closure Bylaw for the closure of the Government Road Allowance lying south of SE 1-104-18-W5M, subject to public hearing input.

Author: L. Lambert Reviewed by: _____ CAO _____

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

That first reading be given to Bylaw 880-12, being a Road Closure Bylaw for the closure of the most northerly 10 meters of Government Road Allowance lying south of Part of SE 1-104-18-W5M, subject to public hearing input.

Author: L. Lambert Reviewed by: _____ CAO _____

BYLAW NO. 880-12

**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 statutory road allowance, as outlined on Schedule "A" attached hereto, be subject to a 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, for the purpose of sale, a portion of the government road allowance described as follows, subject to the rights of access granted by other legislation or regulations:

The most northerly 10 meters of Government Road Allowance lying south of
Part of SE 1-104-18-W5M
Excepting thereout all mines and minerals and the right to work the same.

READ a first time this ____ day of _____, 2012.

Bill Neufeld
Reeve

Julia Whittleton
Chief Administrative Officer

APPROVED this ____ day of _____, 2012.

Minister of Transportation

Approval valid for _____ months.

READ a second time this ____ day of _____, 2012.

READ a third time and finally passed this ____ day of _____, 2012.

Bill Neufeld
Reeve

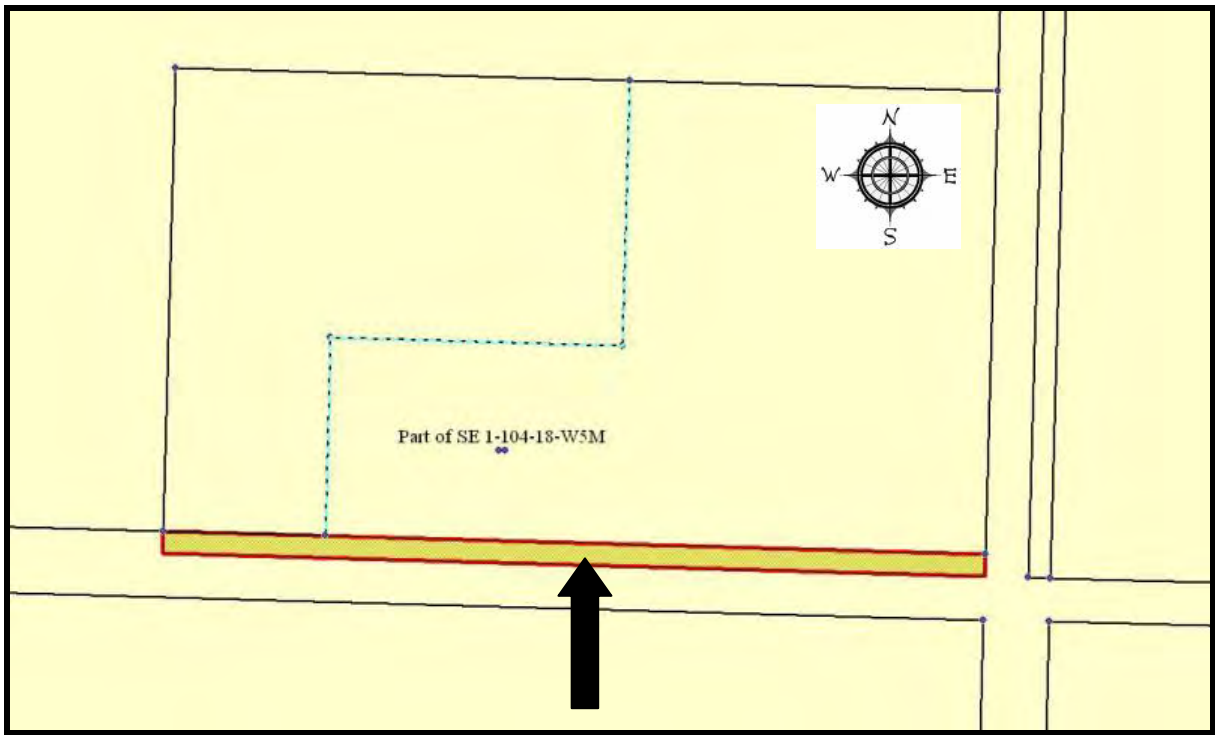
Joulia Whittleton
Chief Administrative Officer

BYLAW No. 880-12

SCHEDULE "A"

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

The most northerly 10 meters of Government Road Allowance lying south of
Part of SE 1-104-18-W5M





LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT <u>Norman Buhler</u>		
ADDRESS <u>Box 1 5213 River Road</u>		
TOWN <u>Fort Vermilion AB</u>		
POSTAL CODE <u>TOH 1N0</u>	PHONE (RES.)	BUS. <u>780-927-3766</u>

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <u>Fort Vermilion School Division # 52</u>		
ADDRESS <u>Po. Bag 1 5213 River Road</u>		
TOWN <u>Fort Vermilion, AB</u>		
POSTAL CODE <u>TOH 1N0</u>	PHONE (RES.) <u>(780) 927-3766</u>	BUS. <u>(780) 841-2910</u>

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

OTR./LS. <u>SE</u>	SEC. <u>1</u>	TWP. <u>104</u>	RANGE <u>18</u>	M. <u>W5</u>	OR	PLAN	BLK	LOT
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: _____ TO: _____

REASONS SUPPORTING PROPOSED AMENDMENT:

We are requesting a road closure south of the Blue Hills Community School property as shown on the attachment. We are requesting this due to the fact that our existing lagoon and skating rink are presently encroaching on the road allowance. This happened during the design stage of construction of the Blue Hills Community School. At the time, the bylaw showed a 20 meter road allowance, however, during the time of planning it changed to 30 meters. The surveyors were under the impression the road allowance was still 20 meters and planned accordingly. We believe that all surrounding property is accessible via other roads and therefore the closure of this road allowance would not affect them in a negative way.

Road closure by law fee \$ 400.00

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

APPLICANT [Signature]

DATE October 14, 2012

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

REGISTERED OWNER _____

DATE _____



Sewage Lagoon

School

Ice Rink

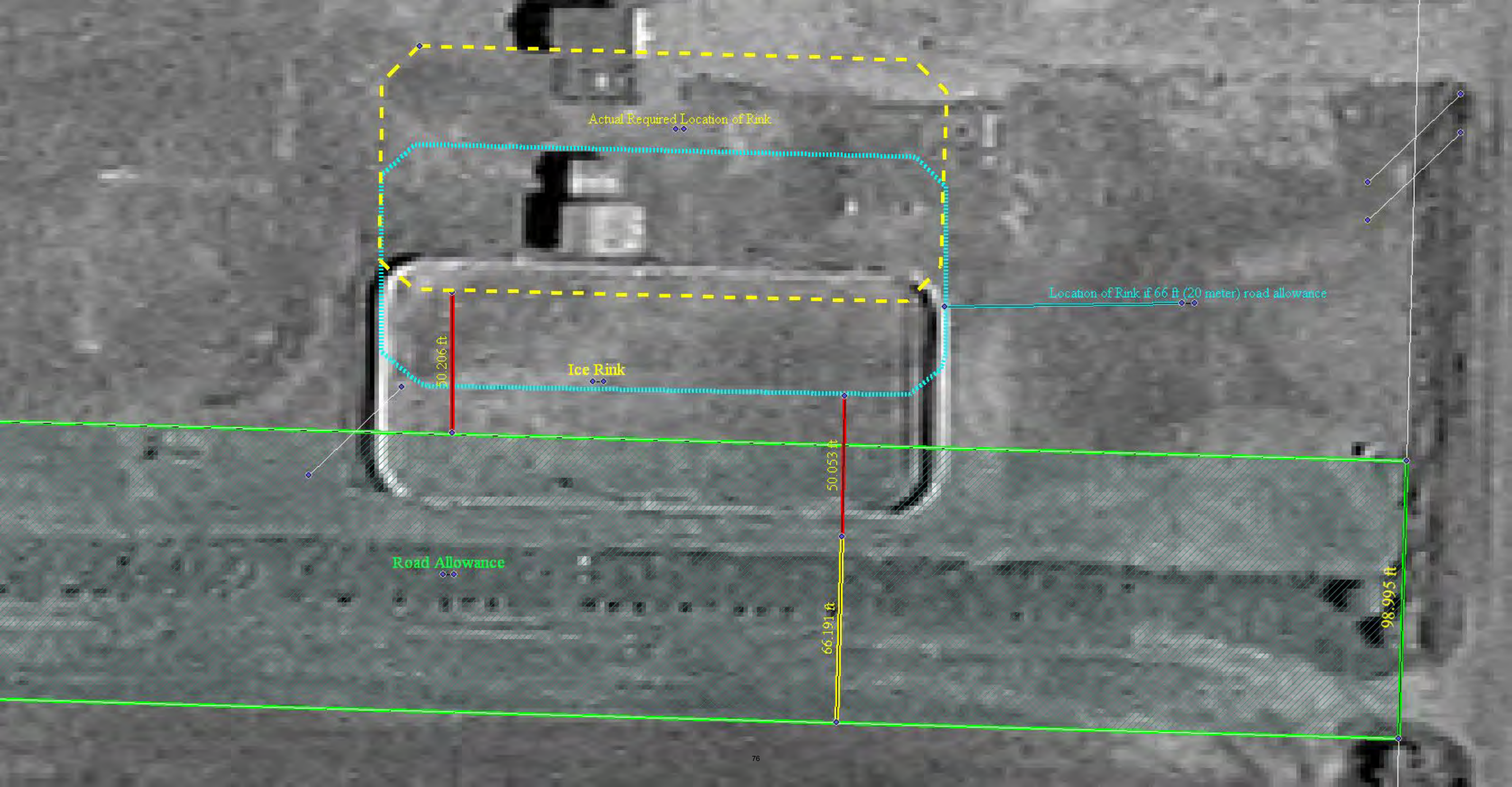
Proposed Closed road

Actual Required Location of Rink

Road Allowance

66.191 ft

98.995 ft



Actual Required Location of Rink

Location of Rink if 66 ft (20 meter) road allowance

Ice Rink

50.206 ft

50.053 ft

66.191 ft

98.995 ft

Road Allowance



Sewage Lagoon

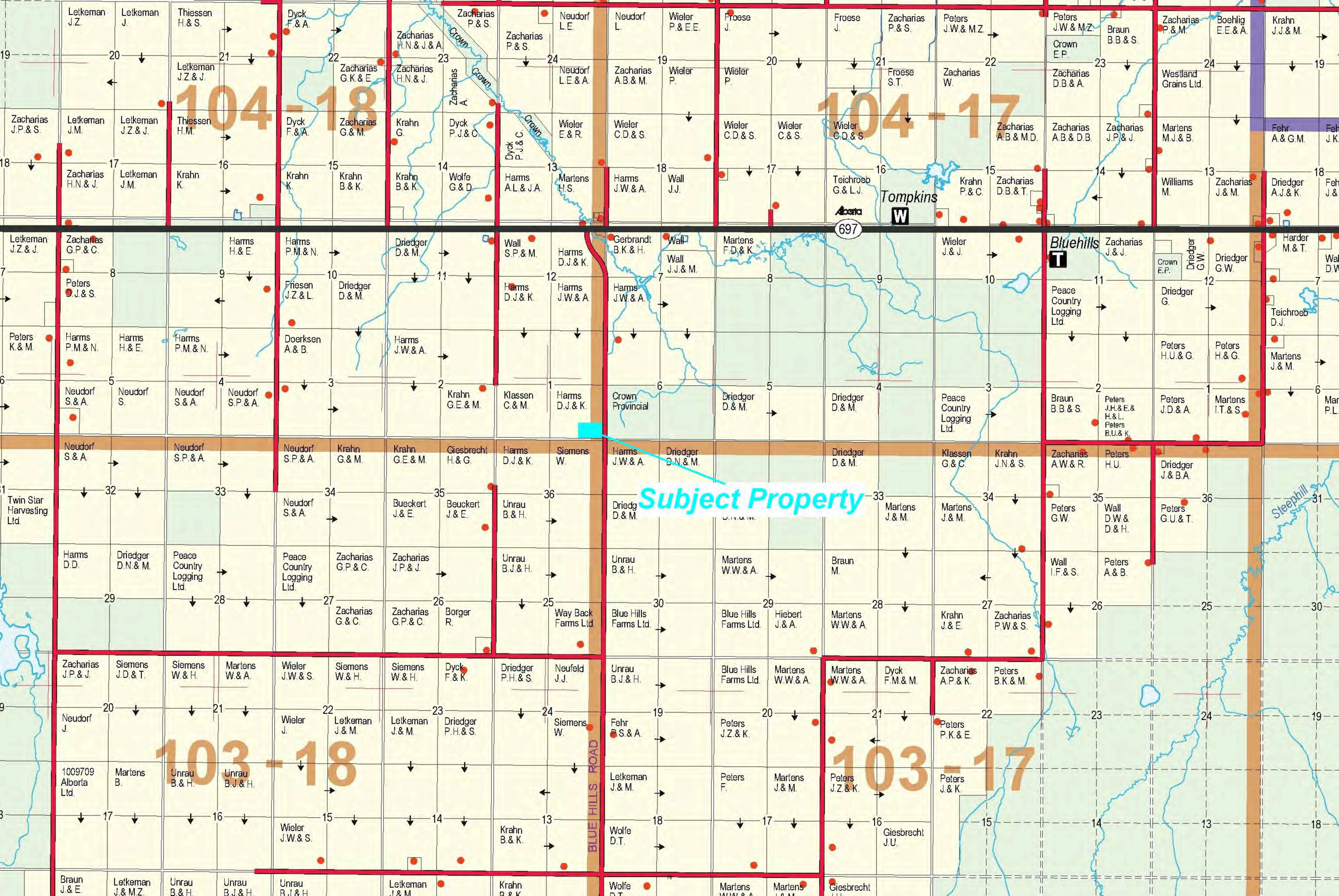
Ice Rink

Proposed Closed 33 feet (10 meters) of Road Allowance

33.418 ft

98.995 ft

65.047 ft



104-18

104-17

103-18

103-17

Subject Property

Alberta
Tompkins
697
W

Blue Hills
T

BLUE HILLS ROAD



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Byron Peters, Director of Planning and Development
Title:	Area Structure Plans Award Proposal

BACKGROUND / PROPOSAL:

A Request for Proposals was issued on November 6, 2012 in order to receive proposals for new Area Structure Plans for the three hamlets within the County. The proposal closing was November 23 at 2:00 p.m.

The proposals have all been reviewed and critiqued according to the criteria specified in the RFP, and Council's approval is requested in order to award the contract.

OPTIONS & BENEFITS:

To provide the County with updated Area Structure Plans in order to better meet the needs of the communities as they continue to grow and evolve.

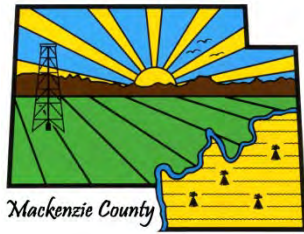
COSTS/SOURCE OF FUNDING:

The funds will come from the 2012 Planning & Development Capital Budget. The budget amount is \$125,000 for Area Structure Plans.

RECOMMENDED ACTION:

That the Area Structure Plan contract be awarded to _____.

Author: B. Peters _____ **Reviewed by:** _____ **CAO** _____



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Alison Kilpatrick, Director of Corporate Services
Title:	Bylaw 881-12 – Short Term Borrowing of Funds

BACKGROUND / PROPOSAL:

Mackenzie County Council approved FIN027 Investment Policy on May 8, 2006, with a subsequent amendment on November 9, 2010.

Corporate Services prepares monthly investment reports to monitor levels of cash, near-cash (T-bills), short- and long-term investments. In turn, this report assists our projection of cash flows in the near- and intermediate term.

Cash flow projections are prepared in order to determine the estimated levels of funds required on a monthly basis to meet the County’s financial obligations and invest the estimated available funds on a short-term basis until such time as needed in order to maximize the County’s investment income.

OPTIONS & BENEFITS:

The County relies on its reserve funds during its first five month of operations in a new fiscal year until starting to collect the new-year’s taxes in June. In addition, in some cases the County relies on provincial grant funding, which may or may not arrive in a timely manner.

After reviewing the internally prepared projected cash flow report, it is recommended that Council approve a short-term borrowing bylaw for \$2,000,000 in order to re-establish our line-of-credit with ATB Financial as a safety guard (may be required in May) in order to avoid terminating long-term investments prior to their maturity dates.

Please review the attached Bylaw 881-12. The Bylaw is for \$2,000,000 with a three year term – January 1, 2013 to December 31, 2015.

Author: Alison Kilpatrick, DCS **Review Date:** _____ **CAO** _____

Under the MGA, a borrowing bylaw that authorizes the borrowing does not have to be advertised if the term of the borrowing does not exceed 3 years if borrowing for operating and under 5 years if borrowing for capital.

COSTS & SOURCE OF FUNDING:

If the County uses its line-of-credit, interest will be charged at a negotiated rate at the time of the line-of-credit establishment and recorded to the operating budget.

RECOMMENDED ACTION:

Motion 1: (requires 2/3)

That first reading be given to Bylaw 881-12, being a bylaw authorizing the short-term borrowing of funds.

Motion 2: (requires 2/3)

That second reading be given to Bylaw 881-12, being a bylaw authorizing the short-term borrowing of funds.

Motion 3: (requires unanimous)

That consideration be given to go to third reading of Bylaw 881-12, being a bylaw authorizing the short-term borrowing of funds.

Motion 4: (requires 2/3)

That third reading be given to Bylaw 881-12, being a bylaw authorizing the short-term borrowing of funds.

Author: Alison Kilpatrick, DCS **Review Date:** _____ **CAO** _____

BYLAW NO. 881-12

**BEING A BYLAW OF THE
MACKENZIE COUNTY IN THE PROVINCE OF ALBERTA,
TO AUTHORIZE THE SHORT-TERM BORROWING OF FUNDS,
FROM TIME TO TIME, AS MAY BE NECESSARY TO MEET THE
OPERATING AND CAPITAL OBLIGATIONS OF
MACKENZIE COUNTY**

WHEREAS, under the authority and pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, the Council may pass a bylaw to borrow money on a short-term basis for the financing of a operating expenditure and/or capital property expenditure; and

WHEREAS, it is deemed proper and expedient for the Council of Mackenzie County to authorize the Reeve and Chief Administrative Officer or designate to borrow sums considered necessary to meet the current operating expenditures and capital obligations of the Corporation as per the approved annual budgets.

NOW THEREFORE, the Council of Mackenzie County, hereinafter called the "Corporation", in the Province of Alberta, duly assembled, enacts as follows:

1. That the Council of the Corporation does authorize borrowing from ATB Financial a sum or sums not exceeding Two Million (\$2,000,000.00) Dollars, which the Council deems necessary to expend to meet the current operating expenditures and capital obligations of the Corporation, until such time taxes levied or to be levied therefore can be collected, or as grants can be received from the Province of Alberta, and as the Corporation applies for and receives funds by way of issuance of long-term debenture, and to pay or agree to pay interest on the sum or sums so borrowed either in advance or at maturity, and in either case after maturity, at such rate as may be agreed upon from time to time between Council and ATB Financial.
2. That the sum or sums so borrowed be evidenced and secured by the promissory note or notes of the Reeve and Chief Administrative Officer or designate of the Corporation given on its behalf, and the said Reeve and Chief Administrative Officer or designate are hereby authorized and empowered to execute and give such promissory note or notes as may be required by ATB Financial and to determine and agree upon from time to time the rate of interest applicable to the amount of same borrowed hereunder, remaining from time to time outstanding.
3. That the Council of the Corporation does hereby pledge to ATB Financial security for the money borrowed hereunder, unpaid taxes and penalties on taxes assessed and/or levied by the Corporation in previous years together with penalties thereon and taxes assessed or to be assessed and/or to be levied for

the current year and the following year, equal only to the amount of used promissory note or notes including interest but not to exceed the sum of Two Million (\$2,000,000.00) Dollars.

4. The Corporation shall deposit in an account with the said ATB Financial the amount of said taxes, penalties and other designated revenues as collateral security for the money to be borrowed hereunder and interest thereon, and the sum shall be applied as necessary in payment of monies borrowed hereunder and interest thereon.
5. That the said ATB Financial shall not be restricted to the said taxes, penalties and other designated revenues for the payment of the monies borrowed as aforesaid, or to be bound to wait until such taxes, penalties and other designated revenues can be collected, or be required to see that the said taxes, penalties and other designated revenues are deposited as aforesaid.
6. That nothing herein contained shall waive, prejudicially affect or exclude any right, power, benefit or security by statute, common law or otherwise given to or implied in favour of the said ATB Financial.
7. This Bylaw shall come in effect on January 1, 2013 and expire on December 31, 2015.

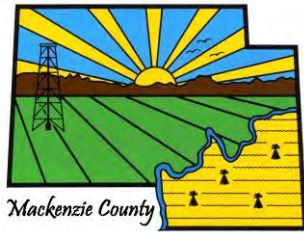
READ a first time this _____ day of November, 2012.

READ a second time this _____ day of November, 2012.

READ a third time and finally passed this _____ day of November, 2012.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	New Policy - Rural Road, Access and Drainage

BACKGROUND / PROPOSAL:

Council identified reviewing and establishing of solid internal policies for drainage and new road construction as one of the top priorities during the June 2012 session.

OPTIONS & BENEFITS:

The Agricultural Service Board and Agricultural Land Use Planning committee have been working on the proposed policy document. The latest draft was reviewed by the Committees at their November 22nd meeting.

A recommendation of the Committees and the document will be distributed at the meeting.

COSTS & SOURCE OF FUNDING:

The Policy decisions will have significant impact on the County's operating and capital budgets.

RECOMMENDED ACTION:

To be presented at the meeting.

Author: J. Whittleton Review by: _____ CAO _____



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Alison Kilpatrick, Director of Corporate Services
Title:	Write Off Property Taxes and Penalties on Roll 410916

BACKGROUND / PROPOSAL:

This is a linear property for which we have received no payment since 2009. A distress Warrant was issued in March 2011 when attempts to collect the 2010 arrears of \$79,737.56 were unsuccessful. CCE advised that they could not seize any pipelines or wells without permission of the ERCB which was denied because the ERCB advised that the pipelines were under Abandonment Orders. There appeared to be no assets at the registered office location of 810 Street, Sylvan Lake, AB. The Abandonment Orders were issued pursuant to the Section 27 of the OGCA because Frontier failed to submit a security deposit or \$1,078,913.30 to the ERCB as of January 20, 2012. Attempts have been made on a regular basis to contact the principal by phone, email and letter with no success. We contacted Brownlee, LLP regarding this matter and a Personal Property Security Search indicated that as of March 2012 aside from security agreements and land charges, Frontier had the following registered against it:

Interest	Amount	Secured Party	Date of Registration
Writ of Enforcement	\$107,341.62	Penn West Petroleum Ltd	March 2010
Writ of Enforcement	\$307,676.37	Husky Oil Operations Ltd	April 2010

It seems unlikely that the County will see a recovery of the arrears. Confirmation has been received that there will be no linear assessment prepared for Frontier Energy for the 2013 tax year.

OPTIONS & BENEFITS:

That property tax arrears totaling \$99,397.53 be written off and that the penalties levied in 2012 for January of \$8,543.31 and July of \$1,692.20 be voided.

Author: D. Pawlik **Review Date:** Nov. 19, 2012 **DCS**

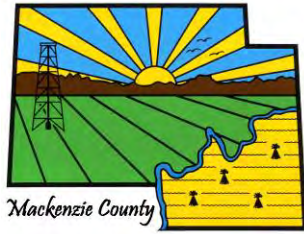
COSTS & SOURCE OF FUNDING:

Tax Write Offs

RECOMMENDED ACTION:

That Council authorize writing off property tax arrears for Roll 410916 in the amount of \$99,397.53 and that penalties levied in 2012 for January of \$8,543.31 and July of \$1,692.20 be voided.

Author: D. Pawlik Review Date: _____ CAO _____



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Alison Kilpatrick, Director of Corporate Services
Title:	Financial Report – October 31, 2012

BACKGROUND / PROPOSAL:

Finance department provides financial reports to Council as per policy.

OPTIONS & BENEFITS:

Please review the following financial reports for the period ended October 31, 2012:

- Investment Report
- Operating Statement
- Projects Progress Report

COSTS & SOURCE OF FUNDING:

NA

RECOMMENDED ACTION:

That the financial reports for the period ended October 31, 2012 be accepted for information.

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

Investment Report for October 2012

Chequing Account on Oct. 31, 2012

Bank account balance 3,766,714

Investment Values on Oct. 31, 2012

Short term investments (EMO-0377-A) 20,870,351
 Short term T-Bill (1044265-26) 233,469
 Long term investments (EMO-0374-A) 4,782,590
25,886,410

These balances include
'market value changes'.

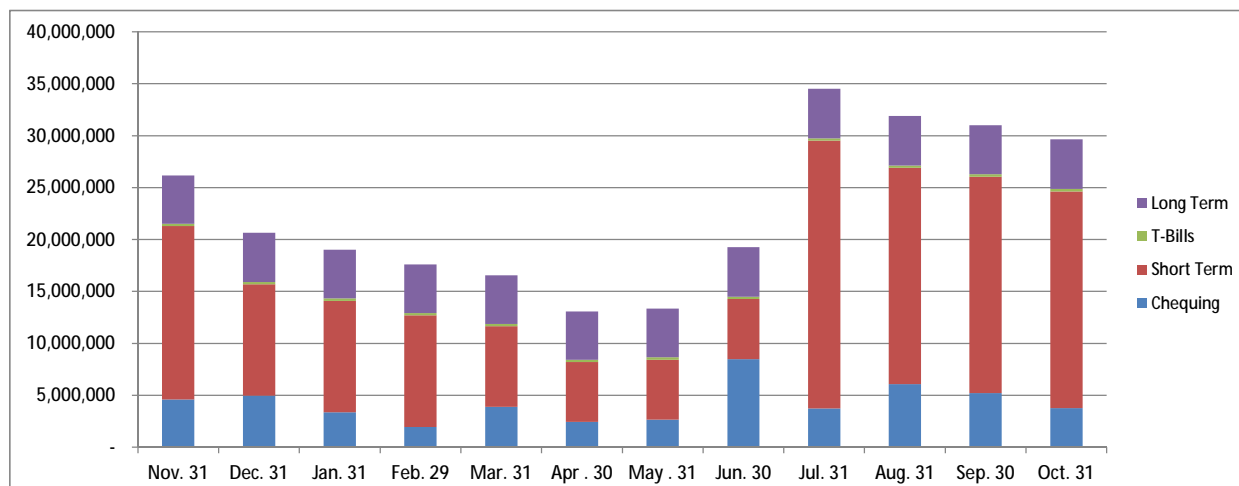
Revenues

	<i>Total</i>	<i>Short Term</i>	<i>Long Term</i>
Interest received	328,704	160,676	168,028
Interest accrued	52,862	0	52,862
	381,566	160,676	220,890
Market value changes	(73,142)	n/a	(73,142)
Interest received, chequing account	40,171	40,171	n/a
Grand total revenues before investment manager fees	348,596	200,847	147,748
Deduct: investment manager fees for investments	-21,358	-4,918	-16,440
Grand total revenues after investment manager fees	327,237	195,929	131,308

Note: The monthly investment reports for October 2012 have not been received. The interest income for EMO-0377 & EMO-0374 and the market value change for EMO-0374 for October 2012 were estimated based on the Portfolio Evaluation Reports as of Oct 31, 2012.

Balances in the Various Accounts - Last 12 Months

	Chequing	Short Term	T-Bills	Long Term	Total
Nov. 31	4,593,708	16,695,743	232,183	4,634,626	26,156,261
Dec. 31	4,960,346	10,715,760	232,302	4,729,599	20,638,007
Jan. 31	3,372,860	10,725,874	232,420	4,700,349	19,031,503
Feb. 29	1,957,148	10,738,223	232,531	4,678,861	17,606,764
Mar. 31	3,895,524	7,752,071	232,649	4,666,929	16,547,173
Apr. 30	2,434,491	5,759,186	232,764	4,653,003	13,079,444
May . 31	2,653,232	5,766,432	232,883	4,684,900	13,337,446
Jun. 30	8,492,171	5,773,900	232,998	4,761,953	19,261,021
Jul. 31	3,735,746	25,789,539	233,116	4,764,915	34,523,317
Aug. 31	6,073,562	20,822,984	233,235	4,765,339	31,895,121
Sep. 30	5,200,615	20,847,223	233,350	4,734,742	31,015,930
Oct. 31	3,766,714	20,870,351	233,469	4,782,590	29,653,124



**MACKENZIE COUNTY
STATEMENT OF OPERATIONS**

October 31, 2012

	2011 Actual	2012 Actual	2012	\$ Remaining	% Remaining
	Total	Total	Budget		
OPERATIONAL REVENUES					
Property taxes	29,509,060	30,089,772	30,093,261	3,489	0%
User fees and sales of goods	2,327,164	2,756,245	3,270,453	514,208	16%
Government transfers	1,296,307	926,326	1,414,325	487,999	35%
Investment income (operating)	422,701	258,934	346,500	87,566	25%
Penalties and costs on taxes	115,552	150,352	115,000	(35,352)	-31%
Licenses, permits and fines	354,142	411,892	255,880	(156,012)	-61%
Rentals	74,858	68,317	61,211	(7,106)	-12%
Insurance proceeds	8,729	-	-	-	
Development levies	10,437	32,847	-	(32,847)	
Municipal reserve revenue	24,601	36,250	-	(36,250)	
Sale of non-TCA equipment	1,500	2,944	-	(2,944)	
Other	345,352	379,129	220,000	(159,129)	-72%
Total operating revenues	34,490,403	35,113,008	35,776,630	663,622	2%
OPERATIONAL EXPENSES					
Legislative	669,581	480,672	675,209	194,537	29%
Administration	4,590,964	3,568,208	5,112,847	1,544,639	30%
Protective services	960,786	2,328,717	1,547,832	(780,885)	-50%
Transportation	12,881,821	5,703,930	14,866,344	9,162,414	62%
Water, sewer, solid waste disposal	3,933,057	2,110,648	4,898,260	2,787,612	57%
Public health and welfare (FCSS)	622,969	678,190	671,041	(7,149)	-1%
Planning, development, agriculture	1,564,630	1,337,751	2,254,807	917,056	41%
Recreation and culture	1,470,713	1,203,196	1,813,438	610,242	34%
School requisitions	6,295,112	4,614,525	6,157,364	1,542,839	25%
Lodge requisitions	719,088	291,715	291,715	-	
Non-TCA projects	341,735	171,869	766,114	594,245	78%
Total operating expenses	34,050,456	22,489,421	39,054,971	16,565,550	42%
Excess (deficiency) before other	439,946	12,623,587	(3,278,341)	(15,901,928)	485%
CAPITAL REVENUES					
Government transfers for capital	2,193,446	3,940,033	12,116,720	8,176,687	67%
Other revenue for capital	1,498,632	148,185	625,000	476,815	76%
Proceeds from sale of TCA assets	1,003,616	641,899	634,001	(7,898)	-1%
	4,695,694	4,730,118	13,375,721	8,645,603	65%
EXCESS (DEFICIENCY) - PSAB Model	5,135,640	17,353,704	10,097,380	(7,256,324)	-72%
Convert to local government model					
Remove non-cash transactions	6,540,031	-	8,651,973	8,651,973	100%
Remove revenue for capital projects	(4,695,694)	(4,730,118)	(13,375,721)	(8,645,603)	65%
Long term debt principle	2,032,234	1,218,152	2,421,974	1,203,822	50%
Transfers to/from reserves	4,897,743	-	2,951,658	2,951,658	100%
EXCESS (DEFICIENCY) - LG Model	50,000	11,405,434	-	(11,405,434)	

Mackenzie County
Summary of All Units
For the Ten Months Ending October 31, 2012

	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2012</u>	<u>\$ Remaining</u>	<u>% Remaining</u>
	<u>Total</u>	<u>Total</u>	<u>Budget</u>		
OPERATING REVENUES					
100-Taxation	29,249,181	29,859,366	29,847,076	(12,290)	0%
124-Frontage	247,129	230,406	272,549	42,143	15%
420-Sales of goods and services	303,843	390,350	288,706	(101,644)	-35%
421-Sale of water - metered	1,522,444	1,774,560	2,333,142	558,582	24%
422-Sale of water - bulk	500,878	591,336	648,605	57,269	9%
424-Sale of land	13,922	63,764	-	(63,764)	
510-Penalties on taxes	115,552	150,352	115,000	(35,352)	-31%
511-Penalties of AR and utilities	35,870	34,376	30,000	(4,376)	-15%
520-Licenses and permits	11,704	18,601	12,600	(6,001)	-48%
521-Offsite levy	10,437	32,847	-	(32,847)	
522-Municipal reserve revenue	24,601	36,250	-	(36,250)	
526-Safety code permits	263,848	318,202	185,000	(133,202)	-72%
525-Subdivision fees	37,586	47,749	25,000	(22,749)	-91%
530-Fines	29,836	14,820	25,880	11,060	43%
531-Safety code fees	11,168	12,520	7,400	(5,120)	-69%
550-Interest revenue	422,701	221,526	346,500	124,974	36%
551-Market value changes	-	37,408	-	(37,408)	
560-Rental and lease revenue	74,858	68,317	61,211	(7,106)	-12%
570-Insurance proceeds	8,729	-	-	-	
592-Well drilling revenue	22,903	95,470	15,000	(80,470)	-536%
597-Other revenue	182,468	134,487	175,000	40,513	23%
598-Community aggregate levy	90,189	51,032	-	(51,032)	
630-Sale of non-TCA equipment	1,500	2,944	-	(2,944)	
830-Federal grants	-	1,874	-	(1,874)	
840-Provincial grants	1,296,307	924,452	1,414,325	489,873	35%
990-Over/under tax collections	12,750	-	(26,364)	(26,364)	100%
TOTAL REVENUE	34,490,403	35,113,008	35,776,630	663,622	2%
OPERATING EXPENSES					
110-Wages and salaries	4,436,777	4,082,279	5,961,874	1,879,595	32%
132-Benefits	803,760	745,588	1,129,676	384,089	34%
136-WCB contributions	46,075	19,440	41,094	21,654	53%
142-Recruiting	17,653	9,416	10,000	584	6%
150-Isolation cost	57,009	36,144	66,000	29,856	45%
151-Honoraria	548,907	426,773	518,400	91,627	18%
211-Travel and subsistence	292,020	343,335	293,758	(49,577)	-17%
212-Promotional expense	15,163	22,803	45,806	23,003	50%
214-Memberships & conference fees	94,517	94,291	116,635	22,344	19%
215-Freight	94,534	85,435	109,950	24,515	22%
216-Postage	22,130	28,000	37,050	9,050	24%
217-Telephone	165,370	117,499	159,822	42,323	26%
221-Advertising	61,461	53,759	60,040	6,281	10%
223-Subscriptions and publications	3,932	3,662	7,922	4,260	54%
231-Audit fee	54,690	49,250	56,000	6,750	12%
232-Legal fee	124,423	84,688	95,000	10,312	11%
233-Engineering consulting	88,981	100,425	101,000	575	1%
235-Professional fee	1,317,904	2,419,579	1,440,885	(978,694)	-68%
236-Enhanced policing fee	282,846	163,460	340,000	176,540	52%
239-Training and education	50,008	39,876	129,450	89,574	69%
242-Computer programming	41,992	46,565	48,360	1,795	4%
251-Repair & maintenance - bridges	174,036	40,211	507,000	466,789	92%
252-Repair & maintenance - buildings	151,369	139,753	204,225	64,472	32%
253-Repair & maintenance - equipment	244,211	172,780	385,710	212,930	55%
255-Repair & maintenance - vehicles	100,413	89,100	89,250	150	0%
258-Contract graders	105,911	76,390	160,000	83,610	52%
259-Repair & maintenance - structural	948,792	855,356	1,697,320	841,964	50%
261-Ice bridge construction	83,365	59,899	120,000	60,101	50%
262-Rental - building and land	36,933	14,203	15,450	1,247	8%
263-Rental - vehicle and equipment	98,143	51,967	81,878	29,911	37%
266-Communications	68,041	60,144	77,760	17,616	23%
271-Licenses and permits	8,753	10,704	12,039	1,335	11%
272-Damage claims	1,000	1,000	5,000	4,000	80%
273-Taxes	13,382	990	15,000	14,010	93%
274-Insurance	241,106	-	273,110	273,110	100%
342-Assessor fees	252,483	189,410	234,520	45,110	19%
290-Election cost	-	-	1,500	1,500	100%
511-Goods and supplies	723,152	787,103	966,599	179,496	19%
521-Fuel and oil	719,646	554,001	657,940	103,939	16%
531-Chemicals and salt	215,575	152,612	325,450	172,838	53%

	2011 Actual	2012 Actual	2012	\$ Remaining	% Remaining
	Total	Total	Budget		
532-Dust control	328,956	353,998	390,800	36,802	9%
533-Grader blades	153,301	34,810	150,000	115,190	77%
534-Gravel (apply; supply and apply)	1,957,622	983,886	1,124,700	140,814	13%
535-Gravel reclamation cost	621,903	-	50,000	50,000	100%
543-Natural gas	102,962	66,449	145,440	78,991	54%
544-Electrical power	549,748	526,566	557,900	31,334	6%
710-Grants to local governments	1,598,790	1,292,700	1,816,600	523,900	29%
735-Grants to other organizations	1,498,132	1,597,296	1,565,356	(31,940)	-2%
747-School requisition	6,295,112	4,614,525	6,157,364	1,542,839	25%
750-Lodge requisition	719,088	291,715	291,715	-	0%
800-Emergency Expenses	2,062	-	-	-	
810-Interest and service charges	32,418	33,592	27,000	(6,592)	-24%
831-Interest - long term debt	484,236	286,848	691,036	404,188	58%
921-Bad debt expense	(1,119)	-	10,500	10,500	100%
922-Tax cancellation/write-off	11,732	7,279	60,000	52,721	88%
992-Cost of land sold	7,286	-	-	-	
993-NBV value of disposed TCA	1,094,979	-	166,696	166,696	100%
994-Change in inventory	(956,123)	-	729,314	729,314	100%
995-Depreciation of TCA	6,401,174	-	7,755,963	7,755,963	100%
TOTAL	33,708,721	22,317,552	38,288,857	15,971,305	42%
Non-TCA projects	341,735	171,869	766,114	594,245	78%
TOTAL EXPENSES	34,050,456	22,489,421	39,054,971	16,565,550	42%
EXCESS (DEFICIENCY)	439,946	12,623,587	(3,278,341)	(15,901,928)	485%
OTHER					
830-Federal transfers for capital	103,235	-	-	-	
840-Provincial transfers for capital	2,090,211	3,940,033	12,116,720	8,176,687	67%
570-Insurance Proceeds	31,000	-	-	-	
575-Contributed TCA	1,442,832	-	-	-	
597-Other capital revenue	24,800	148,185	625,000	476,815	76%
630-Proceeds of sold TCA asset	1,003,616	641,899	634,001	(7,898)	-1%
	4,695,694	4,730,118	13,375,721	8,645,603	65%
EXCESS (DEFICIENCY) - PS MODEL	5,135,640	17,353,704	10,097,380	(7,256,324)	-72%
CONVERT TO LG INCOME STATEMENT					
Remove non-cash transactions associated with PSAB changes					
993-NBV value of disposed TCA	1,094,979	-	166,696	166,696	100%
994-Change in inventory	(956,123)	-	729,314	729,314	100%
995-Amortization of TCA	6,401,174	-	7,755,963	7,755,963	100%
Remove TCA revenues					
Total of OTHER per above	(4,695,694)	(4,730,118)	(13,375,721)	(8,645,603)	65%
Add LTD principle paid					
832-Principle Payments	2,032,234	1,218,152	2,421,974	1,203,822	50%
Add/Deduct LG model TF to/from reserves					
930-Contributions from Operating Reserve	(157,190)	-	(258,162)	(258,162)	100%
940-Contribution from Capital Reserve	(26,452)	-	-	-	
762-Contribution to Capital (funding TCA projects)	528,231	-	922,830	922,830	100%
763-Contribution to Capital Reserves	3,407,328	-	2,186,990	2,186,990	100%
764-Contribution to Operating Reserves	1,145,826	-	100,000	100,000	100%
EXCESS (DEFICIENCY) - LG MODEL	50,000	11,405,434	-	(11,405,434)	

Project Name	Total costs	Costs in prior years	Costs in current year up to Oct 31, 2012	2012 Budget	2012 Budget Remaining on Oct 31, 2012	Status Update on Oct 31, 2012	Percentage of Completion (%)
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Administration Department

ZA-Distance Communication & Training (CF)	4,201	-	4,201	10,000	5,799	In progress; electrical company to wire in multimedia connections	40%
FV Building Alarm System (CF)	6,161	-	6,161	13,128	6,967	In progress	20%
Zama Paving Cornerstone/Library Parking Lot (was postponed in 2011)	-	-	-	300,000	300,000	Will be done in conjunction with Zama access paving	20%
Office Roof Repair in Fort Vermilion and in Zama	-	-	-	150,000	150,000	FV work in progress. Zama(\$70,000 budgeted estimate) is complete.	50%
Virtual City Hall (CF)	15,585	15,585	-	4,415	4,415	In progress	50%
Office Parking Lot & Salt&Sand Pad Paving in Fort Vermilion	181,817	-	181,817	180,000	(1,817)	Completed	100%
Two Vans replacement	54,460	-	54,460	60,000	5,540	Completed	100%
CAO Vehicle	40,865	-	40,865	47,000	6,135	Completed	100%
Landscaping at Fort Vermilion Office	23,504	-	23,504	25,000	1,496	Flower beds to be completed in 2013	95%
Electronic Records Management System	89,341	-	89,341	100,000	10,659	In progress - Xerox unit and software have been purchased	80%
Xerox Replacement for Fort Vermilion Office	65,105	-	65,105	65,000	(105)	Completed	100%
Building Maintenance Truck, Cargo Trailer	42,838	-	42,838	55,000	12,162	Completed	100%
Land Purchases from AB SRD (CF)	42,623	53	42,570	174,948	132,378	An offer was received from ESRD was signed. We are waiting for ESRD's responses. One more application was submitted as per Council Motion #12-05-347	95%
County's CAO House Capital Repairs (CF)	72,572	70,024	2,548	15,000	12,452	In progress	90%
<i>Total department 12</i>			553,409	1,199,491	646,082		

Fire Department

Command Truck for Fort Vermilion	40,998	-	40,998	40,000	(998)	Completed	100%
Tompkins Fire Hall Construction (CF)	563,172	548,776	14,396	17,755	3,359	Completed	100%
Fire Dispatch System (CF)	5,356	-	5,356	81,370	76,014	Equipment has been installed, and switchover completed	80%
Tompkins Fire Hall Landscaping	15,425	-	15,425	20,000	4,575	In progress	90%
LC-Furniture/Fixtures for Blue Hills Fire hall (CF)	31,188	29,068	2,120	10,932	8,812	In progress	80%
LC - Fire Tanker (CF)	318,364	-	318,364	316,347	(2,017)	Completed	100%
Fire Hall Roof Repair in Fort Vermilion (re-shingling)	7,810	-	7,810	40,000	32,190	Roof repair and painting (interior and exterior) done	80%
<i>Total department 23</i>			404,468	526,404	121,935		

Bylaw Enforcement Department

Bylaw Enforcement Officer Truck	30,192	-	30,192	31,000	808	Completed	100%
Safety Officer Truck	30,982	-	30,982	31,000	18	Completed	100%

Project Name	Total costs	Costs in prior years	Costs in current year up to Oct 31, 2012	2012 Budget	2012 Budget Remaining on Oct 31, 2012	Status Update on Oct 31, 2012	Percentage of Completion (%)
Director of Community & Protective Services Truck	30,992	-	30,992	31,000	8	Completed	100%
<i>Total department 26</i>			92,167	93,000	833		

Transportation Department

Grader Replacement Program (three graders: units 2126, 2127, 2119)	1,062,687	-	1,062,687	1,070,961	8,274	Completed	100%
15' Mower & Arm (New for La Crete)	44,925	-	44,925	50,000	5,075	Completed	100%
Truck for PW Department (replacement of units 1844 & 1532)	87,447	-	87,447	90,001	2,554	Completed	100%
La Crete 101 Street Pave to Rural Standard & 103rd Avenue (Engineering)	-	-	-	100,014	100,014	In progress	50%
La Crete 94th Avenue Recap (Engineering)	-	-	-	47,330	47,330	In progress	50%
Fort Vermilion Paving Overlay (53rd Street) & (48th Ave) (Engineering)	-	-	-	128,935	128,935	In progress	50%
Zama Aspen Drive Pave to Rural Standard (Engineering)	-	-	-	42,412	42,412	In progress	50%
Road Construction Requests	131,885	-	131,885	230,000	98,115	Completed	100%
Transmission Flusher Pump/Cleaner (La Crete)	4,630	-	4,630	5,500	870	Completed	100%
Bridge Rebuild (BF 81336)	13,078	-	13,078	390,000	376,922	Postponed to 2013	0%
Underhood Air Compressor for Service Truck in Fort Vermilion	7,900	-	7,900	8,000	100	Completed	100%
Salt & Sand Shelter for Fort Vermilion	25,025	-	25,025	20,000	(5,025)	Completed	100%
Pressure Washer System - Upgrades for Fort Vermilion	-	-	-	5,000	5,000	In progress	70%
Picker for Service Truck for Fort Vermilion	11,700	-	11,700	12,000	300	Completed	100%
Zama Bearspaw Crescent (CF)	511,261	511,261	-	15,633	15,633	Postponed to 2013	0%
Sander Plow Truck Equipment for Zama	164,627	-	164,627	165,000	374	Completed	100%
Bridge Rebuild (BF 76279 & 76506)	325,878	-	325,878	311,343	(14,535)	Completed	100%
Zama Utility & Power Pole Relocations	-	-	-	62,456	62,456	In progress	5%
Hamlet of Zama Entrance Beautification Project (CF)	-	-	-	10,000	10,000	Sign was refurbished, and installation is in progress	75%
AJA Friesen Road Reconstruction (CF)	1,680,594	1,505,192	175,402	194,727	19,325	Completed	100%
Zama Access Road (Paving) (CF)	2,991,224	-	2,991,224	6,000,000	3,008,776	Project was tendered and awarded. In Progress.	40%
Highway 88 Connector (Phase I Paving) (CF)	588,124	20,572	567,552	7,807,000	7,239,448	Base work in progress and bridges completed; currently in winter shutdown	15%
<i>Total department 32</i>			5,613,959	16,766,312	11,152,354		

Airport Department

La Crete Airport Development (CF)	2,679,117	2,659,396	19,721	35,085	15,364	In progress; new layout plan approved	75%
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Project Name	Total costs	Costs in prior years	Costs in current year up to Oct 31, 2012	2012 Budget	2012 Budget Remaining on Oct 31, 2012	Status Update on Oct 31, 2012	Percentage of Completion (%)
Fort Vermilion Airport Development (CF)	1,358,019	1,351,590	6,429	28,016	21,587	In progress	50%
Airport Drainage Ditch at La Crete Airport	-	-	-	10,000	10,000	In review	5%
Airport Instrument Approach at La Crete Airport	-	-	-	50,000	50,000	In review	10%
<i>Total department 33</i>			26,150	123,101	96,951		

Water Treatment & Distribution Department

Truck for La Crete (new addition to the fleet)	34,182	-	34,182	35,000	818	Completed	100%
Steps for Reservoir in La Crete	-	-	-	7,000	7,000	To be cancelled; change in plans	0%
Wolfe Lake Water Point Building Replacement	-	-	-	16,000	16,000	In progress	20%
Raw Water Reservoir Cleaning and/or Aeration System Improvement in Fort Vermilion	137,726	-	137,726	300,000	162,274	Completed; new aeration system installed	100%
Replacement of Chlorine Gas Equipment & Analyzer in Fort Vermilion	-	-	-	15,000	15,000	Investigating options	
Truck for Fort Vermilion (replacement of unit 1126)	34,950	-	34,950	36,000	1,050	Completed	100%
Land Purchase (lot next to FV WTP)	35,000	-	35,000	35,000	-	Completed	100%
Zama Water Treatment Plant Upgrades (Distribution System Updates)	-	-	-	50,000	50,000	Distribution pump replacement in progress; resubmitting A.W.W.P. application	10%
LC-Hydrant Replace Program (CF)	97,524	55,510	42,014	44,490	2,476	Completed	100%
FV WTP - Capacity & Expansion Assessment (CF)	204	-	204	50,000	49,796	Investigating options	0%
Rural Water - Phase I	149,416	-	149,416	300,000	150,584	Complete; currently installing connections	99%
Rural Water - Pumping Station	-	-	-	450,000	450,000	Design in progress	10%
Rural Water - Phase II	5,357	-	5,357	290,376	285,019	Final inspection; section completed	90%
<i>Total department 41</i>			438,849	1,628,866	1,190,018		

Sewer Disposal Department

Lagoon Upgrade in La Crete	361,299	-	361,299	4,396,353	4,035,054	In progress	15%
ZA-S-Curve Sewer Services (East Side) (CF)	2,544	2,544	-	-	-	Rebudget in 2013, part of another project	0%
<i>Total department 42</i>			361,299	4,396,353	4,035,054		

Solid Waste Disposal

Bin Replacement	33,366	-	33,366	78,700	45,334	Most bins have been received, and we are waiting for additional three bins.	80%
Land Purchase (NW 11-104-17-W5) (Tompkins Waste Transfer Station) (CF)	36,000	-	36,000	39,000	3,000	In progress; waiting for SRD	30%
<i>Total department 43</i>			69,366	117,700	48,334		

Project Name	Total costs	Costs in prior years	Costs in current year up to Oct 31, 2012	2012 Budget	2012 Budget Remaining on Oct 31, 2012	Status Update on Oct 31, 2012	Percentage of Completion (%)
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Agricultural Services Department

High Level Rural Drainage Phase II & Phase III	43,609	-	43,609	1,031,000	987,391	Phase II 80%; culverts to be installed. Phase III construction just commenced 10%; completion by Dec. 10th	80% and 10%
<i>Total department 63</i>			43,609	1,031,000	987,391		

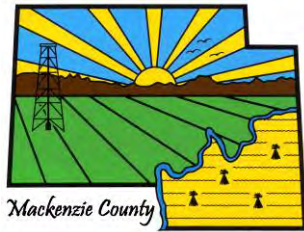
Recreation Department

Fort Vermilion Recreation Board (CF)	147,775	38,059	109,716	217,941	108,225	CIMCO is working on the ice plant; upgrade completed	80%
La Crete Recreation Board (CF)	269,322	220,321	49,001	88,500	39,499	In progress	
Recreation Facilities-Grounds Improvements	-	-	-	432,520	432,520	In progress	
Zama Recreation Board (CF)	72,086	-	72,086	115,000	42,914	In progress	
<i>Total department 71</i>			230,803	853,961	623,159		

Parks & Playgrounds Department

ZA-Park Landscaping (CF)	7,054	7,054	-	2,946	2,946	In progress	50%
Bobcat for La Crete (new addition)	34,695	-	34,695	35,000	305	Completed	100%
Water Spray Park (Fort Vermilion) (CF)	-	-	-	130,000	130,000	\$130,000 includes \$90,000 federal grant Rec Board; \$40,000 County	1%
Zero Turn Mower & Tiller for Fort Vermilion	15,795	-	15,795	18,300	2,505	The mower was purchased; awaiting delivery of tiller	80%
Zero Turn Mower for La Crete	11,876	-	11,876	15,000	3,124	Completed	100%
Dump Trailer for Fort Vermilion	14,000	-	14,000	15,000	1,000	Completed	100%
La Crete Arena Walkway	2,462	-	2,462	15,000	12,538	Walkway has been surveyed; awaiting title documents	30%
RV Dump - Hutch Lake (CF)	-	-	-	6,600	6,600	Under review	
La Crete - Water Spray Park (CF)	-	-	-	120,000	120,000	Under review; \$60,000 Rec Board, \$60,000 County	1%
Hutch Lake - Shelter & Playground Equipment (CF)	36,461	36,461	-	3,539	3,539	Interior to be finished	80%
Hutch Lake - Stairs (CF)	17,791	17,791	-	2,749	2,749	Under review	80%
<i>Total department 72</i>			78,827	364,134	285,307		

TOTAL 2012 Capital Projects			7,912,905	27,100,322	19,187,417		
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MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Mighty Peace Watershed Alliance Survey

BACKGROUND / PROPOSAL:

Mighty Peace Watershed Alliance group issued a survey seeking input from all stakeholders.

OPTIONS & BENEFITS:

Administration drafted responses to the survey. Please review the attached and provide comments.

COSTS & SOURCE OF FUNDING:

NA

RECOMMENDED ACTION:

That the completed Mighty Peace Watershed Alliance Survey be submitted as presented.

Author: J. Whittleton Review by: _____ CAO _____



Mighty Peace Watershed Alliance

Talking about Our Watershed

A Discussion Guide



Guide Purpose

Population growth and economic development can increase our demand for water and impact our water resources. Periods of extended drought or climate change can further exacerbate water issues. For these reasons, Alberta's *Water for Life*¹ strategy looks at how we can better manage water on a watershed basis and achieve the strategy's three goals:

- safe, secure drinking water supplies,
- healthy aquatic ecosystems, and
- reliable, quality supplies for a sustainable economy.

A **Watershed** is an area of land that catches precipitation and drains into a body of water, such as a marsh, stream, river or lake.

In the Peace River watershed, work to achieve these goals is being led by the multi-sector Mighty Peace Watershed Alliance (MPWA). To learn more about drinking water, water supply and aquatic health in the Peace watershed, the MPWA recently commissioned four technical reports (see these reports online at <http://www.mightypeacewatershedalliance.org/reports>).

Now, the MPWA would like to hear from you! What can **YOU** tell us about your drinking water, the health of your favorite waterbody or groundwater aquifer and the security of your water supply? Are there water issues, challenges, concerns or possibilities you would like to share with us? If you live, work or play in the Peace watershed, we encourage you to read the topics below and then share your thoughts and experiences. Your input will be used to guide the MPWA in its future work to achieve its vision *that the Peace is a healthy, sustainable watershed that supports our social, environmental and economic objectives*.

We invite you to read through the sections below and respond to each question by filling in the text boxes before saving the file under a new name and emailing it to prowell@shaw.ca. Alternatively, you can print the file, fill it in, and mail it to the address below:

Petra Rowell, Survey Compiler
Mighty Peace Watershed Alliance
Phone: 780-910-0749
Email: prowell@shaw.ca
#4 Morgan Crescent, St. Albert, AB, T8N 2E2

¹ For more on the Government of Alberta's *Water for Life* strategy, see <http://www.waterforlife.alberta.ca>.

INTRODUCTION

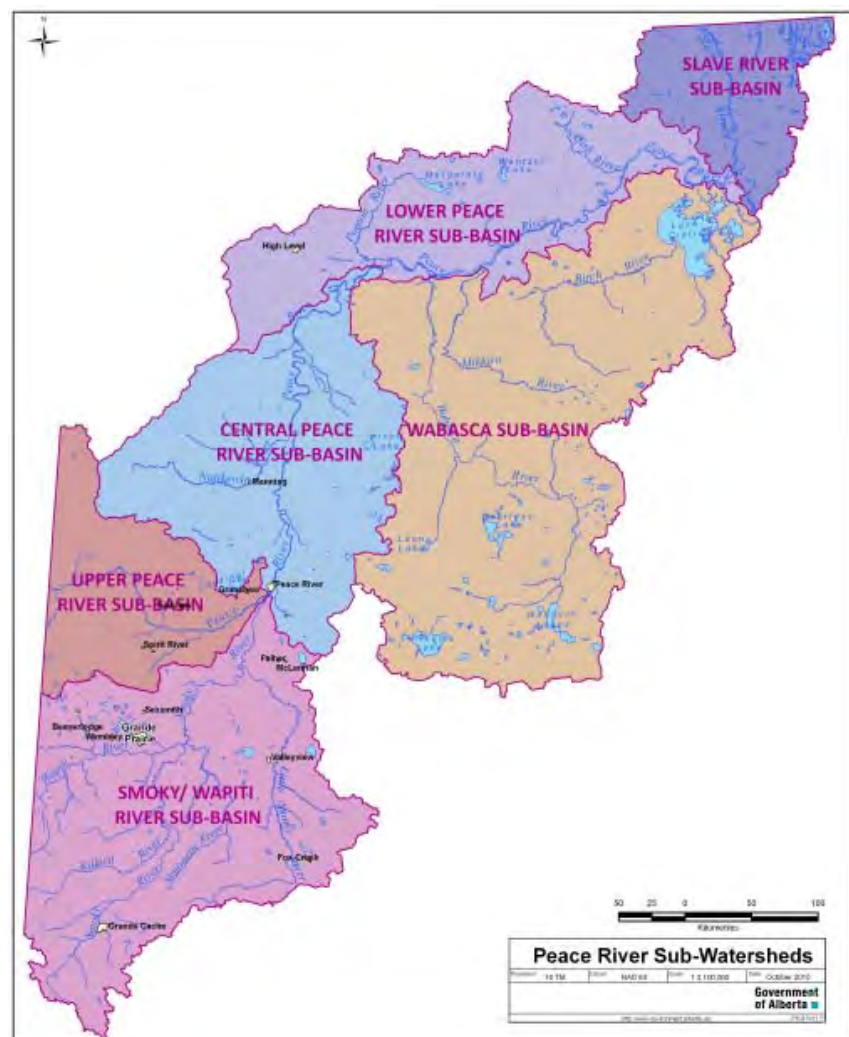
The Peace River is about 1,923 kilometres (km) in length and stretches from the head of the Finlay River, located in British Columbia, to Lake Athabasca in northeastern Alberta. The Peace watershed drains an area of approximately 302,500 square kilometres (km²), of which 60% (182,500 km²) is in Alberta. This watershed covers about 28% of the landmass of Alberta.

There are six sub-basins in the Peace watershed (see map below) including three along the mainstem of the Peace River (upper, central and lower), one for the Slave River, and two for the major tributaries (Smoky/Wapiti and Wabasca).

In 2006, approximately 136,800 people lived in the Alberta portion of the Peace River Watershed. This represents about 4% of the Alberta population.

People living in the Smoky/Wapiti sub-basin, which includes the City of Grande Prairie, account for two out of three people living in the Alberta portion of the Peace watershed.

Many people in the watershed are engaged in resource-based activities. Agriculture, oil and gas, forestry, mining and other activities occur throughout the watershed. Industries such as oil and gas development, mining and agricultural expansion are likely to occur in the future.



DISCUSSION TOPIC #1 – SAFE, SECURE DRINKING WATER

Water For Life Outcome: Albertans Will Be Assured Their Drinking Water Is Safe.

The majority of residents of the Peace River watershed have good access to treated water suitable for drinking and other household uses. That is, 59 regulated water treatment facilities provide treated water to 57 communities with a combined population of 102,749 (or 64% of the population of the Peace watershed).²

It is more difficult to describe the drinking water of the remainder of the population in the Peace watershed. These individuals may purchase and haul treated drinking water from a municipal system in a nearby community and store it in a cistern. Alternatively, they may draw it from a private source such as a groundwater well or dugout. It is unknown if individuals with private systems filter or treat their drinking water, or if they get it tested regularly.

With the Peace being the largest river in Alberta, it is assumed that drinking water supply is readily available. However, few communities withdraw water from the main stem of the river with the exception of the Town of Peace River, Fairview, Northern Sunrise County, Nampa, Fox Lake and Fort Vermilion (less than 10% of the population). The remaining 54 communities draw their water from smaller tributaries (e.g. the Wapiti, Little Smoky, etc), groundwater aquifers (e.g. Grimshaw Gravels Aquifer) and lakes (e.g. Cadotte Lake, Footner Lake, etc).

While the long term outlook for drinking water supply is generally good, some issues are arising. The City of Grande Prairie has experienced rapid growth in the last decade and will require additional water supply in the near future. Valleyview and several other communities that draw from the Little Smoky have restrictions on their licences and may seek new sources in the future. For several small communities that draw their water from groundwater aquifers, sustainable pumping rates may be unknown, making it difficult to predict the security of future supply.

Did you know? Private water well owners in Alberta are responsible for managing and maintaining their own water wells. The **Working Well** program provides well owners with the information and tools they need to properly care for their wells. For more information about this program, see

<http://environment.alberta.ca/01317.html>.

² Aquality Environmental Consulting Ltd. *State of Drinking Water in the Peace River Watershed*. Prepared for the Mighty Peace Watershed Alliance, March 2012. 130 pp.

QUESTIONS FOR DISCUSSION:

1. Do you know where your drinking water comes from (if it is a river or lake, please name this waterbody. Otherwise please indicate if your source is a dugout, private well, or municipal source)?
2. Do you think your drinking water is safe? Why or why not?
3. If you are an individual that draws your water from a private system (a stream, groundwater well or dugout), what method of treatment do you use and how often do you get your water tested?
4. Do you think your drinking water supply is secure (i.e. do you think your source will continue to provide water for the next 10 years? 25 years?)
5. If you are a municipality, First Nation or Métis Settlement, are you taking any steps to protect your drinking water source (prior to intake into a water treatment plant)?
6. What further research or actions do you think the MPWA should undertake to achieve this outcome of *safe, secure drinking water* in the Peace watershed?

DISCUSSION TOPIC #2 – HEALTHY AQUATIC ECOSYSTEMS

Water For Life Outcome: Albertans Will Be Assured That The Province’s Aquatic Ecosystems Are Maintained And Protected.

Every body of water, be it a river, lake or wetland, supports an aquatic ecosystem. It is important that these ecosystems are healthy: that is, they are robust and resilient to change over time.

The biggest impact on the Peace River was the construction of the WAC Bennett Dam in the late 1960s. While the dam has changed the pattern of river flow, sedimentation patterns and possibly the frequency of flooding in the Peace-Athabasca Delta, it is unclear if these changes have affected the health of this aquatic ecosystem.

This watershed is also experiencing increased growth and intensification of urban development, agriculture, forestry, extraction and processing from mining and oil and gas operations, hydroelectric development and fisheries, along with increased linear features, such as roads and cutlines. An increase in land-use activities can have an impact on the health of aquatic ecosystems.

An **aquatic ecosystem** is an aquatic area where living and non-living elements of the environment interact. This includes the physical, chemical, and biological processes and characteristics of rivers, lakes, and wetlands and the plants and animals associated with them.

A **healthy aquatic ecosystem** is an aquatic environment that sustains its ecological structure, processes, functions, and resilience within its range of natural variability.

Over the past four decades, there have been a large number of aquatic ecosystem studies undertaken at various locations throughout the Peace River watershed. Charette *et al* indicated that there is good information about the water quality of the Peace main stem and Smoky-Wapiti sub-basin.³ Less is known about the other sub-basins and about sediment quality and non-fish biota. However, until a suite of aquatic ecosystem health indicators is chosen, it is difficult to assess what information we need and what is missing. A state of the watershed assessment and ongoing monitoring of aquatic ecosystem indicators will help us assess impacts in the future. In the meantime, sectors can take many actions now to lessen their impact.

³ CharettePellPoscente Environmental Corp and Hutchinson Environmental Sciences Ltd. *Aquatic Ecosystem Health of the Peace Watershed Project: final report June 2012*. Prepared for the Mighty Peace Watershed Alliance, June 2012. 102 pp.

QUESTIONS FOR DISCUSSION:

7. Aside from your source of drinking water, are there other water bodies (wetlands, lakes, streams or aquifers) in the Peace watershed that are important to you? (Please name up to 3.)

8. Thinking about these waterbodies, would you say their health is good or poor?

9. Have you noticed any changes in the health of waterbodies in your area over the past 10 years? If yes, what aspect of health do you think has changed (water quality; fish populations, shoreline health, etc.) and what do you think is causing this change?

10. If you represent a sector whose activity might impact the aquatic ecosystem health of a lake, stream, wetland or aquifer (e.g. industry, municipalities, recreational groups, etc), what actions are you taking to lessen your impact?

11. What further research or actions do you think the MPWA should undertake to ensure aquatic ecosystems remain healthy in the Peace watershed?

DISCUSSION TOPIC #3 - RELIABLE, QUALITY SUPPLIES FOR A SUSTAINABLE ECONOMY

Water For Life Outcome: Albertans Will Be Assured That Water Is Managed Effectively To Support Sustainable Economic Development.

Many Albertans assume that given the size of the Peace River, water supply is not an issue and agricultural, industrial and other growth opportunities abound in this watershed. And in general, with current allocations somewhat less than 1% of the Peace River average annual volume, water supply is not as big a concern as it is in the southern part of the province.

However, many users do not draw directly from the Peace River main stem. Instead, water is withdrawn from lakes, tributaries and aquifers throughout the watershed. Thus supply issues are very dependent on where you are in the watershed. Additionally, periods of prolonged drought or future climate change may exacerbate local water supply conditions.

Watercon Consulting *et al* reported that current water allocations (withdrawals for municipal, industrial, agricultural and other uses) in the Peace watershed are largely from surface water sources (89%) versus groundwater (11%) although this ratio will probably change with greater reliance on groundwater in the future.⁴ Of the total current surface water allocations, more than half are from the Smoky sub-basin. (Groundwater allocations are largely from the Smoky and Wabasca sub-basins.)

Commercial activities (coal, pulp and thermal) are they biggest holders of surface water licences (67%), followed by municipalities (19%), oil and gas (7%) and agriculture (5%). (The oil and gas sector holds more than 50% of all groundwater licences.) However, what a licensee is allocated, and what is actually diverted and consumed are two different stories. Many licensees are obligated to return much of their flow

Of all the sub-basins in the Peace watershed, the **Smoky-Wapiti Sub-basin** is currently the most highly impacted, with the largest population, the most water withdrawals and a host of cumulative impacts from a broad range of land-use activities that occur within its boundaries. Additionally, water use is predicted to increase in this basin by 26% by 2025. While much of the water withdrawn on this river is eventually returned, increased withdrawals could further exacerbate water quality and aquatic ecosystem health, particularly during periods of low flow or extended drought.

⁴ Watercon Consulting, Ellehoj Redmond Consulting, Aquality Environmental Consulting Ltd. and Duane McNaughton, P. Geol. *The Peace Watershed: Current and Future Water Use and Issues*. Prepared for the Mighty Peace Watershed Alliance, March 2012. 125 pp.

to the river (think treated municipal wastewater or pulp mill effluent), hence actual consumption is much less than licensed amounts.

Watercon *et al* predicts that water use will increase by 40% in the Peace watershed between now and 2025. The majority (61%) of this growth will be in industries involved in development of the oilsands and heavy oil deposits of the Central Peace and Wabasca sub-basins. Some population growth and agricultural intensification will also result in more water use in these sectors. Again, with current allocations adding up to less than 1% of the average annual flow of the Peace River, a 40% increase may not seem very large. However, this number should be further investigated to determine local impacts on the Central Peace and Wabasca sub-basins, where much of this growth will occur.

QUESTIONS FOR DISCUSSION:

12. Do you think the way we are currently managing water supply in the Peace watershed is effective? If not, why not? How would you improve it?

13. If you are representing a sector, do you feel your current ~~water~~ supply is of sufficient quality and quantity for your activity to be sustainable in the Peace watershed for the next 10 years? 25 years?

14. If you are a licensee, do you report your actual water use via the online reporting tool? If not, why not?

15. What further research or actions do you think the MPWA should undertake to ensure this outcome of *reliable, quality supplies for a sustainable economy* is achieved in the Peace watershed?

DISCUSSION TOPIC #4 - KNOWLEDGE AND RESEARCH

Water For Life Outcome - Albertans Will Have The Knowledge Needed To Achieve Safe Drinking Water, Efficient Water Use, And Healthy Watersheds.

The four technical reports commissioned by the MPWA identified information needs important to the MPWA. However, they did not assess people's knowledge about water or the Peace watershed. This workbook begins to assess this through engaging stakeholders and the public.

QUESTIONS FOR DISCUSSION:

16. Do you have enough information about the source, quality and security of your drinking water supply?

17. Do you have accurate/relevant information about your water use and what you can do to conserve it and/or use it more efficiently?

18. Do you have enough information about the health of the watershed or sub-basin where you live and what you can do to keep it healthy?

19. Is there other information lacking that the MPWA could collect to improve our knowledge about the Peace watershed?

DISCUSSION TOPIC #5 - PARTNERSHIPS

Water For Life Outcome: Citizens And Stakeholders Will Have Opportunities To Actively Participate In Watershed Management On A Provincial, Regional And Community Basis.

The MPWA was formed to give sectors and people living, working and playing in the Peace watershed an opportunity to participate in water management using a consensus and watershed-based approach.

Additionally, local stewardship groups are encouraged to address water issues at a local scale. These stewardship groups (e.g. West County, Clearhills Watershed Initiative, Heart River, Grimshaw Gravels, etc.) also provide opportunities for individuals and sectors to be involved at the local level.

And finally, many other sectors, research, environmental and other organizations are doing water-related work in the Peace watershed.

QUESTIONS FOR DISCUSSION:

20. Do you feel there are adequate opportunities for you to participate in watershed management activities in the Peace watershed? If not, why not?

21. What further research or actions do you think the MPWA should undertake to improve partnerships in the Peace watershed?

DISCUSSION TOPIC #6 WATER CONSERVATION, EFFICIENCY AND PRODUCTIVITY

Water For Life Outcome: Albertans Will Be Leaders In Conservation By Using Water Efficiently And Effectively.

Because of a fairly good water supply, water conservation, efficiency and productivity has not been a big focus in the Peace watershed (except in areas of shortage or periods of drought). However, it is a big focus of *Water for Life* which calls for all major water-using sectors to produce Water Conservation Efficiency and Productivity (CEP) plans.⁵

This planning effort has benefits for the Peace watershed as well. For example, the Forest Sector has developed a water CEP plan to reduce water use and improve efficiency in Alberta's seven pulp and paper mills, all located in the Peace and Athabasca watersheds. Individuals can do their part to reduce water consumption. Many municipalities now promote the use water-saving devices such as low flow toilets or shower heads.

QUESTIONS FOR DISCUSSION:

22. Do you think there is a need to conserve water in your area?

23. As an individual, sector or municipality, what are you doing to improve water conservation, efficiency or productivity?

24. What could the MPWA do to help you or others in the watershed improve water conservation efforts?

⁵ For more about these CEP plans, see <http://www.albertawatercouncil.ca/Projects/WaterConservationEfficiencyandProductivity/tabid/115/Default.aspx>

FINAL THOUGHTS

25. Is there anything more you would like to tell the MPWA about water issues, opportunities or challenges in the Peace watershed?
26. Which sub-basin do you live or work in (see the map on page 3)?
27. Which sector do you represent (a member of the public, academia, forestry, oil and gas, non-government organization, municipality, etc).

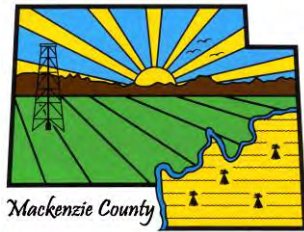
Thank you for completing this workbook!

If submitting electronically, please remember to save this document under a new name and email to prowell@shaw.ca. Alternatively, please print the document and mail to the address below.

Petra Rowell, Survey Compiler

Email: prowell@shaw.ca

#4 Morgan Crescent, St. Albert, AB, T8N 2E2



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Final Mile Rural Connectivity Initiative

BACKGROUND / PROPOSAL:

Government of Alberta made a commitment to assure 98% of Albertans have access to high-speed internet with a focus on rural Albertans without access to these services today.

OPTIONS & BENEFITS:

Services Alberta and AB Agriculture and Rural Development are seeking information on the current coverage in our County. Please review the attached map and provide comments.

COSTS & SOURCE OF FUNDING:

NA

RECOMMENDED ACTION:

That administration communicates the internet services coverage in Mackenzie County to Services Alberta and Agriculture and Rural Development as identified on the map.

Author: J. Whittleton **Review by:** _____ **CAO** _____

Carol Gabriel

From: Joulia Whittleton
Sent: Wednesday, November 14, 2012 1:31 PM
To: Carol Gabriel
Subject: Fwd: Mackenzie County
Attachments: Mackenzie121106.pdf; ATT00001.htm

For the next council meeting.

Joulia Whittleton
Mackenzie County
(via I-Phone)

Begin forwarded message:

From: Holly Saulou <holly.saulou@gov.ab.ca>
Date: 13 November, 2012 2:27:55 PM MST
To: Joulia Whittleton <jwhittleton@mackenziecounty.com>
Subject: Mackenzie County

Ms. Joulia Whittleton,

The Government of Alberta recognizes Internet access is vital to maintain our rural communities and Alberta's economic advantage. Alberta is a leader in Canada for connecting citizens to the Internet. With the SuperNet, Alberta was the first jurisdiction in Canada to provide extensive broadband connectivity to all public facilities, including libraries.

The Final Mile Rural Connectivity Initiative is our government's commitment to ensure 98% of Albertans have access to high-speed Internet with a focus on rural Albertans without access to these services today. Service Alberta is working closely with Agriculture and Rural Development to deliver on this goal.

Through our consultations, stakeholders have told us that a key to the success of the Final Mile Initiative is solid, updated and ongoing coverage data. We are attaching information showing our understanding of the Internet service coverage in your county. The map shows served and unserved areas.

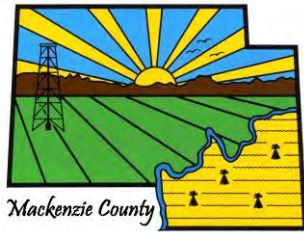
Please review the information and confirm that it is in agreement with your current understanding of coverage, and/or provide updates where you have them.

Thank you



Holly Saulou | Director, Broadband Services Development | Shared Network Services
Access Building | 3720 - 76 Avenue | Edmonton, AB | T6B2N9
Phone: (780) 427-6332 | Mobile: (780) 446-7616 | Email: holly.saulou@gov.ab.ca

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MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 28, 2012
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Member at Large Appointments

BACKGROUND / PROPOSAL:

The following Member at Large positions were re-advertised with a closing date of November 21, 2012.

- Assessment Review Board – 2 positions
- Mackenzie Library Board – 1 position
- Subdivision & Development Appeal Board – 2 positions

The following applications were received (copies of their application forms will be provided under separate cover):

- Wally Schroeder – Assessment Review Board
- Lorna Joch – Mackenzie Library Board

No applications were received for the Subdivision & Development Appeal Board.

OPTIONS & BENEFITS:

1. Appoint the above members to their respective boards.
2. Continue to advertise the remaining positions.
3. Seek board interest from members already appointed from other neighbouring municipalities in assist in meeting quorum requirements.

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

COSTS & SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

Motion 1

That Wally Schroeder be appointed to the Assessment Review Board for a three year term ending October 2015.

Motion 2

That Lorna Joch be appointed to the Mackenzie Library Board for a one year term ending October 2013.

Motion 3

That administration contact neighboring municipalities to solicit interest in sitting on the County's Subdivision & Development Appeal Board.

Author: C. Gabriel Review by: _____ CAO _____

**LA CRETE RECREATION SOCIETY
REGULAR MEETING
OCTOBER 11, 2012**

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

Present: Abe Fehr, President
Darlene Bergen, Secretary-Treasurer
George Fehr, Director
Wendy Morris, Director
George Derksen, Director
Tracy Siemens, Director
Peter F. Braun, MD Rep
Philip Doerksen, Arena Manager
Lori Bergen, Bookkeeper/Administrative Assistant

Absent: Simon Wiebe, Vice President
John Zacharias, Director

Call to Order: Chair Fehr called the meeting to order at 6:21 p.m.

Approval of Agenda

1. George Fehr moved to accept the Agenda as amended.
- 8.2 Remove Outdoor Rink Contracts CARRIED

Approval of Previous Meeting's Minutes

1. George Derksen moved to accept the September 19, 2012 Regular Meeting Minutes as presented. CARRIED

Business from the Minutes

1. BHP skate shack community group has decided not to pursue working on a new skate shack.

Review of Action Sheet

1. Reviewed items for information only.

Financial Report

1. Reviewed financial reports.
2. Discussion on YAC as they are behind 5 months' rent.
3. Peter Braun moved to accept the Financials as presented. CARRIED

Manager's Report – Philip Doerksen

1. Manager's Report was reviewed for information.
2. Ice was put in, started minor hockey on October 3rd. Ice plant is working fine.

3. Renovation is going well.
4. Wendy Morris moved to accept the Manager's Report as presented.
CARRIED

New Business

- 8.1 Operating Budget – Discussed the operating budget and future capital projects. Will submit to the County by October 15th.

Wendy Morris moved to go in camera at 8:02 p.m.

Darlene Bergen moved to go out of camera at 8:12 p.m.

Abe Fehr moved that the meeting be adjourned at 8:12 p.m.

Next Meeting: November 15, 2012

Fort Vermilion Support Services**Board Meeting Minutes****September 20th, 2012.****FVSS Office, Fort Vermilion, AB****5:00pm****Attendance*****Present: Monica Smith, Jaime Selwah, Rebecca Penner, Nina Reid, Glenda Auger******Regrets: Cheryl Mercredi, Tammie McLean, Odell Flett*****1.0 Call to Order at 5:05pm****2.0 Approval of Agenda**

Rebecca motions to approve the agenda with additions. Nina seconds. All in favor.

3.0 Approval of Minutes

Jamie Motions to approve the minutes. Rebecca seconds. All in favor.

4.0 Business Arising**4.1 Job Description for Program Coordinator**

Monica purposes that Glenda sits down with a board member and goes over and revises the job descriptions for program coordinator and program assistant.

Nina motions for revised job descriptions to be brought to the next board meeting.

Jaime seconds. All in favor.

4.2 Program Coordinator hours of work

To be listed in the revised job description that will be brought to the next board meeting.

4.3 Staff

Nancy has handed in her resignation which states her concerns with the program coordinator. She walked off the job on September 20th, 2012.

5.0 Financial Report**5.1 April 2012 – August 2012**

Rebecca motions to approve the financial reports. Nina seconds. All in favor

5.2 As of September 20, 2012 we have \$56,366.18 which includes \$1,459.49 from the Ever Green Grant and \$4,673.14 from the Community Initiatives Grant.**6.0 Monthly Report****6.1 April 2012 – August 2012.**

Nina motions to approve the monthly reports. Rebecca seconds. All in favor

7.0 Committee Updates**7.1 The Community Garden will be fully harvested on Saturday September 21, 2012.****8.0 New Business****8.1 GTKYN September 19th**

8.2 Community Helpers Coordinator Training on October 1-5 in Leduc, AB. Glenda will not be attending due to staffing issues.

8.3 Infant Massage class scheduled to start October 5, 2012 at FVSS

8.4 Go Girls workshop in High Level on October 3, 2012. Glenda will attend.

8.5 FASD work shop in High Level on October 15, 2012. Glenda will attend.

8.6 Dream Catchers conference in Edmonton. We will not be taking any children this year. Try to go next year.

8.7 Arts and Crafts Bazaar will be held on November 17, 2012.

8.8 Christmas Hampers is being advertised. Deadline for applications is November 16, 2012.

8.9 There will be a women's group starting in October at FVSS

8.10 Seniors Christmas Dinner.

8.10.1 Rebecca Motions that we bring back the Seniors Christmas Dinner. Jaime seconds. All in favor.

8.11 Nina's Resignation

8.11.1 Nina reign's her positions as Secretary for the FVSS Board.

9.0 Adjournment

6:00pm

**Fort Vermilion Recreation Board
September 20th, 2012
Regular Meeting
Minutes**

Present - Louise Smith, Victor Tanis, Alan Clarke, Cameron Cardinal, Joyce Belcourt, Ilene Lizotte, Christina Meyn - Guest: Barb Adekat

Meeting called to order at 7:40pm

Presentation by Barb Adekat on Green Hectares, spoke on real spaces.

Christina moved acceptance of agenda with additions. Joyce seconded. Carried.

Louise moved acceptance of previous minutes, seconded by Christina. Carried.

- August 13th – Regular Meeting
- August 27th – Special Meeting

Minor Hockey - No representative. Tabled.

- Cameron will contact Candice Noskiye (McLean).

Teleconference with Odell Flett.

Items to be put on the budget for 2013.

1. Rodeo grounds
 - a. Parking lot leveled
 - b. Covered bleachers
 - c. Booths
 - d. Dance floor
 - e. Shute's
2. Park playground equipment outdated and named a safety hazard in 1998.
3. Bathrooms needed near ball diamonds
4. Concession Kitchen needs renovations
5. Skate shack and bathroom needed at Mackenzie Park by outdoor rink.
6. Fencing needed at complex
7. Canoes
8. Cell phone for manager
9. Truck
10. CIMCO contract

Financial Report - Yvonne is working with Victor to get the books in order.

River Daze report - Tabled.

Managers' report - Ilene moved acceptance of Victor's verbal report, seconded by Joyce - Carried.

Fence and gate behind complex: Victor to contact the County about the feasibility of moving concrete blocks in to prevent vehicles parking behind complex.

Rodeo Grounds rent - Tabled until Spring.

Rescue Boats - Cameron will write a letter to the County, RCMP and North Peace Tribal in support of a rescue boat for Fort Vermilion.

Grand Opening - Tabled until October 23rd meeting.

Victor to draw up an application for Hall use to be filled out by user groups who are running events that benefit the community and are looking for a reduction in the standard rental fees.

All Hall (and room) renters shall have 2 business days to produce 50% of the booking fee from when they reserve the hall.

Ilene moved and Christina seconded the Rec Board (FVRB) charge a \$100.00 deposit on booking the ice for hockey tournaments. Deposit is not refundable if cancelled within two weeks of the event.

Ball diamonds - Ilene moved and Christina seconded that the FVRB charge a \$300.00 for tournaments. \$150.00 of this will be returned if there is no damage and no staff call outs - Carried

Budget meeting September 25th 2012 at 7:30pm

Cell phone for recreation manager - Tabled until October 23rd meeting.

CIMCO contract presented as information. 1 year with 3 visits for \$3098.

Bingo Licence - Christina moved and Ilene seconded that the FVRB apply for a Bingo licence - Carried.

Logo for Fitness Centre and Complex - Tabled

Mileage for personal vehicle use - Alan moved and Christina seconded that staff be paid \$0.50 per kilometer for the use of their personal vehicles on FVRB business - Carried

Victor has authority to remove any junk around the complex as he see fit.

Victor is to purchase a scanner.

Staff - Victor is to hire Shelia Mitchel as concessions supervisor at \$15 per hour. Shelia is to help hire concessions staff at \$10 - \$12 per hour D.O.E. Arena workers are to be hired at \$10 - \$14 per hour D.O.E.

Men's Rec hockey - Tabled to October 23rd meeting.

Curling - have drop in curling.

Alan moved seconded by Joyce to go in Camera at 9:44pm - Carried

Joyce moved seconded by Christina to go out of Camera at 9:44pm - Carried

Ilene moved and Joyce seconded that the FVRB give Isaac and Chris a \$250.00 gratuity check - Carried.

Christina moved and Alan seconded that the FVRB give a free fitness membership to all full time staff and a 50% discount to all part time staff.

Upcoming meetings and events:

- Special budget meeting September 25th 2012 at 7:30pm
- Regular meetings October 23rd 2012 at 7:30pm
- Halloween dance - October 27th 2012

Meeting adjourned at 10:10pm

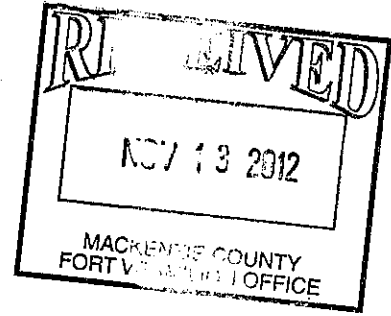
Inventory of Major Alberta Projects
Summary

Project Sector	# of Projects	Value of Projects (\$ Millions)	# of Projects on Hold	Value of Projects on Hold (\$ Millions)
Agriculture & Related	4	\$74.6	0	
Biofuels	7	\$723.0	0	
Chemicals & Petrochemicals	5	\$1,433.5	0	
Commercial/Retail	83	\$7,184.1	1	\$50.0
Commercial/Retail and Residential	3	\$328.3	0	
Forestry & Related	4	\$126.5	0	
Infrastructure	278	\$18,557.6	2	\$38.0
Institutional	113	\$8,114.4	0	
Manufacturing	1	\$7.0	0	
Mining	4	\$1,092.0	0	
Oil & Gas	20	\$10,372.0	0	
Oil Sands	66	\$137,327.0	0	
Other Industrial	8	\$167.7	0	
Pipelines	32	\$9,632.3	0	
Power	25	\$9,927.0	0	
Residential	101	\$2,724.6	3	\$55.0
Telecommunications	1	\$6.0	0	
Tourism/Recreation	80	\$2,890.6	2	\$24.5
Total	835	\$210,688.2	8	\$167.5

1. This Inventory lists projects in Alberta, valued at \$5 million or greater, that have recently been completed, are currently under construction, or are proposed to start construction within two years. Not all projects over this threshold are listed due to reasons of confidentiality and/or due to information not being available at the time of printing.
2. Project data is obtained from public information sources. Although, where possible, this data has been verified with the project proponent/developer, users of the Inventory may wish to *confirm* project data with the proponent/developer.
3. The Inventory does not breakdown project expenditures by any given year. The cost of a project is the value of expenditures expected over *all* phases of project construction, which may span over two or more years.
4. The cost of projects listed in the Inventory are *estimated* values only.



FEDERATION OF CANADIAN MUNICIPALITIES
FÉDÉRATION CANADIENNE DES MUNICIPALITÉS



October 24, 2012

Dear Members of Council:

It's time to renew your annual membership with the Federation of Canadian Municipalities (FCM).

The past year has been very productive for FCM and our members, as we have worked together to influence federal policies and pave the way for a new long-term infrastructure plan. This all-important plan for municipalities will replace nearly \$2 billion in federal funding due to expire in 2014.

Working alongside our provincial/territorial association partners, FCM is advocating strongly for a formal announcement of the new long-term infrastructure plan in Budget 2013. This will ensure the federal government meets its commitment to have the plan and related programs in place for the 2014 construction season.

We hope you keep FCM's vital work on long-term infrastructure funding in mind as you prepare to renew your membership. We are also dedicating time and resources to focus on other key areas of interest for your community over the coming year. These include:

- Policing and public safety – reforming the national policing system to establish a fairer distribution of responsibilities and resources.
- Rural, remote and northern – improving life in these communities through dedicated federal programs that address economic and social issues.
- Transit and transportation – addressing transportation, commuting and public transit issues in the long-term infrastructure plan.

The Mackenzie County will benefit from FCM-driven programs by receiving about \$892,679* in revenue from GST rebates and the Gas Tax Fund this year. Your 2013–2014 FCM membership renewal is only \$1,785. Your renewal fee is based on 2011 Census data.

Your membership in FCM makes a difference. As our member base has doubled over the past decade, we have become more influential in Ottawa. The result: federal investments in municipalities grew from \$125 million to \$4.75 billion annually, and this doesn't include the \$12 billion from the recent Economic Action Plan.

As we work with the federal government on long-term, sustained infrastructure funding and other priorities, we need your support to ensure our continued success in advocating for programs that directly benefit your community.

FCM gives your municipality the strength of close to 2,000 communities across the country to overcome the challenges you face. **Keep our voice strong – renew your membership today.**

Yours sincerely,

Karen Leibovici
FCM President
Councillor,
City of Edmonton

* This amount is an estimate based on an average national allocation of federal funds.

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Présidente
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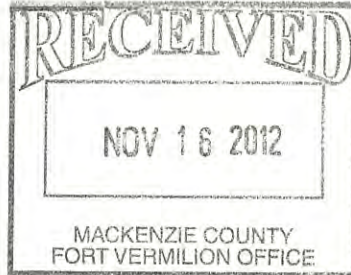
www.fcm.ca





ALBERTA
MUNICIPAL AFFAIRS

Office of the Minister



AR57205

November 6, 2012

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

Dear Reeve Neufeld: *Bill*

Thank you for submitting your municipality's operating spending plan under the 2012 conditional operating funding component of the Municipal Sustainability Initiative (MSI).

I am pleased to inform you that the operating spending plan has been accepted. You may proceed to apply your municipality's 2012 operating allocation and any estimated 2011 carry-forward to the priorities identified in your plan. Applying your municipality's 2011 carry-forward is subject to meeting the terms and conditions of the MSI long-term Memorandum of Agreement, including expending each annual allocation within two years.

In order to recognize the contribution that the MSI has made to your municipality's successes, please ensure that activities supported by your MSI operating spending plan are included on a published list of MSI-funded projects. For any projects that merit enhanced public recognition, please contact Municipal Affairs Communications, toll-free at 310-0000, then 780-427-8862, or at ma.msicommunications@gov.ab.ca, to discuss specific communication activities to highlight the project, as outlined in the MSI operating program guidelines.

I would like to recognize the Honourable Frank Oberle, MLA, Peace River, and Pearl Calahasen, MLA, Lesser Slave Lake, for their continued support for this program.

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

Sincerely,

Doug Griffiths
Minister

copy: Honourable Frank Oberle, MLA, Peace River
Pearl Calahasen, MLA, Lesser Slave Lake
Joulia Whittleton, Chief Administrative Officer, Mackenzie County



ADVANCING TRADE THROUGH TRANSPORTATION

November 2012
 Page 1

In the Corridor

2012 Northern Ports Symposium and NCDC Annual General Meeting

(Reprinted from BC Shipping News)
 NCDC's 2012 Annual General meeting held October 10—12, 2012 in Prince Rupert, British Columbia was a great success. In addition to numerous new members, two new members were elected to the board of directors.

Delegates at the conference were educated and informed by a variety of guest speakers on new projects happening across the north as well as updates from speakers representing various established industries.

Gary Coons, MLA representing British Columbia North Coast brought greetings on behalf of his constituents. Prince Rupert Mayor Jack Mussallam brought greetings on behalf of the host community.

New industry developments proposed in the Prince Rupert /Kitimat region were the focus of the Northern Ports Symposium and Northwest Corridor Development Corporation (NCDC) AGM, in Prince Rupert, October 10 - 12, 2012. Rio Tinto Alcan,



Past NCDC Executive Director, Graham Kedgley chats with David Black, President Kitimat Clean

Enbridge, CN Rail and the Port of Prince Rupert all highlighted new development proposed in the port region as well as along the corridor.

“Now is an exciting time for the region,” said Pacific Northern Gas, (PNG) and NCDC Vice-Chair Ron Vanderlee. “Kinder Morgan, Spectra Energy, and Shell, as well as Enbridge, all have proposals in the plans for this region,” said Vanderlee. “The economic impact and the opportunity for further development in this region are huge.”

“One of the key goals of the symposium was to highlight the importance of not just industry development proposed for the region, but to also inform those attending, the importance of the communities and industry along the northwest corridor as part of this important supply chain,” said NCDC Chair, Carolyn Kolebaba.

“NCDC members recognize the need to develop the corridor and open up value added opportunities along the corridor to feed these port developments.”

“Going back 100 years to the turn of the last century, there was a group of foresighted individuals who had a plan to realize the north's potential,” said keynote speaker Graham Kedgley. “Today we see the development of a container facility here in Prince Rupert, the significantly upgraded rail lines across the northern provinces, the inland port in Edmonton, the enormously improved and expanded Prince George airport, a power line up the west coast of B.C., to name but a few,” he added.

Kedgley went on to talk about the need to continue developments along the corridor to feed into these important northern ports and in order to take advantage of their proximity to Asia Pacific markets. Kedgley who was the original executive director of NCDC was also a key player in the development of the organization and instrumental in the development of a coal terminal in Prince Rupert.

The symposium, however, did not limit itself to Prince Rupert, presentations from Rio Tinto Alcan, Enbridge and Kitimat Clean Ltd. focused on the Kitimat region. David Black, president of Kitimat Clean Ltd. and Black Media discussed his proposal to see a refinery built in Kitimat to process bitumen from Alberta's oilsands.

Black spoke to the need to find solutions for environmental concerns about using tankers off the northern ports to ship bitumen. His 13 Billion dollar proposed refinery would allow bitumen to be refined and shipped as refined oil, which he said would have reduced environmental concerns if an oil spill occurred.

He added that there are many legitimate concerns

about the (Enbridge) pipeline and said it should not proceed unless there is confidence that any pipeline leakage would be immaterial.

Kitimat Clean Ltd. filed an environmental assessment application on Sept. 21 to build an oil refinery in Kitimat. It would be the first such refinery to be built in Canada since 1984.



David Black, President of Kitimat Clean receives an NCDC vest from NCDC Chair Carolyn Kolebaba

Black estimated that construction of the facility would employ 6,000 workers for five years, and require approximately 3000 permanent employees to operate the refinery once it was built.

Enbridge's Senior Manager of Community and Municipal Relations, Michele Perret, spoke to Enbridge's proposed Northern Gateway Pipeline Project. The pipeline would run 1177km from Bruderheim, Alberta to Kitimat British Columbia and transfer 525,000 barrels of oil per day.

The proposed expansion of Fairview Terminals as well as other developments on the Prince Rupert Port was highlighted by Prince Rupert Port Authority President and CEO, Don Krusel.

A vital link in the transportation chain in getting product to the port is CN Rail, the only rail line that

runs to Prince Rupert.

“CN Rail truly appreciates the importance of the corridor that leads to the Port of Prince Rupert.,” said Mike Cory, CN Senior Vice President, Western Region. “CN has and will continue to invest in rail along this corridor to increase capacity of this line and improve accessibility for the corridor, to the benefit of both imports and exports.”

Port Alberta’s CEO, Wendy Cooper highlighted developments in Alberta, while Cathy Goulet, Executive Director with the Northern Alberta Development Council spoke to the value of the strategic corridor leading to Prince Rupert for Alberta shipments.

Other speakers included Tara Bogh with Initiatives Prince George and Evan Van Dyke with Terrace Economic Development highlighting the growth sectors in their region.

The symposium also offered an opportunity for NCDC to present their latest research document, “*Accessing the Corridor,*” which highlighted the fact that the mass majority of northern Alberta products do not utilize the northern ports and in fact ship most of their products south.

”This research demonstrates the necessity to increase northern transportation corridors to open up the op-

portunity for our producers and processors to ship to Asia Pacific markets effectively and efficiently,” said Kalebaba. “NCDC undertakes this type of research to help educate all stakeholders, including all levels of government, on the need to build northern east/west transportation corridors.

The Northern Ports Symposium brought together more than 80 key stakeholders, many from Edmonton and northern Alberta to hear about developments in the region and along the corridor and to network with industry and municipalities.

Also on hand was United Kingdom Consul General Rupert Potter, opening the reception with comments on the United Kingdom’s plans for investment and trade opportunities in British Columbia. The United Kingdom is Canada’s second largest trading partner.

Sponsors for the event included CN Rail Pacific Northern Gas, Prince Rupert Port Authority and Port Alberta.

Great thanks to Rose Klukas, EDO for Kitimat, Derek Baker and Candice Campbell , Economic Development Prince Rupert and special thanks to Graham Kedgley for making the trip to Prince Rupert to reunite and inspire the NCDC team.

Welcome to our newest member—Municipal District of Spirit River

The Municipal District of Spirit River is big sky country punctuated with tall grain elevators and oil derricks. It's a patchwork quilt of yellow canola, golden grain and green fields dotted with biscuit colored round bales of hay, all rolling into glorious northern sunrises and sunsets. Spirit River is the home of the mighty Peace River, sparkling northern lights, and abundant wildlife.

The M.D. of Spirit River is located in the Peace River Region of northwestern Alberta approximately 356 miles northwest of Edmonton and just west of the British Columbia border. Its primary industry and employer is Agriculture (crops/livestock) however there is considerable oil and gas industry in the area.

The M.D. covers 169,412 acres and has a population of 713. For more information on the M.D. of Spirit River go to www.mdspiritrivier.ab.ca.





Northern Ports Symposium & NCDC
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In the Corridor

The rest of the story ...

NCDC AGM sees two new directors

NCDC held its AGM in conjunction with the Northern Ports Symposium. At the AGM three new directors were elected to the board of directors.

Heather Boland with Initiatives Prince George, Eric Jorgensen, a council member with Mackenzie County, located in northwest Alberta and Ms. Billie Belcher from Stewart, British Columbia, representing the Kitimat-Stikine District were all elected to the board.

The Board of directors bids farewell to outgoing board members, Bruce Christensen, Dan Davies and Roger Harris.

Next Board of Directors Meeting

The next meeting of the Board of Directors, will be held January 29, 2013 in Yellowknife, Northwest Territories. Teleconferencing will be available. **The Board is welcoming submissions from anyone wishing to present an issue or opportunity for NCDC's consideration.**

New NCDC Members

In addition to the Municipal District of Peace, NCDC saw a number of new members come on board. Saddle Hills County, on the east side of the Alberta/BC border, Prince

Rupert Airport Authority, and the M.D. of Spirit River have all joined NCDC in the past month. We will be highlighting each in an upcoming newsletter.

UPCOMING EVENTS From Land to Sea

The Northwest Corridor Development Corporation in partnership with the Peace Region Economic Development Alliance (PREDA) is hosting the **Land to Sea** one-day symposium. This symposium will delve into the transportation logistics chain of transporting northern Alberta and British Columbia products to export.

The symposium will begin with a presentation on NCDC's latest research product, *Accessing the Corridor*, which looks at where northern Alberta commodities are shipped to. This report provides details on what northern Alberta produces and how and where it is exported to.

The symposium is scheduled for February 19, 2013 and will include speakers from all levels of the transportation logistics chain, from northern Alberta to port.

Check the NCDC website for updates on the symposium.