

**MUNICIPAL DISTRICT OF MACKENZIE NO. 23  
COUNCIL MEETING**

**Council Chambers, Mustus Lake Centre, La Crete, Alberta**

**Tuesday February 24, 1998**

**PRESENT:**

Betty Bateman	Chairperson
Ernest Dyck	Vice-Chairperson
Elmer Derksen	Councillor
Reuben Derksen	Councillor
Bill Fedeyko	Councillor
Bill Neufeld	Councillor
Frank Rosenberger	Councillor
Walter Sarapuk	Councillor
Reg Scarfe	Councillor

**ABSENT:**

Jake L. Peters	Councillor
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**ALSO PRESENT:**

Bryan Clark	Official Administrator
John Maine	Chief Administrative Officer
Darlene Hardy	Treasurer
Eva Schmidt	Executive Assistant to the CAO
	Recording Secretary
Paul Driedger	Manager of Planning/Development and Emergency Services
Marco Braat	Superintendent of Utilities
Willie Froese	Superintendent of Roads
Dale Freitag	Planner, Mackenzie Municipal Services Agency

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23, held on Tuesday, February 24, 1998, in the Council Chambers of the Mustus Lake Centre, La Crete, Alberta.

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

Chairperson Bateman called the Council meeting to order at 5:04 p.m.

Bryan Clark introduced Darlene Hardy as Treasurer and Assistant C.A.O., Willie Froese, Superintendent of Roads, and Marco Braat, Superintendent of Utilities.

Chairperson Bateman welcomed the new members.

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

The following additions were made to the agenda:

- 5b) Highway 58 Report (Mustus Lake Road)
- 5c) Municipal Restructuring Committee Report
- 8t) Intensive Livestock Operations

**MOTION 98-026**                      **MOVED** by Councillor Scarfe that the agenda be adopted with additions.

**CARRIED**                      **UNANIMOUS**

**ADOPTION OF  
MINUTES AND  
BUSINESS ARISING  
FROM MINUTES:**

3      a)      **Minutes of the January 20, 1997 Council Meeting**

Item 4b) that "Ms. Forrest" shall be amended to read "Mrs. Forrest".

**MOTION 98-027**                      **MOVED** by Councillor Neufeld that the Minutes of January 20, 1998 Council meeting be adopted as amended.

**CARRIED UNANIMOUS**

**MOTION 98-028** **MOVED** by Councillor Sarapuk that Motion 98-015 and 98-016 be brought back to the next Council meeting.

**CARRIED UNANIMOUS**

**STAFF/COMMITTEE/  
DEPARTMENTAL  
REPORTS:**

**5 a) C.A.O.'s Report**

John Maine presented the C.A.O.'s report.

Darlene Hardy stated that the initial budget should be out by mid-April with the final budget out by the end of April.

**MOTION 98-029** **MOVED** by Councillor Fedeyko that congratulation letters be sent to Eileen Steurenagel and Linda Pohl for their successful completions of the Canadian Payroll Association Management Certificate Program Level 1 Payroll Administrator; and to Eva Schmidt for her successful completion of the Local Government Administrators program.

**CARRIED UNANIMOUS**

**MOTION 98-030** **MOVED** by Councillor Dyck that the Chief Administrative Officer's report be accepted as presented.

**CARRIED UNANIMOUS**

**5 b) Highway 58 (Mustus Lake Road)**

Councillor Scarfe reported on the Highway 58 meeting on Saturday. Committee members along with the Federal Minister of Parks flew over the road right-of-way. The meeting was very successful with all parties agreeing that a winter road should be opened up. It was agreed that the right-of-way was an old road.

**MOTION 98-031** **MOVED** by Councillor Fedeyko that the Highway 58 report be accepted as presented.

**CARRIED UNANIMOUS**

**5 c) Municipal Restructuring Committee Report**

Councillor Neufeld reported that the Municipal Restructuring Committee held public meetings in Zama, High Level, La Crete, Rainbow Lake, and Fort Vermilion. The Committee then had a closed door workshop in Fort Vermilion.

Bryan Clark reported that the Minister of Municipal Affairs has been asked for a time extension for the restructuring. The Committee is contemplating hiring an individual/firm to assess the needs of the communities and the restructuring options. Council will be consulted when the time is appropriate, but it would be premature to do so at this time as no specific plan/plans have been formulated.

Councillor Scarfe suggested that the public be made aware of what will be presented at the public meetings prior to the day of the meeting.

**6 c) Bylaw 118/98 – To Authorize Capital Property – Short Term Borrowing for the Purchase of Eight Vehicles, Three Motorgraders, Two Skid Steers, One Loader, and Two Utility Tractors**

Bryan Clark explained that proposed Bylaw 118/98 is a one time borrowing bylaw. The majority of the vehicles and equipment listed above will not be purchased until the restructuring of the municipality is completed. The M.D. will be putting 30% as a down payment on any purchases with the balance financed over a three year term. The bank

borrowing rate is at 5.5% however, interest on our reserve money is 4.3%. If the M.D. just buys the equipment and pays for it out of the reserve fund that Council just set aside, it would cost the M.D. money but would not be getting interest on that money.

**MOTION 98-032**  
Bylaw 118/98  
First Reading

**MOVED by** Councillor Sarapuk that first reading be given to Bylaw 118/98 – To Authorize Capital Property – Short Term Borrowing for the Purchase of Eight Vehicles, Three Motorgraders, Two Skid Steers, One Loader, and Two Utility Tractors.

**In Favour:**  
Councillor Bateman  
Councillor E. Derksen  
Councillor Fedeyko  
Councillor Neufeld  
Councillor Rosenberger  
Councillor Sarapuk  
Councillor Scarfe

**Opposed:**  
Councillor Dyck  
Councillor R. Derksen

**CARRIED**

Discussion followed on Bylaw 118/98.

**MOTION 98-033**  
Bylaw 118/98  
Second Reading

**MOVED by** Councillor Neufeld second reading be given to Bylaw 118/98 – To Authorize Capital Property – Short Term Borrowing for the Purchase of Eight Vehicles, Three Motorgraders, Two Skid Steers, One Loader, and Two Utility Tractors.

**In Favour:**  
Councillor Bateman  
Councillor E. Derksen  
Councillor Neufeld  
Councillor Rosenberger  
Councillor Sarapuk  
Councillor Scarfe

**Opposed:**  
Councillor Fedeyko  
Councillor R. Derksen  
Councillor Dyck

**CARRIED**

**MOTION 98-034**

**MOVED by** Councillor Fedeyko to go to third reading of Bylaw 118/98 – To Authorize Capital Property – Short Term Borrowing for the Purchase of Eight Vehicles, First Reading Three Motorgraders, Two Skid Steers, One Loader, and Two Utility Tractors, at this time.

**In Favour:**  
Councillor Bateman  
Councillor R. Derksen  
Councillor Fedeyko  
Councillor Neufeld  
Councillor Rosenberger  
Councillor Sarapuk  
Councillor Scarfe

**Opposed:**  
Councillor Dyck  
Councillor E. Derksen

**DEFEATED**

**NEW BUSINESS:**

**8 a) Tax Exemptions for Golf Courses (High Level & La Crete)**

John Maine explained the tax exemptions for the High Level and La Crete golf courses.

**MOTION 98-035**

**MOVED by** Councillor Fedeyko to receive item 8a) as information.

**CARRIED UNANIMOUS**

**8 b) Assistant Utility Officer, Zama - Accommodation**

Various accommodation possibilities were discussed.

Chairperson Bateman called a recess at 6:25 pm.

Chairperson Bateman reconvened the meeting at 6:34 pm.

## **PUBLIC HEARING**

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

Chairperson Bateman called the Public Hearing to order at 6:35 pm.

Chairperson Bateman asked if Bylaw 116/98 Land Use Bylaw Amendment was advertised. Paul Driedger stated that Bylaw 116/98 was advertised in accordance with the Municipal Government Act.

Chairperson Bateman asked Paul Driedger to make his submission. Paul Driedger read his submission for Bylaw 116/98. **(Schedule A)**

Chairperson Bateman asked Dale Freitag to make a submission for the Mackenzie Municipal Services Agency. Dale Freitag read his submission for Bylaw 116/98. **(Schedule B)**

Chairperson Bateman asked Council if they had any questions regarding Paul Driedger or Dale Freitag's reports.

Councillor Fedeyko stated that the on the pictures of the property in question it look like this is very swampy land and asked if the location of the parcel might pose a problem for adjacent landowners at some point in time.

Paul Driedger asked if Council approves of subdividing poor agricultural land.

Councillor Neufeld asked where the liability lies if these low lying areas flood. Paul Driedger said that the issue of flood liability should be included in the Developer's Agreement.

Councillor Rosenberger stated that more information is needed before the parcel in question can be rezoned. Paul Driedger stated that the area to be rezoned is drawn on the sketch provided in the agenda package.

Chairperson Bateman asked if any other submissions were received. Paul Driedger stated there were and read a submission by Frank Goertzen. **(Schedule C)**

Chairperson Bateman asked if anyone present from the public would like to speak.

David Froese stated that it is a good idea to subdivide property for acreage's when the land is unsuitable for agricultural use. This would increase the tax base.

John Klassen stated that as the applicant he feels he can provide acreage use by developing the property instead of leaving it vacant because it is low lying land.

Peter Enns stated that as an adjoining land owner he would like to know if a back alley would be constructed on the east side of the subdivision for drainage purposes.

Paul Driedger stated that is a possibility if drainage is a problem in the future.

John Klassen stated that he does not think the subdivision would present further drainage problems.

Chairperson Bateman asked if Council had any further questions.

Councillor Neufeld asked Mr. Enns if he is questioning whether a ditch would be provided.

Mr. Enns stated that was his concern if further lots were subdivided.

Councillor Fedeyko asked where Mr. Klassen lives on the property. Mr. Klassen said he lives to the north of the proposed subdivision.

Chairperson Bateman closed the Public Hearing at 7:05 pm.

**DELEGATIONS:**

**4 a) Mighty Peace Tourist Association**

Chairperson Bateman welcomed Leslie Pepler and Bernice Lorenzen to the meeting at 7:07 pm.

Leslie Pepler made a presentation on the Mighty Peace Tourist Association. **(Schedule D)** She reported on the trade shows that the Association had attended in an effort to draw attention to the north.

**4 b) 50<sup>th</sup> Anniversary of the Mackenzie Highway**

Bernice Lorenzen made a presentation on the 50<sup>th</sup> Anniversary of the Mackenzie Highway. The Association will be selling banners for different municipalities to be placed along the Mackenzie Highway.

Bernice Lorenzen informed Council that a circle tour was being planned for August the 17<sup>th</sup> in High Level and the 18<sup>th</sup> in La Crete and Fort Vermilion.

The Mighty Peace Tourist Association has a truck and van in which they are creating a mini-theater. Donations of pictures of old trucks and any artifacts to be placed in the Van will be appreciated. Council was informed that the Northwest Territories is planning a ribbon cutting ceremony for the Mackenzie Highway this year, since the Highway has never had an official opening. **(Schedule E)**

Bernice Lorenzen asked the M.D. of Mackenzie for funds to provide furnishings for the interior of the Van. No specific amount of funding was requested but was left up to Council's discretion.

Chairperson Bateman thanked the ladies for their presentations.

Chairperson Bateman called a recess at 7:39 pm.

Chairperson Bateman reconvened the meeting at 7:46 pm.

**INTRODUCTION  
OF BYLAWS:**

**6 a) Bylaw 116/98 - Land Use Bylaw Amendment  
Pt. SW 13-106-15-W5M**

**MOTION 98-036**  
Bylaw 116/98  
Second Reading

**MOVED** by Councillor R. Derksen that second reading be given to Bylaw 116/98, Land Use Bylaw Amendment on Pt. SW 13-106-15-W5M.

**In Favour:**

Councillor Bateman  
Councillor Dyck  
Councillor E. Derksen  
Councillor R. Derksen  
Councillor Neufeld  
Councillor Rosenberger  
Councillor Sarapuk  
Councillor Scarfe

**Opposed:**

Councillor Fedeyko

**CARRIED**

Discussion followed regarding Bylaw 116/98.

**MOTION 98-037**

**MOVED** by Councillor Neufeld that Bylaw 116/98, Land Use Bylaw Amendment on Pt. SW 13-106-15-W5M be postponed for further information.

**CARRIED UNANIMOUS**

**6 b) Bylaw 117/98 – Land Use Bylaw Amendment  
Pt. NE 33-105-15-W5M**

**MOTION 98-038**  
Bylaw 117/98  
First Reading

**MOVED** by Councillor Neufeld that first reading be given to Bylaw 117/98, Land Use Bylaw Amendment on Pt. NE 33-105-15-W5M.

**CARRIED UNANIMOUS**

**8 c) Aspen Point Sawmills**

This item was received for information.

**8 d) RCMP – Funding for Clerical Position**

**MOTION 98-039**

**MOVED** by Councillor Neufeld that the M.D. of Mackenzie grant \$15,000 to \$20,000 to the Town of High Level to fund a part time clerical position for the R.C.M.P. detachment for a one year term.

**In Favour:**  
Councillor Bateman  
Councillor Dyck  
Councillor Fedeyko  
Councillor Neufeld  
Councillor Sarapuk  
Councillor Scarfe

**Opposed:**  
Councillor E. Derksen  
Councillor R. Derksen  
Councillor Rosenberger

**CARRIED**

**8 e) Fort Vermilion Library Board**

**MOTION 98-040**

**MOVED** by Councillor Rosenberger that the M.D. of Mackenzie forgive the Fort Vermilion Library loan in the amount of \$15,000.

**CARRIED UNANIMOUS**

**NOTE: Motion 98-040 was not approved by Bryan Clark, Official Administrator, as to amount only. Allocate \$5,000 per year as per budget.**

**8 f) Camp Site Privatization**

**MOTION 98-041**

**MOVED** by Councillor Scarfe that the M.D. of Mackenzie take over the responsibility of the camp sites at the second Wabasca and Steen River.

**In Favour:**  
Councillor E. Derksen  
Councillor R. Derksen  
Councillor Rosenberger  
Councillor Scarfe

**Opposed:**  
Councillor Fedeyko  
Councillor Sarapuk  
Councillor Dyck  
Chairperson Bateman  
Councillor Neufeld

**DEFEATED**

**MOTION 98-042**

**MOVED** by Councillor Fedeyko that the M.D. of Mackenzie write a letter to the provincial Minister of Transportation and Utilities requesting that the province reinstate the camp sites at the second Wabasca and Steen River.

**In Favour:**  
Chairperson Bateman  
Councillor E. Derksen  
Councillor Dyck  
Councillor Fedeyko  
Councillor Neufeld  
Councillor Rosenberger  
Councillor Sarapuk  
Councillor Scarfe

**Opposed:**  
Councillor R. Derksen

**CARRIED**

**8 g) AAMD&C Spring Zone Meeting and Convention**

This item was received for information.

**8 i) Appoint Members at Large to the Subdivision and Development Appeal Board**

**MOTION 98-043**

**MOVED by** Councillor Dyck that the M.D. of Mackenzie appoint Richard Marshall, Abe Harder, and George Bueckert to serve on the Subdivision and Development Appeal Board for 1998.

**CARRIED UNANIMOUS**

**8 j) Committee Updates and Mandates**

Chairperson Bateman stated that it was redundant for her to serve on the Fort Nelson Highway Committee since George Schmidt already represents the M.D. of Mackenzie Council on this committee.

Bryan Clark therefore suspended Councillor representation on the Fort Nelson Highway Committee.

Bryan Clark informed Council that they are expected to report back to Council after every committee meeting.

**8 k) Ainsworth Grant Sawmill**

Bryan Clark reported that the Town of High Level has in the past actively entertained Ainsworth. Municipal Affairs has recommended that Mr. Clark meet with Ainsworth in an effort to show there will be intermunicipal co-operation within the region of Mackenzie.

Bryan Clark, John Maine, and Paul Driedger will be meeting with Ainsworth for an information meeting on Thursday, February 26, 1998, to show that the M.D. is now being managed by a government appointed Official Administrator and that intermunicipal co-operation is a goal no matter where the plant locates.

**MOTION 98-044**

**MOVED by** Councillor Neufeld that item 8k) be received for information.

**CARRIED UNANIMOUS**

**MOTION 98-045**

**MOVED by** Councillor Fedeyko that the Council meeting proceed beyond 9:00 pm.

**CARRIED UNANIMOUS**

**8 l) Subdivision Application 97MK084**

**MOTION 98-046**

**MOVED by** Councillor Fedeyko that subdivision application 97MK084, for a 23.1 acre parcel from Pt. SW 05-110-17-W5M, be refused as it does not conform to the Municipal District of Mackenzie No. 23 General Municipal Plan and Land Use Bylaw.

**CARRIED UNANIMOUS**

**8 m) Subdivision Application 97MK088**

**MOTION 98-047**

**MOVED by** Councillor Sarapuk that approval be recommended on subdivision application 97MK088, Pt. NE 22-110-19-W5M, subject to the following but not be limited to:

1. Reduction in parcel size by moving the south boundary north 120 feet and the west boundary east 190 feet, which would create a parcel size of approximately 12.4 acres.
2. Consolidate the existing Certification of Title with the remainder of the quarter section prior to or in conjunction with registration of the proposed subdivision.
3. Enter into a developer's agreement with the municipality.
4. Provision of offsite levy in the amount of \$200.
5. Provide access to both parcels to municipality standards and at the developers expense.
6. All sewage disposal shall conform to the Plumbing Regulation.
7. Property taxes are to be paid.

**CARRIED UNANIMOUS**

**8 n) Subdivision Application 97MK094**

**MOTION 98-048**

**MOVED** by Councillor Fedeyko that approval be recommended on subdivision application 97MK094, part of SE 32-110-19-W5M, subject to the following but not be limited to:

1. Enter into a developer's agreement with the municipality.
2. Provision of offsite levy in the amount of \$200.
3. A 30.0 metre Service Road be dedicated by plan of survey across the highway frontage of the proposal according to section 15 of the Subdivision and Development Regulations Act for access control purposes.
4. Access to the balance of the quarter be provided by the construction of a portion of the service road to the municipalities standard. At the same time the existing access may need to be upgraded to Alberta Transportation and Utilities standard and at the developer's expense.
5. Municipal reserve be required in the form of money-in-lieu in the amount of 10% of assessed property value.
6. All sewage disposal shall conform to the Plumbing Regulation.
7. Property taxes are to be paid.

**CARRIED UNANIMOUS**

**8 o) Subdivision Application 97MK095**

**MOTION 98-049**

**MOVED** by Councillor Rosenberger that approval be recommended on subdivision application 97MK095, NE 21-105-14-W5M, subject to the following but not be limited to:

1. Increase in parcel size by moving the east boundary east 35 feet, which would create a parcel size of approximately 10.45 acres (to include the power line to the subdivision in the subdivision area).
2. The most northerly 5.18 meters of the proposed subdivision, designated for future road widening, shall be transferred to the municipality prior to or in conjunction with registration of title.
3. Enter into a developer's agreement with the municipality.
4. Provision of offsite levy in the amount of \$200.
5. Provide access to both parcels to municipality standards and at the developer's expense.
6. All sewage disposal shall conform to the Plumbing Regulation.
7. Property taxes are to be paid.

**CARRIED UNANIMOUS**

**8 p) Subdivision Application 97MK101**

**MOTION 98-050**

**MOVED** by Councillor Sarapuk that subdivision application 97MK101 be tabled for further information.

**CARRIED UNANIMOUS**

**8 q) Subdivision Application 97MK105**

**MOTION 98-051**

**MOVED** by Councillor Rosenberger that approval be recommended on subdivision application 97MK105, SW 22-110-17-W5M, as the first parcel out, subject to the following but not be limited to:

1. Reduction in parcel size to a maximum of 5 acres.
2. Enter into a developer's agreement with the municipality.
3. Provision of offsite levy in the amount of \$200.
4. Provision of access to both parcels constructed to municipality standards and at the developer's expense.
5. All sewage disposal shall conform to the Plumbing Regulation.
6. Property taxes are to be paid.

**CARRIED UNANIMOUS**



8 r) **Subdivision Application 98MK004**

**MOTION 98-052**

**MOVED** by Councillor Dyck that approval be recommended on subdivision application 98MK004, part of NW 10-106-15-W5M, subject to the following but not be limited to:

1. Enter into a developer's agreement with the municipality.
2. Provision of offsite levy in the amount of \$500.
3. Provision of access to the subdivision constructed to municipality standards and at the developers expense.
4. Municipal Reserve be required in the form of money-in-lieu in the amount of 10% of assessed property value.
5. The developer shall connect the lot to the municipal water and sewer system and the cost of all connection fees will be borne by the developer.
6. Property taxes are to be paid.

**CARRIED UNANIMOUS**

8 s) **Subdivision Time Extension Request (96MK042)**

**MOTION 98-053**

**MOVED** by Councillor Neufeld that a time extension be granted on subdivision application 96MK042 to May 01, 1998.

**CARRIED UNANIMOUS**

8 e) **Intensive Livestock**

Dale Freitag reported that bigger and larger livestock operations are slowly creeping north. The Alberta government is looking at tripling hog operations. Municipalities should be incorporating provisions for intensive livestock operations into their Land Use Bylaws.

Dale Freitag will present further information at a future meeting.

**INFORMATION  
ITEMS:**

9. a) **Letter – Walter Paszkowski, Minister, AT&U**
- b) **Speech from the Throne**
- c) **AAMD&C – Executive Meeting Highlights, Jan. 22, 1998**
- d) **AAMD&C – Committee on Environmental Consultant**
- e) **AAMD&C - Results of 3 Acre Sites and Related Servicing**
- f) **Contact – January 14, 1998**
- g) **Contact – January 28, 1998**
- h) **Municipal Law Bulletin**
- i) **NWHSR – Regular Board Meeting Minutes, November, 3, 1997**

**MOTION 98-054**

**MOVED** by Councillor Dyck that items 9a) to 9i) be received as information.

**CARRIED UNANIMOUS**

8 h) **A/CAO – Discussion**

**MOTION 98-055**

**MOVED** by Councillor Fedeyko to go in camera at 9:32 pm.

**CARRIED UNANIMOUS**

**MOTION 98-056** **MOVED** by Councillor Rosenberger to come out of in camera at 10:11 pm.

**CARRIED UNANIMOUS**

**MOTION 98-057** **MOVED** by Councillor Sarapuk that the M.D. of Mackenzie schedule a Special Council meeting for 11:00 AM on Tuesday, March 3, 1998 to be held in the Council Chambers of the Provincial Building in High Level, to deal with the Zama Fish Pond issue.

**CARRIED UNANIMOUS**

**MOTION 98-058** **MOVED** by Councillor Fedeyko that the Council meeting be adjourned at 10:15 pm.

**CARRIED UNANIMOUS**

These minutes were adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
Betty Bateman, Chairperson

\_\_\_\_\_  
John A. Maine, C.A.O.

Approved

\_\_\_\_\_  
Bryan Clark, Official Administrator