

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

Fort Vermilion Library Meeting Room, Fort Vermilion, Alberta

Monday July 22, and Tuesday July 23, 1996

PRESENT:

Bill Neufeld	Reeve
Betty Bateman	Deputy Reeve
Ernest Dyck	Councillor
Jake L. Peters	Councillor
Bill Fedeyko	Councillor
Elmer Derksen	Councillor
Frank Rosenberger	Councillor
Reuben Derksen	Councillor
Reg Scarfe	Councillor
Walter Sarapuk	Councillor

ALSO PRESENT:

Dennis Litke	C.A.O.
Eva Schmidt	Recording Secretary
Hugh Dennis	Treasurer
Roger Borchert	Manager of Public Works

GALLERY:

Beth Keppelar	Mackenzie Ratepayers Committee
Warren Ferguson	Reporter, Northern Pioneer

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23, held on Monday July 22, and Tuesday July 23, 1996 in the Fort Vermilion Library Meeting Room, Fort Vermilion, Alberta.

CALL TO ORDER:

1. c) **Call to Order - Regular Council Meeting**

Reeve Neufeld called the Council Meeting to order at 10:11 a.m.

**ADOPTION OF
AGENDA:**

1. b) **Adoption of Agenda**

The following are additions to the agenda:

8 l) Public Works - High Level South Flood Control
6 d) Mackenzie Rate Payers Letter
3 h) Managers Report
8 m) Drainage on Ward 5
8 n) Regional Land fill
3 f) Be moved to 12 i)

MOTION 96-401

MOVED by Councillor Rosenberger to accept the agenda with additions.

CARRIED

MINUTES:

2 a) **Minutes of the June 27 & 28 Council Meeting**

Councillor Sarapuk asked that item 11 c) "Trial Satellite Station" be deleted and replaced with "Trial Satellite Veterinary Clinic", and that "Community Pasture" be deleted and replaced with "Veterinary Advisory Committee".

Councillor Fedeyko asked that "and report back to Council" be added to Motion 96-399.

Councillor Fedeyko stated that in the future all councillors should present their motions to the Reeve in writing.

MOTION 96-402

MOVED by Councillor Scarfe that the minutes be adopted as amended.

CARRIED

Hugh Dennis entered the meeting at 10:20 a.m.

MOTION 96-403

MOVED by Councillor Bateman that the Manager of Public Works, Roger Borchert, attend the Rainbow Lake/Fort Nelson Road Task Force meeting in Prince George, BC, on July 23, 1996, on behalf of the Municipal District of Mackenzie No. 23 Council.

CARRIED

Warren Ferguson entered the meeting at 10:37 a.m.

PUBLIC WORKS:

8 a) **SECONDARY HIGHWAY 697 - LINE PAINTING**

Roger Borchert reported that highway line painting is a liability issue. Mr. Borchert advised the Municipal District of Mackenzie No. 23 Council to paint the lines on Secondary Highway 697 every year.

MOTION 96-404

MOVED by Councillor Rosenberger that the Municipal District of Mackenzie No. 23 Council defer line painting on Secondary Highway 697 to the spring of 1997.

Recorded vote requested by Councillor Fedeyko.

In Favour

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

Opposed

Councillor Fedeyko

CARRIED

8 b) **Gravel for Fox Lake Road**

Mr. Borchert was asked to study the need for gravel on the Fox Lake Road and bring his findings back to Council.

8 c) **Security Exemption for Sand and Gravel Lease on Public Land**

MOTION 96-405

MOVED by Councillor Bateman to support the security exemption for sand and gravel lease on public land as sought by the Alberta Association of Municipal Districts & Counties.

CARRIED

8 d) Zama Industrial Subdivision Servicing Costs

Roger Borchert reported on costs for servicing the Zama industrial subdivision lots.

Councillor Bateman pointed out that these are not Industrial lots, they are Hamlet General lots.

MOTION 96-406

MOVED by Councillor R. Derksen that the discussion on the Zama lots be taken back to the public and a cost recovery proposal be brought back to the Municipal District of Mackenzie No. 23 Council.

CARRIED

The consensus was to arrange a Public Meeting in Zama for September, 1996.

8 e) Zama Water Supply System Upgrading Options

Mr. Borchert presented a three option proposal submitted by Siemens Engineering, to upgrade the Zama water supply system. Mr. Borchert stated this would be part of the municipality's 25% of the cost share.

Mr. Borchert also stated that application has been made to Alberta Transportation and Utilities for the entire amount.

MOTION 96-407

MOVED by Councillor Scarfe to accept Option 1 on the Zama Water Supply System upgrading project as proposed by Siemens Engineering.

DEFEATED

MOTION 96-408

MOVED by Councillor Dyck to proceed with Option 3 (Staged Upgrading Without Additional Treated Water Storage for a total of \$235,900.00) on the Zama Water Supply System upgrading project as proposed by Siemens Engineering, and apply to Alberta Transportation and Utilities for funding Option 2 (Staged Upgrading With Additional Treated Water Storage for a total of \$469,700.00).

CARRIED

MOTION 96-409

MOVED by Councillor Dyck to go into camera at 11:59 a.m.

CARRIED

MOTION 96-410

MOVED by Councillor Sarapuk to come out of camera at 12:20 p.m.

CARRIED

Reeve Neufeld called a lunch recess at 12:20 p.m. and reconvened at 1:17 p.m.

GALLERY:

Beth Keppelar
Claire Goldsmith

DELEGATION:

6 a) Alberta Land and Forest Services - White Zone, Green Zone

Reeve Neufeld welcomed Mike Poscente, Alberta Environmental Protection Land and Forest Services, and Camille Ducharme, Public Lands, to the meeting and introductions were made.

Mr. Poscente asked that the Municipal District of Mackenzie No. 23 Council endorse, in principle, certain marked areas of white zone be reverted back to green zone. Mr. Poscente assured the M.D. Council that if the M.D. approves the white zone/green zone land transfer proposal in principle, Alberta Forest Service will do nothing with the land until Alberta Forest Service, Municipal District of Mackenzie No. 23, and Public Lands, can come up with a mutual agreement. Mr. Poscente noted that in this proposal, Alberta Forest Services had primarily taken into consideration agricultural capabilities. Timber will be harvested by Alberta Forest Service regardless of who owns the land, but no trees will be planted in the white zone.

Councillor Fedeyko stated that he needs to be completely satisfied that the white zone in his ward will not be agriculturally feasible in the near future.

Camille Ducharme volunteered to get more information for Councillors Fedeyko and Sarapuk for tomorrow's meeting, including aerial photos and an airplane ride over the land in question.

This item was tabled to tomorrow's meeting.

Mr. Poscente informed the M.D. Council that Tom Grant has resigned as district supervisor and that, as of Aug. 1, Alberta Environmental Protection and Forest Service is looking at amalgamating the High Level and Fort Vermilion boundaries. The main office will then be located in High Level with a suboffice remaining in Fort Vermilion.

Ms. Ducharme informed the M.D. Council that Public Lands will be auctioning land in late August and early September 1996.

Reeve Neufeld thanked Mr. Poscente and Ms. Ducharme for attending the meeting and they left the meeting at 2:12 p.m.

6 b) Old Bay House Society

Reeve Neufeld welcomed Claire Goldsmith to the meeting at 2:13 p.m. and introductions were made.

Ms. Goldsmith reported that the Old Bay House is a historic resource in this community and since 1988 have tried to bring the Old Bay House to its former glory. The Friends of the Old Bay House Society are working towards being self financed and already have a request to rent office space in the restored building. Mr. Raymond Toews, an adjacent land owner, has offered to donate a plot of land for a buffer zone and development of this area as a tourist area. The Friends of the Old Bay House have been promised outside financial support on a 50-50 basis from various organizations. Contributions are very important at this time to support the Old Bay House portion of the 50-50 basis.

Ms. Goldsmith requested the M.D. Council forgive the 1996 taxes for the Old Bay House property as well as the property donated by Mr. Raymond Toews. Ms. Goldsmith stated that unlike other organizations, the Friends of the Old Bay House do not anticipate coming to the M.D. year after year to ask for tax exemption but the assistance now will help the Old Bay House Society access other foundation funds.

Councillor Scarfe noted that the Old Bay House is an eyesore and needs to have visible work done. Ms. Goldsmith responded that because the Old Bay House is a historic resource they have had to go through the provincial legislation and have had an archeological and historical impact assessment study done, which has slowed them down. The Society is proposing three project areas that must be dealt with soon; the roof, foundation, and fence.

Manager Litke informed Council that for any non profit organization the M.D. must pay the school taxes regardless of property classification.

Reeve Neufeld thanked Claire Goldsmith for attending the meeting and she left the meeting at 2:33 p.m.

Reeve Neufeld called a short recess at 2:33 p.m. and reconvened at 2:45 p.m.

6 c) Husky Oil - Zama Road Choice

Reeve Neufeld welcomed Ron Arnason, Husky Oil, to the meeting at 2:46 p.m.

Mr. Arnason told the M.D. Council that he is in strong support of a road being built to Zama but stated that the advantage of building the east route is not clear to him and he needs more information on the reasons why the east route was chosen. Mr. Arnason stated that from an industry perspective and as a rate payer, he has a problem with the high taxes being created for paying for the east route. Mr. Arnason said Council needs to be responsible to build the road the most cost effective route and he would like to see the cost basis for choosing the east route.

Mr. Arnason said that in summary, he would like the road to be built the most cost effective route, taking into consideration both building and maintaining cost, and that the Alberta government fund 100% of it.

Councillor Scarfe noted that the M.D. did not get input from oil companies prior to the decision being made.

MOTION 96-411

MOVED by Councillor Fedeyko that the Zama access road route be changed from Zama east to Highway 35 to Zama south to Highway 58.

DEFEATED

MOTION 96-412

MOVED by Councillor Fedeyko that all planning, engineering, and any other expenses are: the Zama-Highway 35 access road cease immediately until a meeting with the industry in the area takes place.

DEFEATED

Reeve Neufeld thanked Mr. Arnason for coming to the meeting and he left the meeting at 3:46 p.m.

Councillor Fedeyko left the meeting at 3:45 p.m.

MOTION 96-413

MOVED by Councillor R Derksen to go into camera at 3:48 p.m.

CARRIED

Councillor Fedeyko re-entered the meeting at 3:56 p.m.

MOTION 96-414

MOVED by Councillor Scarfe to come out of camera at 4:06 p.m.

CARRIED

6 d) i) Letter from Dechant Construction Ltd.
RE: Zama Access Road

This item was received as information.

6 d) ii) Letter from Shannon Supervision Ltd.
RE: Zama Access Road

This item was received as information.

PUBLIC WORKS:

8 f) **Zama Road Status Report**

Roger Borchert reported that the surveyors took longer than was anticipated. The intersectional treatment design of Highway 35 is complete and has been forwarded to Alberta Transportation & Utilities for review. The detailed design of the Zama Road is underway and the M.D. should be receiving the preliminary design plans in the near future.

8 g) **Canada Agri-Infrastructure Program**

Mr. Borchert reported that there is funding available from the Canada Agri-Infrastructure Program on a cost sharing arrangement where the project is funded 1/3 by the municipality and 2/3 by Canada. To be eligible for this program the proposed project must be "impacted by rail line abandonment, or changes associated with consolidated grain elevators, increased value-added processing or intensive livestock operations."

Councillor Fedeyko left the meeting at 4:13 p.m.

Hugh Dennis re-entered the meeting at 4:15 p.m.

8 h) **Alberta Transportation & Utilities - Resource Roads Improvement Program**

Mr. Borchert reported that a 30/70% cost share program for resource roads may be available from the Resource Improvement Program through Alberta Transportation and Utilities. The road must begin or end at crown land in order to be eligible for this grant.

MOTION 96-415

MOVED by Councillor Dyck that the Municipal District of Mackenzie No. 23 apply for funding to the Canada Agri-Infrastructure Program and the Resource Roads-Improvement Program.

CARRIED

Councillor Fedeyko and Beth Keppelar re-entered the meeting at 4:25 p.m..

8 i) **La Crete Lift Station # 5 - Construction Contract**

MOTION 96-416

MOVED by Councillor Rosenberger that the Municipal District of Mackenzie No. 23 not accept any tenders received for the construction of La Crete Lift Station #5 on the grounds that all tenders came in over budget.

CARRIED

MOTION 96-417

MOVED by Councillor Fedeyko that construction of Lift Station #5 in La Crete be referred to M.D. #23 staff to determine a method to reduce construction cost.

CARRIED

8 j) **Machesis Flood Control**

Roger Borchert reported on the quotes for the Machesis Flood Control. All engineering is fully funded by the Provincial Government for this project and the construction is on a 25/75% cost share basis.

MOTION 96-418

MOVED by Councillor Sarapuk to accept the construction quotes on the Machesis Flood Control project as received from Torchinsky Engineering Ltd.

CARRIED

Councillor Peters left the meeting at 5:04 p.m.

8 k) Fort Vermilion Road Foreman - Salary Rate

MOTION 96-419

MOVED by Councillor Fedeyko to accept the salary rate for the Fort Vermilion Road Foreman as requested.

Recorded vote requested by Councillor R. Derksen.

In Favour

Councillor Fedeyko
Councillor Sarapuk
Councillor Scarfe
Councillor Rosenberger
Councillor E. Derksen

Opposed

Reeve Neufeld
Councillor R. Derksen
Councillor Bateman
Councillor Dyck

CARRIED

Councillor Peters re-entered the meeting 5:09 p.m.

8 m) Drainage in Ward 5

Councillor Dyck and Councillor E. Derksen will meet with Alberta Environment to discuss the drainage issue in Ward 5.

8 n Regional Land Fill

Mr. Borchert reported that creating a land fill site would take approximately five years and cost approximately \$400,000.

Mr. Borchert was directed by Council to continue his research into creating a land fill site.

MOTION 96-420

MOVED by Councillor Bateman to adjourn the meeting at 5:17 p.m. and reconvene at 10:00 a.m. on ~~June~~ ^{July} 23, 1996.

CARRIED

JULY 23, 1996

PUBLIC HEARING:

PRESENT:

Bill Neufeld	Reeve
Betty Bateman	Deputy Reeve
Ernest Dyck	Councillor
Bill Fedeyko	Councillor
Elmer Derksen	Councillor
Frank Rosenberger	Councillor
Reuben Derksen	Councillor
Reg Scarfe	Councillor
Walter Sarapuk	Councillor

ALSO PRESENT:

Dennis Litke	C.A.O.
Eva Schmidt	Recording Secretary
Paul Driedger	Senior Development Officer

ABSENT:

Jake L. Peters

GALLERY

Beth Keppelar	Mackenzie Ratepayers Committee
Jake Froese	Developer
Paul Driedger	Horizon Petroleum

CALL TO ORDER:

Reeve Neufeld called the Public Hearing to order at 10:03 a.m.

Jake Froese and Paul Driedger entered the meeting at 10:06 a.m.

1 b) Land Use Bylaw to Rezone- Lot 11, Block 15, Plan 762-0383,

Manager Litke submitted a proposed amendment to the Land Use Bylaw to rezone Lot 11, Block 15, Plan 762-0393 (La Crete) from Hamlet Industrial 1 to Hamlet Commercial 2 to allow development of a Mobile Home Sales and Service Facility.

Paul Driedger read a brief from Mackenzie Municipal Services Agency.

Reeve Neufeld asked if there was anybody in favor or opposition of this rezoning. There were none.

Council advised the Development Officer to extend the Temporary Development Permit until further review.

1 c) Rezone lots 12,13,14, & 15 Block 22 Plan 962-1378 and Lot 44, Block 15 Plan 942-2756 from (HR1A) and (HR1)

Paul Driedger submitted a request from the developer to rezone lots 12, 13, 14, and 15, Block 22, Plan 962-1378 and Lot 44, Block 15, Plan 942-2756 from Hamlet Residential (HR-1A) and Hamlet Residential (HR-1).

Mr. Driedger read a brief submitted by Mackenzie Municipal Services Agency.

Reeve Neufeld asked if there was anybody in favor or opposition of this rezoning.

Councillor Bateman asked if Henry Enns owned all of these lots. Mr. Driedger said he was not sure.

1 d) Rezone Lot 2, Block 6, Plan 882-1687 from HM1 to HC 2

Manager Litke read a submission to rezone Lot 2, Block 6, Plan 882-1687 from Hamlet Industrial District 1 (HM1) to Hamlet Commercial District 2 (HC2).

Mr. Driedger read a brief from Mackenzie Municipal Services Agency.

Councillor Bateman stated the Health Inspector did not have any concerns with the site.

Mr. Driedger read a letter from the applicant.

Reeve Neufeld asked if there was anybody in favor or opposition of this rezoning. There were none.

1 e) Rezone Lots 4 and 5MR, Block 11, Plan 882-1687 from HG2 to HP

Manager Litke read a submission to consider rezoning Lots 4 and 5MR, Block 11, Plan 882-1687 from Hamlet Industrial District 1 (HM1) to Hamlet Public/Institutional District (HP).

Mr. Driedger read a brief from Mackenzie Municipal Services Agency.

Reeve Neufeld asked if there was anybody in favor or opposition of this rezoning. There were none.

1 f) Rezone Lot F, Plan 882-2651 from (HP) to (HC2)

Manager Litke read a submission to consider rezoning Lot F, Plan 882-2651 from Hamlet Public Institutional District (HP) to Hamlet Commercial District 2 (HC2).

Mr. Driedger read a brief from Mackenzie Municipal Services Agency.

Reeve Neufeld asked if there was anybody in favor or opposition of this rezoning.

Jake Froese asked if this would be considered industrial. His concern is that with this rezoning there will be trucks and equipment on that lot and it will be an eyesore for people moving onto the residential property. The culverts and the heavy equipment being stored without a fence is a hazard to the children.

Paul Driedger, Horizon Petroleum, pointed out that where the M.D. currently has their equipment, beside the waste transfer station, is a better place. Mr. Driedger's adjoining property is zoned country residential.

1 g) Land Use Bylaw by adding "Municipal Shop and Storage Facility" Discretionary Use in the Hamlet Commercial 2 District (HC2)

Manager Litke read a submission to consider amendment to the Municipal District of Mackenzie No. 23 Land Use Bylaw by adding "Municipal Shop and Storage Facility" to the list of discretionary uses in the Hamlet Commercial 2 District (HC2).

Paul Driedger read a brief submitted by Mackenzie Municipal Services Agency.

1 h) Lot 8MR, Block 7, Plan 882-1687

Manager Litke read a submission to consider disposing of a portion of the Municipal Reserve, namely a portion of Lot 8MR, Block 7, Plan 882-1687 to allow access to a proposed subdivision located on Lot 6, Block 7, Plan 882-1687.

Councillor Bateman asked how wide the access would be and Paul Driedger said 50 feet.

Reeve Neufeld asked if there was anybody in favor or opposition of disposing a portion of the Municipal Reserve. There were no concerns.

Jake Froese, Paul Driedger - Horizon Petroleum, and Councillor R. Derksen left the meeting at 11:11 a.m.

Beth Keppelar left the meeting at 11:12 a.m.

MOTION 96-421

MOVED by Councillor Rosenberger to adjourn the Public Hearing at 11:14 a.m.

CARRIED

Reeve Neufeld called a short recess at 11:14 a.m.

CALL TO ORDER:

1 a) Call to Order - Regular Council Meeting

Reeve Neufeld called the Council Meeting to order at 11:18 a.m.

Jake Froese, Paul Driedger - Horizon Petroleum, and Beth Keppelar entered the meeting at 11:18 a.m.

**PLANNING AND
DEVELOPMENT:**

7 i) **Rezone Lot F, Plan 882-2651 from HP to HC2**

MOTION 96-422

MOVED by Councillor Dyck that Municipal District of Mackenzie No. 23 refuse the request to rezone Lot F, Plan 882-2651 from Public Institutional District (HP) to Commercial District (HC2).

CARRIED

Dave Peters and Abe Neufeld entered the meeting at 11:28 a.m.

7 j) **Amend Land Use Bylaw 060/96**

MOTION 96-423

MOVED by Councillor Rosenberger that Municipal District of Mackenzie No. 23 refuse the request to amend the Land Use Bylaw by adding "Shop and Storage Facility" to the list of discretionary uses in the Hamlet Commercial 2 District (HC2).

CARRIED

Jake Froese and Paul Driedger - Horizon Petroleum, left the meeting at 11:30 a.m.

7 a) **Mini-Golf Course**

MOTION 96-424

MOVED by Councillor Dyck that Municipal District No. 23 agree, in principal, that the Mini-Golf Course proposal at Reinland Park be allowed.

CARRIED

DELEGATION:

7 **Neufeld Petroleum - Bulk Fuel Plant (Propane Tank Site)
Walk in Delegation**

Abe Neufeld requested that M.D. #23 allow the placement of a 20,000 gallon propane tank on Plan 942-1213, Block 19, Lot 03, to accommodate Super B Truck/Trailers. Mr. Neufeld stated that if fire hazard is a concern, Neufeld Petroleum is willing to put in a sprinkler system to keep the temperature of the tank down in case of a leak.

Propane is very environmentally friendly, and the tanks are designed with safety valves in place.

Councillor Fedeyko suggested that if the Fire Marshall can satisfy the M.D. Council that large propane tanks are safe, and the Fire Department is satisfied that they have the equipment, personnel, and training to deal with a larger tank, then he has no problem with it.

Paul Driedger suggested another area of consideration is to ensure the hamlet water supply is sufficient for the sprinkler system.

Reeve Neufeld thanked Abe Neufeld for attending the meeting.

The Subdivision and Development Appeal Board members Councillor R. Derksen, Councillor Bateman, and Acting Secretary to the Development Appeal Board, Dennis Litke, left the meeting at 11:55 a.m.

DELEGATION:

DAVE PETERS - Walk in Delegation

Paul Driedger read a letter submitted by Dave Peters for a proposal to establish a private campground on his property. Mr. Peters is requesting M.D. #23 to supply gravel for 3/4 to 1 mile of access road and sites, used culverts, and no additional property taxes. Mr. Peters states that by establishing a private campground he would be contributing to tourism in the area.

Reeve Neufeld advised Mr. Peters to telephone Compass Assessment for information on assessment.

Reeve Neufeld thanked Dave Peters for attending the meeting and Dave Peters and Abe Neufeld left the meeting at 12:10 p.m.

Beth Keppelar left the meeting at 12:16 p.m.

Reeve Neufeld called a lunch recess at 12:17 p.m. and reconvened at 1:10 p.m.

ADMINISTRATIVE:

3 a) **Set date for Assessment Review Board to hear Assessment Appeals**

MOTION 96-425

MOVED by Councillor Bateman to set the meeting date for the Assessment Review Board to hear Assessment Appeals on Monday, August 26, 1996, at 9:00 a.m. in Fort Vermilion, Alberta.

CARRIED

3 b) **Tax Penalty Charges - Request Write-off**

MOTION 96-426

MOVED by Councillor E. Derksen to write off the tax penalty charges in the amount of \$333.70 on Lot 1 Block 1 Plan 922-0950, because of an error in assessment.

CARRIED

3 c) **1995 Taxes and Penalty Charges- Request Write-off**

MOTION 96-427

MOVED by Councillor Rosenberger to write off the 1995 taxes and penalty charges in the amount of \$190.84 on Lot 38 Block 17 Plan 862-1341, because of an error in assessment.

CARRIED

3 d) **Reservations for Summer Zone meeting - Grande Prairie**

This item was received as information.

A meeting with Assistant Deputy Minister, Jim Sawchuk, is scheduled for 9:00 a.m. on Friday, August 16, 1996 at the Grande Prairie Inn.

Warren Ferguson, Reporter for the Northern Pioneer, entered the meeting at 1:36 p.m.

3 e) **For Review -Non-Profit Organizations, Taxable Classification**

Council requested Manager Litke submit a more detailed list, including dollar values involved, a breakdown between municipal and school taxes, and the most recent provincial rules on taxable classifications for non-profit organizations to the next Council meeting.

3 g) La Crete Community Forest Report

MOTION 96-428

MOVED by Councillor Fedeyko that the two isolated blocks of white zone land southwest of High Level be transferred to the green zone.

CARRIED

MOTION 96-429

MOVED by Councillor Sarapuk that the remainder of the land transfers and forest reserves within the Municipal District of Mackenzie No. 23 be subject to further review.

CARRIED

MOTION 96-430

MOVED by Councillor Bateman that the letter to Honourable Ralph Klein, Premier, be sent out with corrections.

CARRIED

MOTION 96-431

MOVED by Councillor E. Derksen to go into camera at 2:05 p.m.

CARRIED

MOTION 96-432

MOVED by Councillor E. Derksen to come out of camera at 2:13 p.m.

CARRIED

MOTION 96-433

MOVED by Councillor Rosenberger to appoint Councillor E. Derksen to the La Crete Community Forest Steering Committee and report back to Council.

CARRIED

3 h) Manager's Report

Manager Litke reported on the following issues:

Recent changes in staff - training of new staff and previous staff in new roles is ongoing.

Public works - some of the gravelling program, road construction and upgrades have taken place. Manager Litke inspected the construction on the 15 mile road and suggested using our own equipment and forces to recover some of the gravel, and were able to gravel a nearby road which was on the gravel program. He inspected the construction of the Steep Hill Creek road.

Graders - had delivery of the new graders, they are on the job and working well.

Vehicles - took delivery of two new 1/2 ton trucks.

La Crete subdivision - Jake Froese has installed the underground water line in his subdivision and the subdivision is coming along well.

Ferry - the ferry is operating well with several shut downs and daylight only operations due to high water and debris in the river, as well the ferry cannot dock properly when water levels are high.

Manager Litke also updated Council on capital projects.

4 a) Bylaw 052/96 - Zama Area Structure Plan

MOTION 96-434

MOVED by Councillor Bateman to give third reading to Bylaw 052/96 to enact the hamlet of Zama Area Structure Plan.

CARRIED

4 b) Bylaw 045/96 - Hamlet Addressing Bylaw

MOTION 96-435

MOVED by Councillor Rosenberger to give second reading to Bylaw 045/96 to implement the numbering of parcels of land and buildings within the hamlets of the municipality, at this time.

CARRIED

4 c) Bylaw 039/96 Council Organization

MOTION 96-436

MOVED by Councillor Fedeyko to table Bylaw 039/96 to provide the organizational and procedural matters of Council, Council committees and Councillors, to the next meeting.

CARRIED

4 d) Bylaw 053/96 - Hawkers and Peddlers License

MOTION 96-437

MOVED by Councillor Fedeyko to give first reading to Bylaw 053/96 to regulate and set business license fees for non resident hawkers and peddlers engaged in any business in the Municipal District of Mackenzie No. 23.

DEFEATED

FINANCIAL:

5 a) Budget Summary Report to June 30, 1996

This item was received as information.

5 b) Cheque Listing for June 1996

MOTION 96-438

MOVED by Councillor Bateman to approve the June 1996 cheque listing as presented.

CARRIED

Beth Keppelar left the meeting at 2:30 p.m.

Planning &
Development

7 b) Dispose of a portion of Lot 8 MR, Blk. 7, Plan 882-1687

MOTION 96-439

MOVED by Councillor Fedeyko to dispose of a portion of Lot 8MR, Block 7, Plan 882-1687, to accommodate access to a proposed subdivision on Lot 6, Block 7, Plan 882-1687.

CARRIED

7 c) Bylaw 054/96 - Lease of Road Allowance to Forestry

MOTION 96-440

MOVED by Councillor Rosenberger to give first reading to Bylaw 054/96 to authorize the lease of road allowance to forestry.

CARRIED

7 e) Bylaw 055/96 - Rezone Lot 11, Block 15, Plan 762-0383

MOTION 96-441

MOVED by Councillor Bateman to refuse Bylaw 055/96 for rezoning of Lot 11, Block 15, Plan 762-0383 and draft a Bylaw adding Mobile Home Sales and Service to Hamlet Industrial 1.

CARRIED

7 f) Bylaw 056/96 - Rezone Lots from HR 1A to HR1

MOTION 96-442

MOVED by Councillor R. Derksen to give first reading to Bylaw 056/96 to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to rezone lots 12, 13, 14, 15, Block 22, Plan 962-1378 and Lot 44, Block 15, Plan 942-2756 from Hamlet Residential 1A District (HR-1A) to Hamlet Residential 1 District (HR1).

CARRIED

MOTION 96-443

MOVED by Councillor Sarapuk to give second reading to Bylaw 056/96 to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to rezone lots 12, 13, 14, 15, Block 22, Plan 962-1378 and Lot 44, Block 15, Plan 942-2756 from Hamlet Residential 1A District (HR-1A) to Hamlet Residential 1 District (HR1).

CARRIED

7 g) Bylaw 057/96 - Rezone Lot 2, Block 6, Plan 882-1687 from HM1 to HC2

MOTION 96-444

MOVED by Councillor R. Derksen to give first reading to Bylaw 057/96 to amend the Municipal District of Mackenzie Land Use Bylaw to rezone Lot 2, Block 6, Plan 882-1687 from Hamlet Industrial 1 District (HM1) to Hamlet Commercial 2 District (HC2).

CARRIED

MOTION 96-445

MOVED by Councillor Fedeyko to give second reading to Bylaw 057/96 to amend the Municipal District of Mackenzie Land Use Bylaw to rezone Lot 2, Block 6, Plan 882-1687 from Hamlet Industrial 1 District (HM1) to Hamlet Commercial 2 District (HC2).

CARRIED

MOTION 96-446

MOVED by Councillor Scarfe to give unanimous consent for third reading to Bylaw 057/96 to amend the Municipal District of Mackenzie Land Use Bylaw to rezone Lot 2, Block 6, Plan 882-1687 from Hamlet Industrial 1 District (HM1) to Hamlet Commercial 2 District (HC2), at this time.

CARRIED UNANIMOUSLY

MOTION 96-447 **MOVED** by Councillor Bateman to give third reading of Bylaw 057/96 to amend the Municipal District of Mackenzie Land Use Bylaw to rezone Lot 2, Block 6, Plan 882-1687 from Hamlet Industrial 1 District (HM1) to Hamlet Commercial 2 District (HC2).

CARRIED

7 h) Bylaw 058/96-Rezone Lot 4 & 5MR, Block 11, Plan 882-1687 from HG2 to HP

MOTION 96-448 **MOVED** by Councillor Fedeyko to give first reading to Bylaw 058/96 to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to rezone Lot 4 and 5MR, Block 11, Plan 882-1687 from Hamlet General 2 (HG2) to Hamlet Public/Institutional District 2 (HP).

CARRIED

MOTION 96-449 **MOVED** by Councillor R. Derksen to give second reading to Bylaw 058/96 to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to rezone Lot 4 and 5MR, Block 11, Plan 882-1687 from Hamlet General 2 (HG2) to Hamlet Public/Institutional District 2 (HP).

CARRIED

MOTION 96-450 **MOVED** by Councillor Bateman to give unanimous consent for third reading to Bylaw 058/96 to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to rezone Lot 4 and 5MR, Block 11, Plan 882-1687 from Hamlet General 2 (HG2) to Hamlet Public/Institutional District 2 (HP), at this time.

CARRIED UNANIMOUSLY

MOTION 96-451 **MOVED** by Councillor Sarapuk to give third and final reading to Bylaw 058/96 to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to rezone Lot 4 and 5MR, Block 11, Plan 882-1687 from Hamlet General 2 (HG2) to Hamlet Public/Institutional District 2 (HP).

CARRIED

Subdivision and Development Appeal Board members, Councillors Bateman and R. Derksen, and staff member
D. Litke left the meeting at 3:05 p.m.

Warren Ferguson left the meeting at 3:05 p.m.

7 d) Subdivision Application 96MK040 - John Neufeld

MOTION 96-452 **MOVED** by Councillor Dyck to recommend approval on subdivision application 96MK040.

CARRIED

7 k) Subdivision Application 96MK043 - H Enns

The applicant withdrew subdivision application 96MK041 until a future date.

7 l) Subdivision Application 96MK042 - Hi-North Trucking/Caven

MOTION 96-453

MOVED by Councillor Sarapuk to recommend approval on subdivision application 96MK042.

CARRIED

Beth Keppelar and Warren Ferguson re-entered the meeting at 3:17 p.m.

7 m) Subdivision Application 96MK033 - Henry Enns

MOTION 96-454

MOVED by Councillor Dyck to recommend approval on subdivision application 96MK033.

CARRIED

7 n) Subdivision Application 96MK043 - P. Dechant

MOTION 96-455

MOVED by Councillor Sarapuk to recommend approval on subdivision application 96MK043.

CARRIED

OLD BUSINESS:

9 a) Mission Statement and Three Year Action Plan

Manager Litke presented Council with copies of the Mission Statement and Three Year Action Plan from the Mackenzie River Planning Commission.

MOTION 96-456

MOVED by Councillor Sarapuk to distribute the Mission Statement and Three Year Action Plan to the Honourable Tom Thurber - Minister of Municipal Affairs, Gary Friedel - M.L.A., Charlie Penson - MP, Alberta Environmental Protection Land & Forest, Mayor Jean Lederer & Council Town of Rainbow Lake, Mayor Gordon Burnell & Council, Town of High Level, and all Municipal District of Mackenzie No. 23 employees.

CARRIED

9 b) Zama Road - Letter from Rainbow Pipe Line

This item was received as information.

NEW BUSINESS:

10 a) St. Louis Church - Cemetery Grant Request

MOTION 96-457

MOVED by Councillor Bateman to approve the St. Louis Church request for \$500 cemetery grant.

CARRIED

10 b) St. Lukes Anglican Church - Cemetery Grant Request

MOTION 96-458

MOVED by Councillor Rosenberger to approve St. Lukes Anglican Church request for \$500 cemetery grant even though this item is over budget.

CARRIED

10 c) Redesign of F.C.S.S.

This item was received as information.

10 d) Management Performance Appraisal Seminar

MOTION 96-459 **MOVED** by Councillor R. Derksen to write a letter to Mackenzie Municipal Services Agency expressing the Municipal District of Mackenzie No. 23 Council's interest in the Management Performance Appraisal Seminar and encouragement to conduct the seminar.

CARRIED

10 e) Mackenzie Municipal Services Agency - Municipalities and Home Based Business

This item was received as information.

10 f) Letter to Honourable Ralph Klein from Bill Neufeld

This item was received as information.

COMMITTEE REPORTS:

11 a) Meeting with ^{Tom Thurber, Alberta Municipal Affairs} ~~Walter Paszkowski, Minister of Agriculture~~

Councillor R. Derksen brought to the attention of the M.D. 23 Council that himself and Manager Litke are invited to attend a meeting with ~~Walter Paszkowski, Minister of Agriculture~~ ^{Tom Thurber} on Thursday, August 1, 1996 in ~~Peace River~~ ^{Grande Prairie, Re: Housing Alberta Municipal Affairs}.

INFORMATION ITEMS:

15 a) AAMD&C News Highlights - June 19, 1996

This item was received as information.

15 b) AAMD&C News Highlights - June 26, 1996

This item was received as information.

15 c) AAMD&C News Highlights - July 3, 1996

This item was received as information.

15 d) Appointments - E.R. McLellan, Deputy Minister of Alberta Transportation and Utilities
John McGowan, Acting Deputy Minister of Municipal Affairs

This item was received as information.

15 e) Brownlee Fryett Municipal Law Bulletin

This item was received as information.

15 f) Letter of Acknowledgment Re: Hamlet of La Crete Water Supply Improvements

This item was received as information.

15 g) La Crete Arena Enhancement Project

This item was received as information.

15 h) Letter from Husky Oil - Property Tax Rates in Various Operating Areas of Alberta

This item was received as information.

15 i) Letter from Alberta Environment - Northwest Boreal Region Meeting with Municipal Officials in Peace River, July 25 & 26, 1996

MOTION 96-460

MOVED by Councillor Rosenberger that Councillor E. Derksen attend the Northwest Boreal Region Meeting with Municipal Officials in Peace River on July 25 and 26, 1996.

CARRIED

15 j) Copy of Letter - Mackenzie Ratepayers to Alberta Municipal Affairs

This item was received as information.

15 k) Letter and Video from ALPAC

This item was received as information.

15 l) Letter and Cheque Received from the City of Grande Prairie RE: Amateur Sport Grant

MOTION 96-461

MOVED by Councillor Fedeyko that the Municipal District of Mackenzie No. 23 notify all of the recreation boards within M.D. 23 on funds available. Funds are to be paid on a per capita basis and recreation areas are accountable to the Municipal District of Mackenzie No. 23.

CARRIED

OTHER BUSINESS:

13 a) STATUS ON ZAMA AMBULANCE

Development Officer, Paul Driedger, reported on the status of the Zama Ambulance. The ambulance cannot be operated until there is sufficient trained staff to operate the ambulance at which time Alberta Health will consider a registration review.

13 b) Bear Creek Bridge Update

As yet the M.D. has no definite date when the bridge at Bear Creek will be removed.

COMMITTEE OF
THE WHOLE:

MOTION 96-462

MOVED by Councillor Scarfe to go into camera at 4:00 p.m.

CARRIED

MOTION 96-463

MOVED by Councillor E. Derksen to come out of camera at 5:07 p.m.

CARRIED

12 a) Letter from Reynolds, Mirth, Richards & Farmer Judicial Review

MOTION 96-464

MOVED by Councillor Fedeyko to make an application to the courts for a stay on the Decision of Successor Rights.

CARRIED

12 c) High Level Staff Severance

MOTION 96-465

MOVED by Councillor Fedeyko that the Municipal District of Mackenzie No. 23 approve the recommendation made by Manager Litke to pay the severance agreement to the Assistant Manager.

CARRIED

12 d) Brownlee Fryett - RE: Development Appeal Board Decision

MOTION 96-466

MOVED by Councillor R. Derksen to oppose the application for leave and the subsequent appeal if leave is granted and that Brownlee Fryett, Barristers and Solicitors represent the Municipal District of Mackenzie No. 23 in present court proceedings.

Recorded vote requested by Councillor Fedeyko

CARRIED In Favour:
Reeve Neufeld
Councillor Bateman
Councillor R. Derksen
Councillor E. Derksen

Councillor Scarfe
Councillor Rosenberger
Councillor Dyck

Opposed:
Councillor Fedeyko
Councillor Sarapul

12 g) Agreement - Roger Borchert

MOTION 96-467

MOVED by Councillor Bateman that the Municipal District of Mackenzie No. 23 Council provide a \$10,000 personal loan guarantee to the Manager of Public Works, Roger Borchert, for the purpose of relocating his family and establishing permanent residence in M.D. #23.

Recorded vote requested by Councillor Fedeyko.

CARRIED In Favour:
Reeve Neufeld
Councillor Bateman
Councillor E. Derksen

Councillor R. Derksen
Councillor Scarfe
Councillor Rosenberger

Opposed:
Councillor Dyck
Councillor Fedeyko
Councillor Sarapul

ADJOURNMENT:

14 a) Adjournment

MOTION 96-468

MOVED by Councillor R. Derksen to adjourn the meeting at 5:31 p.m.

CARRIED

The minutes were adopted this 23 day of AUGUST, 1996.



Reeve



Manager