

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

**Council Chambers, Provincial Building, High Level, Alberta**

**Tuesday, September 10, 1996**

**PRESENT:**

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

**ALSO PRESENT:**

Dennis Litke	Chief Administrative Officer	
Eva Schmidt	Municipal Secretary, Recording Secretary	
Roger Borchert	Public Works Manager	
Paul Driedger	Development Officer	Morning only
Kevin Smith	Development Officer	Morning only

**GALLERY:**

Beth Kappeler  
Margaret Pietsch  
Frank Goertzen

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23, held on Tuesday, September 10, 1996 in the Council Chambers of the Provincial Building, High Level, Alberta.

**CALL TO ORDER:**

1. a) **Call to Order**

Reeve Neufeld called the council meeting to order at 10:07 a.m.

1. b) **Adoption of Agenda**

The following additions were made to the agenda:

- 9 1) E-911 Report
- 8 e) Rocky Lane Water Points
- 8 f) M.D. Equipment
- 8 g) Landfill Site
- 3 h) Family and Community Support Services
- 12 b) Liquor Store Issue

**MOTION 96-515**

**MOVED** by Councillor Dyck to adopt the agenda with additions.

**CARRIED**

**MOTION 96-516**

**MOVED** by Councillor R. Derksen to go into camera at 10:11 a.m.

**CARRIED**

**MOTION 96-517**

**MOVED** by Councillor Scarfe to come out of camera at 10:55 a.m.

**CARRIED**

Richard Neufeld , Mackenzie Municipal Services Agency, entered the meeting at 10:55 a.m.

**DEVELOPMENT:**

7. h) **Set Date for Land Use Bylaw Amendment to Rezone Pt. SE 10-106-15-5 from Agricultural District 1 to Accommodate Multi-Lot Country Residential Parcels**

Reeve Neufeld welcomed Frank Goertzen to the meeting and introductions were made.

Paul Driedger, Development Officer, informed Council that Mr. Goertzen wishes to have the Land Use Bylaw amended to allow for Country Residential Subdivisions. He is contemplating creating five 3.15 acre lots adjacent to 94 Avenue east of 98 Street, just east of La Crete.

Richard Neufeld noted that this type of zoning is currently banned in the Municipal District of Mackenzie. Therefore, in order to allow this subdivision the General Municipal Plan would have to be amended. This would be a major change since in the past Council has allowed only one parcel subdivisions per quarter section of land.

Frank Goertzen said that, if possible, he would like to have an answer from Council by the spring of 1997 so that he can finalize his subdivision plans.

Councillor Bateman pointed out that water and sewer would be quite expensive and that it would be an issue to consider.

Reeve Neufeld thanked Mr. Goertzen and he left the meeting at 11:09 a.m.

Subdivision and Development Appeal Board members Councillors Bateman, R. Derksen, Peters, and Manager Litke left the meeting at 11:09 a.m.

7. a) **Subdivision Application 96MK053 (Hamlet of La Crete)**

**MOTION 96-518**

**MOVED** by Councillor Dyck to recommend approval on subdivision application 96MK053 subject to Hamlet Residential 1A (HR1A) zoning.

**CARRIED**

7. b) **Subdivision Application 96MK055 (Richard Marshall) Farm Repair Shop**

Richard Neufeld informed Council that Mr. Marshall will be using the shop mostly for his own use but he needs the subdivision to get separate title because the remainder of the land is under joint ownership.

**MOTION 96-519**

**MOVED** by Councillor Sarapuk to recommend approval on subdivision application 96MK055.

**CARRIED**

7. c) **Subdivision Application 96MK056 (Hamlet of La Crete)**

**MOTION 96-520**

**MOVED** by Councillor Rosenberger to grant a time extension on subdivision application 96MK056 to September 10, 1997.

**CARRIED**

7. d) Subdivision Application 96MK057 (Hamlet of La Crete)  
4.75 acre expansion to Frontier Power

**MOTION 96-521**

**MOVED** by Councillor Rosenberger to recommend approval on subdivision application 96MK057 subject to rezoning to Highway Commercial 2 (HC2).

**CARRIED**

7. e) Subdivision Application 96MK058, David L. Doerksen  
Country Residential

**MOTION 96-522**

**MOVED** by Councillor Rosenberger to recommend approval on subdivision application 96MK058.

**CARRIED**

7. f) Subdivision Application 96MK059, John A. Martens  
Farmstead Separation

**MOTION 96-523**

**MOVED** by Councillor Dyck to recommend approval on subdivision application 96MK059 subject to a condition to consolidate the two 80 acre parcels.

**CARRIED**

7. g) Subdivision Application 96MK060, Ken Wiebe  
Country Residential

**MOTION 96-524**

**MOVED** by Councillor Sarapuk to recommend approval on subdivision application 96MK060.

**CARRIED**

7. j) Time Extension for 95MK054, M.D. of Mackenzie No. 23  
Hamlet of Zama

**MOTION 96-525**

**MOVED** by Councillor E. Derksen to grant a time extension on subdivision application 95MK054 to August 6, 1997.

**CARRIED**

7. k) Maurice Despins Stop Order (5-SO-93)

Development Officer, Paul Driedger, informed Council that Maurice Despins was issued a stop order in 1993 because he was parking a tanker on his residential lot. Council at that time suggested to postpone the Stop Order until lots were available. Our legal advisors have asked if the M.D. wants to pursue the issue at this time. There are still no lots available.

Council advised the Development Officer to have Maurice Despins apply for a Development Permit at this time and if there are no lots available that the Development Officer issue a temporary, one year Development Permit. This would give the Development Officer the opportunity to review the situation annually.

Council also advised the Development Officers to issue temporary, one year permits to those residences in Zama that are moving the second Mobile Home onto their lots because there are no more lots available, until such time as more lots become available.

Subdivision and Development Appeal Board members Councillors Bateman, R. Derksen, Peters, and Manager Litke re-entered the meeting at 11:35 a.m.

7. i) Request for Road Closure, A.T.&U./James Lambert

MOTION 96-526

**MOVED** by Councillor Sarapuk to prepare a bylaw to allow the road closure between NE 6-109-13-W5M and NW 5-109-13-W5M.

**CARRIED**

7. l) Aeromedical Ambulance Agreement With M.D. 23

MOTION 96-527

**MOVED** by Councillor Bateman to investigate the tendering out for ambulance services for the entire Municipal District of Mackenzie No. 23 and that the information be brought back to the next council meeting.

**CARRIED**

Council asked Paul Driedger to determine if Alberta Health releases dollar figures for ambulance call statistics.

HOUSE IN LA CRETE SITUATED ON THE SEWER LINE

Paul Driedger reported that he has just become aware that the foundation of a new house in La Crete is situated right on top of the sewer line. The construction of the house is almost complete. When the Development Permit was issued there was no indication of any right-of-ways or easements. This is a Quality Investment subdivision which was constructed in 1995.

Reeve Neufeld called a recess for lunch at 12:05 p.m. and reconvened at 1:08 p.m.

GALLERY:

Beth Kappeler  
Margaret Pietsch  
Keith Helberg                      Alberta Transportation and Utilities

DELEGATIONS:

6. a) Keith Helberg - Alberta Transportation and Utilities

Reeve Neufeld welcomed Keith Helberg to the meeting and introductions were made.

Mr. Helberg reported that Alberta Transportation and Utilities will not consider reconstructing the Bear River Bridge. Reeve Neufeld asked if Alberta Transportation and Utilities will fund a bypass. Mr. Helberg said that bridges are owned by the Municipal District. Alberta Transportation and Utilities is still prepared to provide funding to bridge structures, but the money cannot be used to build M.D. roads. To build a new bridge would cost approximately \$550 000. The Bear River Bridge is in a condition of deterioration and needs to be monitored on a frequent basis and if there is an obvious change in deterioration the M.D. should notify Stu Hagan. Road infrastructure, including the bridges, is the Municipal District's responsibility. Alberta Transportation and Utilities will continue to fund bridges but they are no longer liable.

Manager Litke asked who will remove the bridge in the event that it needs to be removed. Mr. Helberg said that after October, 1996, Alberta Transportation and Utilities will have no equipment left in the area that would be suitable for bridge removal, but they can be contacted to give advice on how to remove it.

Mr. Helberg reported that Alberta Transportation and Utilities fully intends to finish the paving on the ferry road to Highway 35 and some type of surface will be put on the ferry hill. On Highway 35 surfacing and patching is being completed up to Twin Lakes. Overlay pavement is to be completed on the south entrance and south approach to Fort Vermilion in 1997. Pavement will probably be extended past Fort Vermilion at that time.

Alberta Transportation and Utilities will work on getting the Ponton Bridge structure on Highway 58 into better shape.

Councillor R. Derksen asked Mr. Helberg why there is still a road ban on the road between the ferry and Highway 35. Mr. Helberg replied he will take steps to have the road ban removed.

Alberta Transportation and Utilities and the Municipal District of Mackenzie need to meet on the ice bridge issue within the next two weeks. Mr. Helberg suggested that they might be able to agree upon a 3-5 year contract.

The issue of the hump on the ferry was brought up, Mr. Helberg said that re-examination of the design showed the hump is structural and would be too expensive to change.

On the issue of the Zama Access Road tenders, Mr. Helberg said the M.D. would probably get a quick positive response from his department.

Reeve Neufeld thanked Keith Helberg for attending the meeting and he left at 2:44 p.m.

**MOTION 96-528**

**MOVED** by Councillor Bateman to rescind motion number 96-467.

**CARRIED**

**MINUTES:**

2. a) **Minutes of August 22 & 23, 1996 Council Meeting**

Councillor Sarapuk requested that his name be removed from the recorded Motion 96-510 since he was not at the meeting that day.

Councillor Fedeyko requested that item 8 j) Canada-Agri Infrastructure, that "to make a joint application to repair the Wanham bridge rail approaches and" be inserted following the part that reads "Peace Region Municipal Districts".

Councillor Fedeyko asked to have the Report of Prince Rupert amended to a "3 day advantage."

**MOTION 96-529**

**MOVED** by Councillor Scarfe to adopt the minutes as amended.

**CARRIED**

**ADMINISTRATIVE:**

3. a) **Managers Report**

3. b) **Organizational Chart**

This item was moved to 12.

3. c) **Alberta Labour Relations**

This item was moved to 12.

3. d) **Assessor**

This item was moved to 12.

3. e) Letter from Alberta Environment

This item was received for information.

3. f) Treasury Branch

Manager Litke reported that the M.D. can have the old Treasury Branch building when the new building is complete. This building is allocated for Zama.

3. g) Elected Officials Meeting

Manager Litke informed Council that the suggested meeting date for the Elected Officials meeting is October 18, 1996 in High Level. This date was acceptable to Council.

3. h) Family and Community Support Services

Councillor Rosenberger asked Manager Litke if the Family and Community Support Services audit has been completed. Manager Litke will check with Treasurer, Hugh Dennis.

Sharon Siga and Bonnie Gray entered the meeting at 1:55 p.m.

PUBLIC WORKS:

8. a) Zama Access Road Tender Results

Public Works Manager, Roger Borchert, gave a report on the tender results. Tenders have been opened, checked, and references have been checked.

**MOTION 96-530**

**MOVED** by Councillor Bateman that the UMA Engineering Ltd., Zama Access Road Improvements - Project 1, tender analysis be accepted, and that the Municipal District of Mackenzie recommend award of the project to Central Peace Contracting Ltd., Berwyn, Alberta, for the sum of \$2 524 960, subject to approval by Alberta Transportation and Utilities, subject to approval by Alberta Environmental Protection, and subject to the Municipal District obtaining the right of way for construction.

**CARRIED**

The tentative start date for the Zama Access Road project is September 16, 1996.

Ladies representing the Zama Community Library, Fort Vermilion Community Library, and La Crete Community Library entered the meeting at 2:01 p.m.

DELEGATION:

6. b) Sharon Siga - Peace Library System  
Bonnie Gray - Alberta Community Development Library Services

Reeve Neufeld welcomed Sharon Siga and Bonnie Gray to the meeting and introductions were made.

Sharon Siga said she wished to discuss Library Services with Council primarily because of the change from Improvement District to Municipal District. For a number of years the municipality has received an I.D. matching grant from the Alberta government, this grant will be phased out. The Municipal District of Mackenzie has an option to form a library board, form a joint library board that would have representation of the geographical area, or join a Regional Library System, which in this case, would be the Peace Library System. Regional Library Systems, reported Ms. Siga, are grass roots organizations.

In Alberta, municipalities are responsible to provide library services to their constituents. Ms. Siga pointed out that municipalities have to deal with a single tax base, if they join a regional library system there is a larger tax base area to tap.

Ms. Siga handed out information brochures. When municipalities join a regional library system, the benefits the residents receive are volume discounts which are given up to 45% off the retail price, and regional alliance which means libraries can borrow materials from each other.

For the past five years the Peace Regional Library has supplied this municipality with a library listing. Zama, Fort Vermilion, and La Crete Community Libraries can access provincial libraries for information but the government will discontinue this service later this year. The M.D. needs to have a strategy to replace this service. Municipal District of Mackenzie could become a member or enter into a contract with the Peace Library System which is backed up by the resources of the Regional Library System. Library cards are honored at 24 Peace Libraries and the future outlook is to have these card honored throughout the province. The Peace Library System also supports libraries through a consulting department and there is a possibility to have a books by mail service.

If the M.D. is interested in full membership then the Peace Library System would advise the M.D. to lobby the government for full funding the same as other library systems enjoy.

Bonnie Gray reported that Zama, Fort Vermilion, and La Crete already have community libraries. Some rural municipalities have set up library boards which is set up in the Library Act but community boards have also been allowed to establish. Matching grants have been given in the past but future funding must be changed. The no cost option is setting up a library board within the M.D. The funding review that is currently happening will probably be in place for another year. The intent is to ensure that library service is able to continue in the M.D.

A decision has to be made this fiscal year. The Task Force should be making their recommendations early next year.

Reeve Neufeld thanked the delegation and they left the meeting at 3 p.m.

**PUBLIC WORKS:**

**8. a) i) Letter from Minister of Transportation & Utilities**

A letter was received from the Minister of Alberta Transportation and Utilities regarding Council's concerns on the funding arrangements for construction of the Zama Access Road. Alberta Transportation will now fund the first two projects and the Municipal District of Mackenzie will be responsible to fund the third project. However, preliminary engineering, surveying and design work for the second and third projects should be done in advance, due to the anticipated overlap of these three projects.

This item was received as information.

Pat Lundy and Carmen Johnson entered the meeting at 3:03 p.m.

**8. b) La Crete Lift Station No. 5**

Roger Borchert presented an updated report on the La Crete Lift Station No. 5.

**MOTION 96-531**

**MOVED** by Councillor Bateman that the installation of La Crete Lift Station No. 5 be awarded to Peter's Excavating Ltd. at a tender amount of \$82 531.24.

**CARRIED**

**MOTION 96-532**

**MOVED** by Councillor Sarapuk that the Municipal District of Mackenzie No. 23 purchase manhole material for La Crete Lift Station No. 5 from La Farge Construction Materials for an estimate of \$5 858 and purchase pipe material for La Crete Lift Station No. 5 from Western Supplies for an estimate of \$10 008.

**CARRIED**

**MOTION 96-533**

**MOVED** by Councillor Bateman that the Municipal District of Mackenzie No. 23 approve the La Crete Lift Station No. 5 project estimate on the basis of the received quoted and tendered prices as presented by the Manager of Public Works and with the exception of the driveways construction and fencing, for an estimated total of \$195 477 and fund an estimated \$25 477 from operating reserves.

**CARRIED**

Councillor<sup>R.</sup> Derksen left the meeting at 3:20 p.m.

Marilyn Toews entered the meeting at 3:20 p.m.

John Leonard entered the meeting at 3:25 p.m.

6. c) **Pat Lundy - Land of the Mighty Peace Tourist Association**

Reeve Neufeld welcomed Pat Lundy and Carmen Johnson to the meeting and introductions were made.

Pat Lundy made a presentation on the Mighty Peace Tourist Brochure which she creates. She reported that visitor statistics for the Peace Region have increased steadily since 1991.

The Land of the Mighty Peace Tourist Association are expecting to go on line with a few pages on the internet in the next few weeks. Ms. Lundy has been working with a gentleman from Calgary arranging a familiarizing one week tour of the area starting at Edmonton, coming up to the Peace Region, to Wood Buffalo National Park, and back to Edmonton. The tour has been postponed because they were unable to set it up before sometime this fall and they would like to give the tour during the summer when everything is green, therefore, the tour has been tentatively rescheduled for June 1997. The tour is being organized mainly for wholesalers and tour operators at this time.

John Leonard suggested that there should be a central theme to focus on. He pointed out that the most obvious primary focus is the river. He would like to see houseboat tours given on the river starting at Peace River and coming up to High Level with the passengers having the option of stopping over at various points of interest along the way. This is a project that could possibly be undertaken by two or three corporations along with private enterprises from various communities along the way.

Reeve Neufeld thanked them for attending the meeting and they left at 3:47 p.m.

6 d) **Sharon McLean - Fort Vermilion Daycare**

Sharon McLean was unable to attend the meeting.

8. c) **M.D. Office Signs**

Roger Borchert presented a proposal for M.D. signs.

**MOTION 96-534**

**MOVED** by Councillor Dyck to purchase Municipal District of Mackenzie No. 23 signs as proposed.

**CARRIED**

8 d) **River Road Erosion Control**

Public Works Manager, Roger Borchert, reported that the river road north of La Crete is experiencing some erosion.

**MOTION 96-535**

**MOVED** by Councillor Scarfe to table this issue to the next meeting.

**CARRIED**



8 e) Rocky Lane Water Point

Councillor Sarapuk reported that ratepayers are concerned that the Rocky Lane Water Point does not work properly. Roger Borchert said that new coin meters have been installed but he will get them tested for sensitivity.

8 f) M.D. Equipment

Councillor Dyck would like a list of all equipment owned by the Municipal District of Mackenzie to be presented at the next Council meeting.

8 g) Land Fill Site

Roger Borchert gave an update on his search for suitable land for a land fill site. He said he has been checking land in the Blue Hills area because he would like to have the land fill site situated in the green zone away from residential areas.

OLD BUSINESS:

9 b) E-911 Report

Councillor Fedeyko reported that Jerry Chomiak has been elected as chairperson for the E-911 Steering Committee.

**MOTION 96-536**

**MOVED** by Councillor Scarfe to go into camera at 4:14 p.m.

**CARRIED**

**MOTION 96-537**

**MOVED** by Councillor Dyck to come out of camera at 4:22 p.m.

**CARRIED**

**MOTION 96-538**

**MOVED** by Councillor E. Derksen to table the remainder of the agenda to the next regular council meeting.

**CARRIED**

ADJOURNMENT:

14 a) Adjournment

**MOTION 96-539**

**MOVED** by Councillor Bateman to adjourn the meeting at 4:23 p.m.

**CARRIED**

These minutes were adopted this 26 day of September, 1996.

  
William Neufeld, Reeve

  
Dennis Litke, C.A.O.