

MACKENZIE COUNTY

REGULAR COUNCIL MEETING

AUGUST 12, 2013

10:00 A.M.

COUNCIL CHAMBERS
FORT VERMILION, AB

STRATEGIC PRIORITIES CHART

April 2013

COUNCIL PRIORITIES (Council/CAO)

NOW

1. **HOUSING ENTITY: Governance Structure – Sept.**
2. **LAND USE FRAMEWORK: Position Paper - May**
3. **REGIONAL COLLABORATION: Protocol - June**
4. **HIGH LEVEL: Share Service Agreement – June**
5. **FIRST NATION RELATIONS: Orientation – Sept.**
6. **OSB PLANT: Water Supply – August**
7. **NEW ROAD CONSTRUCTION FUNDING – Sept.**

ADVOCACY

- Zama Road Paving Funds*
- Road Construction Funding Request*
- Canada Postal Service - La Crete*
- Land use Framework Input*
- Highway 58 West Extension to BC*

NEXT

- OIL AND GAS STRATEGY
- ZAMA ROAD: Business Case
- SURFACE WATER MANAGEMENT PLAN
- REGIONAL WATER AGREEMENT

- TOURISM: Strategy (REDI)
- BRANDING STRATEGY (2014)
- TRANSPORTATION CORRIDOR PLAN

OPERATIONAL STRATEGIES (CAO/Staff)

CHIEF ADMINISTRATIVE OFFICER (Joulia)

1. **HOUSING ENTITY: Governance Structure – Sept.**
2. **REG. COLLABORATION: Protocol - June**
3. **FIRST NATION RELATIONS: Orientation – Sept.**
- HIGH LEVEL: Share Service Agreement**
-

ECONOMIC DEVELOPMENT (Bill)

1. Resource Roads: Strategy – Sept.
2. OSB PLANT: Water Supply - June
3. ROAD CONSTRUCTION FUNDS: Request - Sept
- ZAMA ROAD: Business Case
- TOURISM: Strategy (REDI)

COMMUNITY SERVICES (Ron)

1. Radio Communication System - May
2. COR Certification: Update Safety Manual - July
3. Rec. Board Agreement Draft Renewal – Oct.
- Prepare for Municipal QMP Audit (SCC) - April
- Disaster Emergency Planning

AGRICULTURAL SERVICES (Grant)

1. **SURFACE WATER MANG. PLAN - TOR - May**
2. Agricultural Trade Fair – Aug.
3. ASB Business Plan - May
- Emergency Livestock Response Plan – Sept.
-

PLANNING & DEVELOPMENT (Byron)

1. **LAND USE FRAMEWORK: Position Paper - May**
2. Area Structure Plans - July
3. Business License Bylaw & Implementation – July
- Development Agreement: Revise
- Airport Vicinity Protection Area

LEGISLATIVE SERVICES (Carol)

1. Municipal Elections: Election Bylaw - May
2. Municipal Elections: Candidate Handbook - July
3. Virtual City Hall Implementation - May
- Human Resource Policy Review
- Communication Plan

FINANCE (Alison)

1. Long Term Capital Plan - Mar.
2. Borrowing Bylaws - June
3. Local Imp. Bylaws - June
- Master Card Policy
- Internal Controls Procedure Review

PUBLIC WORKS* (John & Ron)

1. **HAMLET ROAD PRIORITIES PROGRAM - June**
2. **PRIVATE ROAD TRANSFER POLICY – Sept.**
3. Rural Waterline Research Paper: TOR - July
- Rural Road Plan
- Water Source Plan

CODES: **BOLD CAPITALS** = Council NOW Priorities; **CAPITALS** = Council NEXT Priorities; *Italics* = Advocacy; Regular Title Case = Operational Strategies; * See Monthly Capital Projects Progress Report

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Monday, August 12, 2013
10:00 a.m.**

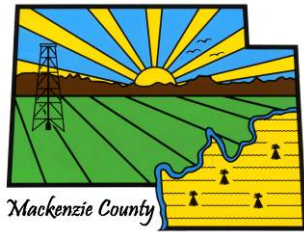
**Fort Vermilion Council Chambers
Fort Vermilion, Alberta**

AGENDA

			Page
CALL TO ORDER:	1.	a) Call to Order	
AGENDA:	2.	a) Adoption of Agenda	
ADOPTION OF PREVIOUS MINUTES:	3.	a) Minutes of the July 16, 2013 Regular Council Meeting	7
DELEGATIONS:	4.	a) b)	
GENERAL REPORTS:	5.	a) CAO Report b)	27
TENDERS:	6.	a) Request for Proposal – 2013 Fibre Reinforced Double Gravel Seal Program, River Road, Range Road 15-3 (Contract No. 091-10141-00)	
PUBLIC HEARINGS:	7.	a) Bylaw 907-13 Land Use Bylaw Amendment Application to Rezone Part of NW 9-104-15-W5M from Mobile Home Subdivision ‘MHS1’ to Hamlet Residential 1B ‘HR1B’ (La Crete) – 1:00 p.m.	35
		b) Bylaw 910-13 Land Use Bylaw Amendment Application to Rezone Plan 992 0983, Block 1, Lot 1 (9310-94 st Street) from Hamlet County Residential 2 (HCR2) to Public/Institutional (P) – (Hamlet of La Crete) – 1:00 p.m.	47

		c)	Bylaw 906-13 Land Use Bylaw Amendment Application to Rezone Plan 982 5602, Block 19, Lot 4 from Hamlet Commercial 2 'HC2' to Hamlet Industrial 2 'HI2' (La Crete) – 1:00 p.m.	57
		d)	Bylaw 894-13 Hamlet of Fort Vermilion Area Structure Plan – 1:10 p.m.	75
		e)	Bylaw 895-13 Hamlet of La Crete Area Structure Plan – 1:15 p.m.	115
		f)	Bylaw 898-13 Fort Vermilion Industrial Area Structure Plan – 1:20 p.m.	159
		g)	Bylaw 900-13 Mackenzie Highway Industrial Area Structure Plan – 1:20 p.m.	195
COMMUNITY SERVICES:	8.	a)		
		b)		
		c)		
ENVIRONMENTAL SERVICES:	9.	a)	Fee for Sewer Camera Services	227
		b)		
		c)		
OPERATIONS:	10.	a)	Traffic Control on 109 th Street & 100 th Avenue (La Crete)	231
		b)		
		c)		
PLANNING & DEVELOPMENT:	11.	a)	Bylaw 914-13 Land Use Bylaw Amendment Application to rezone Part of NE 5-106-15-W5M from Urban Fringe (UF) to Hamlet General (HG) (Hamlet of La Crete)	233
		b)		
		c)		

		d)		
CORPORATE SERVICES:	12.	a)	Bylaw 912-13 Fee Schedule Bylaw	257
		b)	Drake Energy Ltd. – Tax Roll 410991	297
		c)		
		d)		
ADMINISTRATION:	13.	a)	Policy PW023 – Rural Road Specification	299
		b)	AAMDC – MGA Consultation Workshops	303
		c)	Rural Water New Connections	307
		d)		
		e)		
		f)		
INFORMATION / CORRESPONDENCE:	14.	a)	Information/Correspondence	309
IN CAMERA SESSION:	15.	a)	Legal <ul style="list-style-type: none">• Housing Amalgamation• Regional Service Sharing Agreement	
		b)	Labour <ul style="list-style-type: none">•	
		c)	Land <ul style="list-style-type: none">•	
NEXT MEETING DATE:	16.	a)	Regular Council Meeting Monday, August 26, 2013 11:00 a.m. Fort Vermilion Council Chambers	
ADJOURNMENT:	17.	a)	Adjournment	



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Minutes of the July 16, 2013 Regular Council Meeting

BACKGROUND / PROPOSAL:

Minutes of the July 16, 2013 Regular Council meeting are attached.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

COMMUNICATION:

Approved council minutes are posted on the County website.

RECOMMENDED ACTION:

That the minutes of the July 16, 2013 Regular Council meeting be adopted as presented.

Author: C. Gabriel Review by: _____ CAO _____

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Tuesday, July 16, 2013
10:00 a.m.**

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

PRESENT: Bill Neufeld Reeve (left the meeting at 2:00 p.m.)
Walter Sarapuk Deputy Reeve
Peter F. Braun Councillor
Elmer Derksen Councillor
Dicky Driedger Councillor
John W. Driedger Councillor (left the meeting at 3:37 p.m.)
Odell Flett Councillor
Eric Jorgensen Councillor (arrived at 10:04 a.m.)

REGRETS: Jacquie Bateman Councillor
Lisa Wardley Councillor

ADMINISTRATION: Joulia Whittleton Chief Administrative Officer
Alison Kilpatrick Director of Corporate Services
John Klassen Director of Environmental Services &
Operations
William (Bill) Kostiw Director of Infrastructure Development &
Government Relations
Liane Lambert Planner
Caitlin Smith Development Officer/Recording Secretary

ALSO PRESENT: Members of the public.

Minutes of the Regular Council meeting for Mackenzie County held on July 16, 2013 in the Fort Vermilion Council Chambers.

CALL TO ORDER: 1. a) Call to Order

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

AGENDA: 2. a) Adoption of Agenda

MOTION 13-07-469 MOVED by Councillor J. Driedger

That the agenda be approved as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

3. a) Minutes of the June 26, 2013 Regular Council Meeting

MOTION 13-07-470

MOVED by Councillor Derksen

That the minutes of the June 26, 2013 Regular Council meeting be adopted as presented.

CARRIED

GENERAL REPORTS:

5. a) CAO Report

MOTION 13-07-471

MOVED by Councillor Braun

That the CAO report for June 2013 be accepted for information.

CARRIED

5. b) Municipal Planning Commission Meeting Minutes – May 16 and June 6, 2013

MOTION 13-07-472

MOVED by Councillor Derksen

That the Municipal Planning Commission meeting minutes of May 16 & June 6, 2013 be received for information.

CARRIED

5. c) Inter-Municipal Planning Commission Meeting Minutes – April 23 and May 23, 2013

MOTION 13-07-473

MOVED by Deputy Reeve Sarapuk

That the Inter-Municipal Planning Commission meeting minutes of April 23 and May 23, 2013 be received for information.

CARRIED

5. d) Public Works Committee Meeting Minutes – February 25 and April 8, 2013

MOTION 13-07-474

MOVED by Councillor D. Driedger

That the Public Works Committee meeting minutes of February 25 & April 8, 2013 be received for information.

CARRIED

5. e) Tompkins Committee Meeting Minutes – April 11, 2013

MOTION 13-07-475

MOVED by Councillor J. Driedger

That the Tompkins Crossing Committee meeting minutes of April 11, 2013 be received for information.

CARRIED

PUBLIC HEARINGS:

7. a) None

COMMUNITY SERVICES:

8. a) Amend Bylaw 770-10 – Unsightly Premises

MOTION 13-07-476

MOVED by Councillor Braun

That first reading be given to Bylaw 908-13 being the Unsightly Premises Bylaw for Mackenzie County.

CARRIED

MOTION 13-07-477

MOVED by Councillor D. Driedger

That second reading be given to Bylaw 908-13 being the Unsightly Premises Bylaw for Mackenzie County.

CARRIED

MOTION 13-07-478

Requires Unanimous

MOVED by Councillor J. Driedger

That consideration be given to proceed to third reading of Bylaw 908-13 being the Unsightly Premises Bylaw for Mackenzie County.

CARRIED UNANIMOUSLY

MOTION 13-07-479

MOVED by Councillor Braun

That third reading be given to Bylaw 908-13 being Unsightly Premises Bylaw for Mackenzie County.

CARRIED

8. b) Atlas Landing – Park Development (Discussion)

MOTION 13-07-480

MOVED by Councillor Derksen

That the Atlas Landing Park Development be referred to the Community Services Committee.

CARRIED

ENVIRONMENTAL SERVICES:

9. a) Fort Vermilion 43rd Avenue Water and Sewer Relocation and Upgrades and 50th Street Water Extension

MOTION 13-07-481

MOVED by Councillor Flett

That the scope of work for Fort Vermilion 43rd Avenue Water and Sewer Relocation and Upgrades and 50th Street Water Extension project be amended by proceeding with 43rd Avenue Water and Sewer Relocation construction and engineering only for the 50th Street Water Extension, inclusive of the sewer extension component, and that the 50th Street Water and Sewer Extension project be reviewed for the 2014 budget.

CARRIED

9. c) Sewage Lagoon Disposal Agreement

MOTION 13-07-482

MOVED by Councillor Jorgensen

That the Sewage Lagoon Disposal Agreement be adopted as presented and the fees be researched and brought back to Council.

CARRIED

9. b) La Crete Lagoon Upgrade Project – Scope and Finance

MOTION 13-07-483

MOVED by Reeve Neufeld

That Council move in-camera at 10:59 a.m.

CARRIED

MOTION 13-07-484

MOVED by Councillor D. Driedger

That Council move out of camera at 11:18 a.m.

CARRIED

MOTION 13-07-485

MOVED by Councillor Braun

That a recommendation be made to Alberta Transportation to award the contract for the La Crete Lagoon Upgrades and Expansion project to the lowest bidder based on Option #2 for revised scope of work and costs.

CARRIED

MOTION 13-07-486

MOVED by Deputy Reeve Sarapuk

That the 2013 Capital Budget be amended by the following:

1. increase the total project cost for the La Crete Lagoon Upgrades and Expansion project to \$6,247,000, including \$417,000 for engineering costs;
2. prepare a short-term borrowing bylaw for \$1,233,734, and reallocate \$616,917 in FGTF grant funding from other capital projects;
3. postpone the Rural Water Pumping Station capital project to 2014;
4. fund the capital projects from which FGTF funds were reallocated in (2) with a combination of \$429,451 in MSI grant funding from (3), and draws on Municipal Reserves, as shown in the table, below:

Description/Project	Grant funding	Alternate Funding for Capital Projects			Total
		Reserve/MSI title	Reserve	MSI*	
Reallocate FGTF grants:					
FV 48th & 50th water/sewer	127,176	Water Upgrading Reserve/MSI	81,071	46,105	127,176
FV 48th & 50th water/sewer	127,177	Sewer Upgrading Reserve/MSI	81,071	46,106	127,177
ZA pump house upgrades	224,270	MSI grant	-	224,270	224,270
LC Rehab well no. 1	138,294	Water Upgrading Reserve/MSI	25,324	112,970	138,294
Total reallocation of FGTF	616,917		187,466	429,451	616,917

*MSI funding from Rural Pumping Station project, postponed to 2014.

CARRIED

MOTION 13-07-487

MOVED by Councillor Braun

That a supplementary application be submitted to Alberta Transportation under the Alberta Water and Waste Water

Program for the La Crete Lagoon Upgrades and Expansion project for the amount in excess of the prior approval.

CARRIED

Reeve Neufeld recessed the meeting at 11:27 a.m. and reconvened the meeting at 11:38 a.m.

9. d) Bylaw 909-13 – Water and Sewer Systems

MOTION 13-07-488

MOVED by Councillor J. Driedger

That first reading be given to Bylaw 909-13 being the Water and Sewer System Bylaw for Mackenzie County.

CARRIED

MOTION 13-07-489

MOVED by Councillor Derksen

That second reading be given to Bylaw 909-13 being the Water and Sewer System Bylaw for Mackenzie County.

CARRIED

MOTION 13-07-490

Requires Unanimous

MOVED by Councillor Jorgensen

That consideration be given to proceed to third reading of Bylaw 909-13 being the Water and Sewer Bylaw for Mackenzie County.

CARRIED UNANIMOUSLY

MOTION 13-07-491

MOVED by Councillor Braun

That third reading be given to Bylaw 909-13 being the Water and Sewer System Bylaw for Mackenzie County.

CARRIED

OPERATIONS:

10. a) PW039 Policy – Road, Access & Surface Storm Water Channel Construction

MOTION 13-07-492

MOVED by Councillor Derksen

That PW039 Rural Road, Access Construction and Surface Water Management Policy be approved as amended.

CARRIED

10. b) Future Collector Roads

MOTION 13-07-493

MOVED by Councillor J. Driedger

That the approaches at RR191 and RR193 south of and connecting to HWY697 be designated as the future collector roads approaches as per Policy PW039.

CARRIED

Reeve Neufeld recessed the meeting at 12:15 p.m. and reconvened the meeting at 1:02 p.m. with all members present except Councillor Flett and Councillor Jorgensen.

**PLANNING &
DEVELOPMENT:**

11. a) 164-DP-13 Fox Haven Golf & Country Club (Ancillary Building (Golf Shed) in Direct Control High Level Rural (Inter-municipal Development Plan Area)

MOTION 13-07-494

MOVED by Councillor Derksen

That Development Permit 164-DP-13 on Part of SE 16-110-19-W5M in the name of Fox Haven Golf & Country Club 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 are:
 - c) 41.14 meters (135 feet), from Road Right of Way.
 - d) 15.2 meters (50 feet) from all other property lines.
2. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
3. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
4. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the basement and/or flooding of the basement, and/or any ancillary buildings.
5. 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 of Mackenzie County at 780-928-3983. Access to be constructed at the developer's expense.
6. 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.
 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.

CARRIED

11. b) 168-DP-13 Wielhelem Berg (Manufactured Home-Single Wide in "A") (La Crete)

MOTION 13-07-495

MOVED by Councillor Braun

That Development Permit 168-DP-13 on Plan 122 4236; Block Q1; Lot 01 (Part of SE 16-106-13-W5M) in the name of Wielhelem Berg be approved with following conditions: Failure to comply with one or more of the attached conditions shall render this permit Null and Void.

1. Minimum Manufactured Home-Single Wide, Addition and Deck setbacks are:
 - a) 41.14 meters (135 feet), from Road Right of Way
 - b) 15.2 meters (50 feet) from all other property lines.
2. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
3. The undercarriage of the Manufactured Home – Single Wide shall be screened from view by skirting or such other means satisfactory to the Development Authority.
4. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
5. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as

a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the basement and/or flooding of the basement, and/or any ancillary buildings.

6. 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 of Mackenzie County at 780-928-3983. Access to be constructed at the developer's expense.
7. 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 (lot) shall have a positive
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

Councillor Flett rejoined the meeting at 1:04 p.m.

**11. c) Bylaw 910-13 Land Use Bylaw Amendment
Application to Rezone Plan 992 0893, Block 1,
Lot 1 (9310-94th Street) from Hamlet Country
Residential (HCR2) to Public Institutional (P) (La
Crete)**

MOTION 13-07-496

MOVED by Councillor J. Driedger

That first reading be given to Bylaw 910-13, being a Land Use Bylaw amendment to rezone Plan 992 0893; Block 1; Lot 1 from Hamlet Country Residential 2 (HCR2) to Public/Institutional (P), subject to public hearing input.

CARRIED

Councillor Jorgensen rejoined the meeting at 1:09 p.m.

11. d) Bylaw 911-13 – Business License Bylaw

MOTION 13-07-497

MOVED by Councillor Flett

That first reading be given to bylaw 911-13, being a Business License bylaw for Mackenzie County.

CARRIED

MOTION 13-07-498

MOVED by Deputy Reeve Sarapuk

That second reading be given to bylaw 911-13, being a Business License bylaw for Mackenzie County.

CARRIED

MOTION 13-07-499

Requires Unanimous

MOVED by Councillor D. Driedger

That consideration be given to proceed to third reading of Bylaw 911-13 being the Business License bylaw for Mackenzie County.

CARRIED UNANIMOUSLY

MOTION 13-07-500

MOVED by Councillor Flett

That third reading be given to bylaw 911-13, being a Business License bylaw for Mackenzie County.

CARRIED

MOTION 13-07-501

MOVED by Councillor Braun

That administration brings the Fee Schedule bylaw to the next Council meeting, incorporating the business license fees as presented.

CARRIED

TENDERS:

6. a) Highway 88 Connector (Ph. II & III)

MOTION 13-07-502

MOVED by Councillor J. Driedger

That the Highway 88 Connector (Phase II & III) tenders be opened.

CARRIED

Tenders Received:

LEDCOR	\$9,682,633.00
	<u>-\$1,683,633.00</u>
	\$7,999,000.00
Wapiti	\$7,041,265.59
	<u>-\$736,628.78</u>
	\$6,304,636.81
Knelsen Sand & Gravel	\$6,863,097.50

MOTION 13-07-503

MOVED by Councillor J. Driedger

That the Highway 88 Connector (Phase II & III) tender be awarded to the lowest qualifying bidder subject to engineer's review.

CARRIED UNANIMOUSLY

11. e) Development Statistics

MOTION 13-07-504

MOVED by Deputy Reeve Sarapuk

That the development statistics report 2013 January to June be received for information.

CARRIED

11. f) Connector Area Structure Plans and Industrial Definitions

MOTION 13-07-505

MOVED by Councillor D. Driedger

That administration be authorized to proceed with the Connector Industrial ASP as per the original boundaries only revising the zoning to accommodate landowner concerns, and for Footner Industrial ASP as per direction given in motion 13-06-445, with funding being relocated from the Rural Addressing project.

CARRIED

**CORPORATE
SERVICES:**

**12. a) Write off Property Tax Arrears and Penalties on
Roll 098520**

MOTION 13-07-506
Requires 2/3

MOVED by Councillor Jorgensen

That Council write off property tax arrears for roll 098520, River Road Cable (2008) Ltd in the amount of \$13,498.66 and void penalties levied January 4, 2013 of \$1,619.84 making a total of \$15,118.50.

Councillor J. Driedger requested a recorded vote.

In Favour

Deputy Reeve Sarapuk
Councillor Jorgensen

Opposed

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

DEFEATED

DELEGATION:

4. a) Ray Toews – 1:45 p.m.

Ray Toews presented his concerns regarding a letter that he received from Mackenzie County on July 2, 2013 with regards to illegal cross connections.

MOTION 13-07-507

MOVED by Councillor D. Driedger

That Council accept Ray Toews' presentation for information.

CARRIED

**12. b) Bylaw 904-13 Local Improvement Bylaw – Water
and Sewer Extension on 43 Avenue and a portion of
50 Street for Plan 762 1591, Lots 1, 2, & 4, Block A
and Plan 942 3306, Lot 5 & 6, Block A and Plan
580KS, Lot N in the Hamlet of Fort Vermilion**

MOTION 13-07-508
Requires 2/3

MOVED by Deputy Reeve Sarapuk

That second reading be given to Bylaw 904-13 being a local improvement tax for Water and Sewer Extension on 43 Avenue and a portion of 50 Street for Plan 762 1591, Lots 1, 2 & 4, Block A and Plan 942 3306, Lot 5 & 6, Block A and Plan

580KS, Lot N in the Hamlet of Fort Vermilion.

CARRIED

MOTION 13-07-509

Requires 2/3

MOVED by Councillor Flett

That third reading be given to Bylaw 904-13 being a local improvement tax for Water and Sewer Extension on 43 Avenue and a portion of 50 Street for Plan 762 1591, Lots 1, 2 & 4, Block A and Plan 942 3306, Lot 5 & 6, Block A and Plan 580KS, Lot N in the Hamlet of Fort Vermilion.

CARRIED

12. c) Bylaw 901-13 Local Improvement Bylaw for (A) Curb, Gutter and Sidewalk on 101 Street and 103 Avenue, and (B) Standalone Sidewalk on 101 Street from 103 Avenue to 105 Avenue in the Hamlet of La Crete

MOTION 13-07-510

Requires 2/3

MOVED by Councillor Derksen

That second reading be given to Bylaw 901-13 being a local improvement tax for: (A) Curb, Gutter and Sidewalk on 101 Street and 103 Avenue for Plan 942 0787, Lots 5 & 6, Block 6 and Plan 942 3391, Lot 5, Block 6 and Plan 5232TR, Lot 1, Block 6 and Plan 1160NY, Lot 1, Block 4 and Plan 792 1881, Lots 1, 2 & 5, Block 18 and Lots 1-3, Block 17 and a portion of Plan 8621341, Lot 38, Lot 17; and also for (B) Standalone Sidewalk on 101 Street from 103 Avenue to 105 Avenue for Plan 942 0787, Lot 7, Block 6 and Plan 5232TR, Lot 3, Block 6 and Plan 902 2145, Block 21 and Plan 862 1341, Lot 38, Block 17 and Plan 982 1128, Lot 39, Block 17 in the Hamlet of La Crete.

CARRIED

MOTION 13-07-511

Requires 2/3

MOVED by Councillor J. Driedger

That third reading be given to Bylaw 901-13 being a local improvement tax for: (A) Curb, Gutter and Sidewalk on 101 Street and 103 Avenue for Plan 942 0787, Lots 5 & 6, Block 6 and Plan 942 3391, Lot 5, Block 6 and Plan 5232TR, Lot 1, Block 6 and Plan 1160NY, Lot 1, Block 4 and Plan 792 1881, Lots 1, 2 & 5, Block 18 and Lots 1-3, Block 17 and a portion of Plan 8621341, Lot 38, Lot 17; and also for (B) Standalone

Sidewalk on 101 Street from 103 Avenue to 105 Avenue for Plan 942 0787, Lot 7, Block 6 and Plan 5232TR, Lot 3, Block 6 and Plan 902 2145, Block 21 and Plan 862 1341, Lot 38, Block 17 and Plan 982 1128, Lot 39, Block 17 in the Hamlet of La Crete.

CARRIED

Reeve Neufeld recessed the meeting at 1:56 p.m.

Reeve Neufeld left the meeting at 2:00 p.m.

Deputy Reeve Sarapuk assumed the Chair and reconvened the meeting at 2:05 p.m.

12. d) Bylaw 902-13 Local Improvement Bylaw for Curb, Gutter and Sidewalk on 48 Avenue–52 Street to 53 Street, and 53 Street–48 Avenue to River Road in the Hamlet of Fort Vermilion

MOTION 13-07-512
Requires 2/3

MOVED by Councillor Flett

That second reading be given to Bylaw 902-13 being a local improvement tax for Curb, Gutter and Sidewalk on 48 Avenue–52 Street to 53 Street, and 53 Street–48 Avenue to River Road for Plan 2938RS, Lots 2 & 3, Block 6, Lots 1, 2, 16, 17 & 18, Block 7, Lots 2, 3, 4, 5 & 6, Block 10, Lots 2, 6 & 7, Block 11, and Plan 7822018, Lots 24, 25 & 26, Block 11 in the Hamlet of Fort Vermilion.

CARRIED

MOTION 13-07-513
Requires 2/3

MOVED by Councillor Jorgensen

That third reading be given to Bylaw 902-13 being a local improvement tax for Curb, Gutter and Sidewalk on 48 Avenue–52 Street to 53 Street, and 53 Street–48 Avenue to River Road for Plan 2938RS, Lots 2 & 3, Block 6, Lots 1, 2, 16, 17 & 18, Block 7, Lots 2, 3, 4, 5 & 6, Block 10, Lots 2, 6 & 7, Block 11, and Plan 7822018, Lots 24, 25 & 26, Block 11 in the Hamlet of Fort Vermilion.

CARRIED

12. e) Financial Reports – January 1 – June 30, 2013

MOTION 13-07-514

Requires 2/3

MOVED by Councillor J. Driedger

That the financial reports for the period, January 1 – June 30, 2013, be accepted for information.

CARRIED

4. b) Alberta Health Services – 2:00 p.m.

Sue Conroy, Senior Vice President of EMS and Health Link Alberta and Dr. Mark Mackenzie made a presentation regarding the Alberta Air Ambulance Service Delivery Model Improvements.

Deputy Reeve Sarapuk recessed the meeting at 2:59 p.m. and reconvened the meeting at 3:07 p.m.

ADMINISTRATION:

13. a) Council Meeting Dates

MOTION 13-07-515

MOVED by Councillor J. Driedger

That the November 12, 2013 regular Council meeting be changed to October 30, 2013.

CARRIED

MOTION 13-07-516

MOVED by Councillor Flett

That the following 2014 budget meeting dates be scheduled to begin at 10:00 a.m. in the Fort Vermilion Council Chambers:

- Tuesday, October 29, 2013 – Pre-Budget Workshop
- Monday, November 18, 2013 – Special Council (Budget) Meeting
- Wednesday, December 18, 2013 – Special Council (Budget) Meeting

CARRIED

13. b) Disaster Emergency Management Review

MOTION 13-07-517

MOVED by Councillor Braun

That a disaster emergency planning workshop be set for August 12, 2013 at 9:00 a.m. in the Fort Vermilion Council Chambers.

CARRIED

13. c) Agricultural Land Use Planning

MOTION 13-07-518

MOVED by Councillor J. Driedger

That a letter be sent to Alberta Environment and Sustainable Resource Development expressing the County's continuing interest in the agricultural land expansion West of High Level and how it corresponds with the County's economic development and sustainability plans.

CARRIED

MOTION 13-07-519

MOVED by Councillor Jorgensen

That the County requests letters of support from the Towns of High Level and Rainbow Lake for the future agricultural land expansion West of High Level.

CARRIED

**INFORMATION/
CORRESPONDENCE:**

14. a) Information/Correspondence

MOTION 13-07-520

MOVED by Councillor Jorgensen

That Council submit a request to the Minister of Health to issue a formal directive to Alberta Health Services to reassess and reconsider the proposed new air ambulance model, and that the Health Quality Council of Alberta be involved in this review.

CARRIED UNANIMOUSLY

MOTION 13-07-521

MOVED by Councillor D. Driedger

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

CARRIED

IN-CAMERA SESSION:

MOTION 13-07-522

MOVED by Councillor D. Driedger

That Council move in-camera to discuss issues under the

Freedom of Information and Protection of Privacy Regulations
18 (1) at 3:30 p.m.

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

CARRIED

Councillor J. Driedger left the meeting at 3:37 p.m.

MOTION 13-07-523

MOVED by Councillor D. Driedger

That Council move out of camera at 3:59 p.m.

CARRIED

15. a) Legal – La Crete Airport – Terminal Lease

MOTION 13-07-524

MOVED by Councillor Jorgensen

That administration be authorized to proceed with the counter-offer for the La Crete Airport terminal lease as discussed.

CARRIED

15. b) Labour – Mackenzie Applied Research Association

MOTION 13-07-525

MOVED by Councillor Braun

That the proposal by the Mackenzie Applied Research Association be researched by administration and brought back to the next meeting.

CARRIED

15. a) Legal – Regional Service Sharing Agreement

MOTION 13-07-526

MOVED by Councillor Braun

That the Regional Service Sharing Agreement be accepted for information.

CARRIED

15. a) Legal – Insurance Claims Update

MOTION 13-07-527

MOVED by Councillor Jorgensen

That the insurance claims update be accepted for information.

CARRIED

**NEXT MEETING
DATE:**

16. a) Regular Council Meeting
Monday, August 12, 2013
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT:

17. a) Adjournment

MOTION 13-07-528

MOVED by Councillor Braun

That the Council meeting be adjourned at 4:02 p.m.

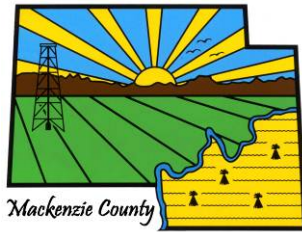
CARRIED

These minutes will be presented to Council for approval on August 12, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

UNAPPROVED



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	CAO Report

BACKGROUND / PROPOSAL:

The CAO and Director reports are attached for information.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

COMMUNICATION:

RECOMMENDED ACTION:

That the CAO report for July 2013 be accepted for information.

Author: C. Gabriel Reviewed by: _____ CAO _____

MONTHLY REPORT TO THE CAO

For the month of July 2013

From: Alison Kilpatrick
Director of Corporate Services

Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Local improvement bylaws	July, 2013	2 nd and 3 rd readings
Inventory record keeping	August, 2013	In progress.
Internal Controls	Ongoing	Assessment and improvement will be an ongoing project. 2014 objectives include cross-training, variance analysis, fuel accounting.
FV office flood incident	July, 2013 ^{ff}	Liaise with insurance adjuster re: this claim and LC well pump fire; liaise with restoration contractors for FV office.
2012 grants reporting	July – August	In progress
2013 grants applications	July – Sept.	In progress
2014 budget	Sept. – April	Planning and scheduling

Capital Projects

Projects	Timeline	Comments
Analytical support to capital budgeting, expenditure, and reporting processes.	Spring – Fall	Reporting requirements to provincial government.
La Crete lagoon upgrade	July – August	Financial analysis for grant funding, and borrowing bylaw

Personnel Update:

Cross-training program ongoing. Vacation planning and coverage of positions.

Other Comments:

Management of insurance claims, about 40 hours.

Monthly Report to CAO

For the month of July 2013

From: William (Bill) Kostiw
Director of Infrastructure Development and Government Relations

This report is a brief overview of projects and matters I have been working on as well future developments.

A) Highway 88 Base/Pave Project

This project is struggling mostly because of weather but also engineering. Perhaps someone should call the deputy or Gabe. The project may not get completed this fall unless a substantial effort is made.

B) Zama Access

This project is complete and warranty is in effect until 2015. No plans at this time to continue the project as government grants are hard to obtain. We will also apply dust control in late August at key locations.

C) Highway 88 Connector Base Paving

- a) Phase I is substantially complete, construction completion inspection is set for August 13, 2013 @ 8:30 am.
- b) Phase II grading has started and gravel base is scheduled for late August 2013. Asphalt is scheduled for late September 2013.

D) La Crete North (River Road)

This project was sent out for proposals and will close August 12, 2103 at 1:00 pm. Lots of community comment on this project as to chip seal vs. A.C.P.

E) Spruce Road Drainage

This is an ASB project and is scheduled for construction in September 2013.

F) Blue Hills Re-Grade & Culverts

This project is under way and should be complete by September 1, 2013.

G) La Crete West Culvert (Emergency)

This culvert was seriously eroded and the roadway was giving way which was a serious situation. The contractor was able to move in quickly and install new culverts and rebuild the grade. Project should be complete by August 12, 2013.

H) Rocky Lane Road Reconstruction

This project is well underway and construction should be complete by September 1, 2013. There was excellent cooperation from Beaver First Nation.

I) La Crete 101 St. Base Pave Project & 105 Ave.

This project is underway but moving slow due to weather and engineering. The engineering and design was poorly put together and we will have a frank discussion with our consultants. Project completion is scheduled for mid September 2013.

J) Fort Vermilion 53 Ave Base Paving

Construction will commence the week of August 12, 2013 and the project should be complete by late September 2013.

K) High Level East Water Management

This project has struggled especially with erosion from the spring runoff, again engineering and design was far too complicated and caused some of the erosion problems. We are currently negotiating with the Bushe First Nations and the contractor to get the project completed.

L) Emergency Flood Repairs

This project is still under review and will be finalized in the next month or so.

M) Drainage and Conservation Master Plan

This RFP closes August 12, 2013 and the intent is for the Public Works Committee or New Lands Committee to review and recommend to you or council.

In summary, we have successfully completed several large projects and the balance of our budgeted projects will be completed as expeditiously as possible. Projects that are still to be attended to are the Caribou Study, the road to Fort Nelson, Rural Water, Land Use Framework Plan, regional water, Ag Canada Research Station, etc.

To conclude I would be pleased to answer questions or provide more information where possible.

MONTHLY REPORT TO THE CAO

For the Month of July, 2013

From: John Klassen
Director of Environmental Services & Operations

Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Road Maintenance	Ongoing	-Repairing washout areas.
Crack Sealing	July	Completed
Line Painting	July	Currently in progress.
Dust Control	June	Completed; 60-Paid applications. 32-Senior applications plus the Hamlet and school zones. 2012 numbers were: 45-Paid applications 30-Seniors
Strategic Priorities	Ongoing	1) Hamlet Road Priorities Program – <i>Currently being revised to match the Counties long term plan.</i> 2) Private Road Transfer Policy – <i>Sept 2013.</i> 3) Rural Water Line Research Paper – <i>PW's Committee requested a meeting with a consultant.</i>

Capital Projects

Projects	Timeline	Comments
Bridge Repairs	Summer 2013	Working with consultant to develop bridge tenders currently in the 2013 budget
La Crete Street Projects	Summer 2013	Underground work completed and base work in progress.
Zama water & sewer upgrade projects	2013	-Provincial funding was not approved. -The distribution meter has failed at the Zama pump house and we need to move forward with one component of the project which is installing a length of header pipe and a new meter the estimate to do this is \$63,000 We will fund this component of the project from Municipal dollars that are currently allocated to the project.
88 Connector	October 2012	Phase I – Construction underway Phase II – Tender awarded and construction has commenced.
La Crete Lagoon Upgrade	2012/2013	In Progress.
FV-50 th Street Water & Sewer Project	Summer 2013	Local improvement bylaw complete for the 43 rd Ave portion. 50 th St options to be included in the 2014 budget.

Personnel Update:

The Public Works Admin Assistant position for La Crete has been filled and the successful candidate is Sarah Martens.

Other Comments:

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MONTHLY REPORT TO THE CAO

For the month of July 2013

From: Byron Peters
Director of Planning & Development

Strategic Priorities for Planning & Development

Program/Activity/Project	Timeline	Comments
Land Use Framework position paper	May 2013	We endorsed the position paper, MMSA is still getting comments back from other municipalities
Area Structure Plans	July 2013	4 of 7 are complete. See RFD. Final three should be completed by end of August
Business License Bylaw	Summer 2013	Bylaw approved, finalizing game plan for implementation
Community Investment Readiness package	Fall 2013	Will begin this once we have more business info to work from

Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Leap frog development & business incentives	April 2013	Have compiled info on these topics, need to be further evaluated and bring forward a recommendation to incorporate the changes into policies/bylaws
Development Agreements	Summer 2013	Need to review, revise and implement new DA's.
Antenna System Siting Protocol	Fall 2013	Need to review and edit entire protocol
Land Use Bylaw review/update	Fall 2013	Will need to thoroughly review and amend after the ASP's are approved

Capital Projects

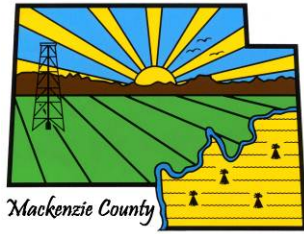
Projects	Timeline	Comments
Community Infrastructure Master Plans	Winter 2013	DCL has received most data, has started building models, traffic counts completed, sewer flow info completed
Rural Addressing	2013	Have completed the grid for the addressing, now need to go through the process of assigning addresses
Airport Vicinity Protection Area	August 2013	Draft completed. Will be presented to Council at August 26 th meeting

Personnel Update:

Are fully staffed, for the first time. One full time position is currently filled by a summer staff, have good candidates to fill the position.

Other Comments:

Dimestore Fishermen will be coming up again in mid-August, working on details for this trip.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Byron Peters, Director of Planning & Development
Title:	PUBLIC HEARING Bylaw 907-13 Land Use Bylaw Amendment Application to Rezone Part of NW 9-104-15-W5M from Mobile Home Subdivision 'MHS1' to Hamlet Residential 1B 'HR1B' (La Crete)

BACKGROUND / PROPOSAL:

Bylaw 907-13, being a Land Use Bylaw amendment to rezone Part of NW 9-104-15-W5M from Mobile Home Subdivision 'MHS1' to Hamlet Residential 1B 'HR1B' in the Hamlet of La Crete, received first reading at the June 26, 2013 Council meeting.

On May 22, 2013, Administration received a Land Use Bylaw amendment application from Vanguard Realty Ltd. requesting to rezone Part of NW 9-104-15-W5M (within La Crete) from Mobile Home Subdivision 1 "MHS1" to Hamlet Residential 1B "HR1B" in order to allow for the development of stick built homes.

The proposed area is in a part of town that is surrounded by both manufactured homes and stick built dwellings. Vanguard Realty originally developed this area for Manufactured Homes. The company has developed many neighborhoods of this type and now with the current economy; Vanguard feels that they can sell more Hamlet Residential lots than Manufactured Homes as the initial cost of a mobile home has risen substantially. (See Attached letter)

Directly north of the proposed area it is zoned for stick built houses, directly south there is already two large areas full of manufactured homes with a large designated spot to the north and more to the east.

In reviewing the current layout of the existing development zoning of the surrounding area, the Planning Department does not see any issues with the requested proposal. However, there is a concern with the current developed, but not registered Phase 7 lots.

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

If this area is rezoned, then the tentative plan will have to be revised increasing the minimum required Mobile Home lot width of 20 meters to the required minimum Hamlet Residential lot width of 22 meters. This could cause problems with the installed infrastructure. Administration contacted the engineering company to see if increasing the lot width after the infrastructure has been installed would be possible. No word has been received back as of yet.

Bylaw 8__-13 was presented to the Municipal Planning Commission (MPC) at their June 6, 2013 meeting where the following motion was made:

That the Municipal Planning Commission recommendation to Council for Approval of Bylaw 8__-13, being a Land Use Bylaw amendment to rezone Part of NW 9-104-15-W5M from Mobile Home Subdivision 'MHS1' to Hamlet Residential 1B 'HR1B'.

Bylaw number 907-13 has since been assigned to this application.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 907-13, being a Land Use Bylaw amendment to rezone Part of NW 9-104-15-W5M from Mobile Home Subdivision 'MHS1' to Hamlet Residential 1B 'HR1B' in the Hamlet of La Crete.

MOTION 2

That third reading be given to Bylaw 907-13, being a Land Use Bylaw amendment to rezone Part of NW 9-104-15-W5M from Mobile Home Subdivision 'MHS1' to Hamlet Residential 1B 'HR1B' in the Hamlet of La Crete.

Author: L. Lambert Reviewed by: _____ CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 907-13

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. 907-13
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 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate Stick Built Homes.

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

1. That the land use designation of the subject parcel known as:

Part of NW 9-106-15-W5M

within the Hamlet of La Crete, be rezoned from Mobile Home Subdivision 1 "MHS1" to Hamlet Residential 1B "HR1B", as outlined in Schedule "A" hereto attached.

READ a first time this 26th day of June, 2013.

READ a second time this ___ day of _____, 2013.

READ a third time and finally passed this ___ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

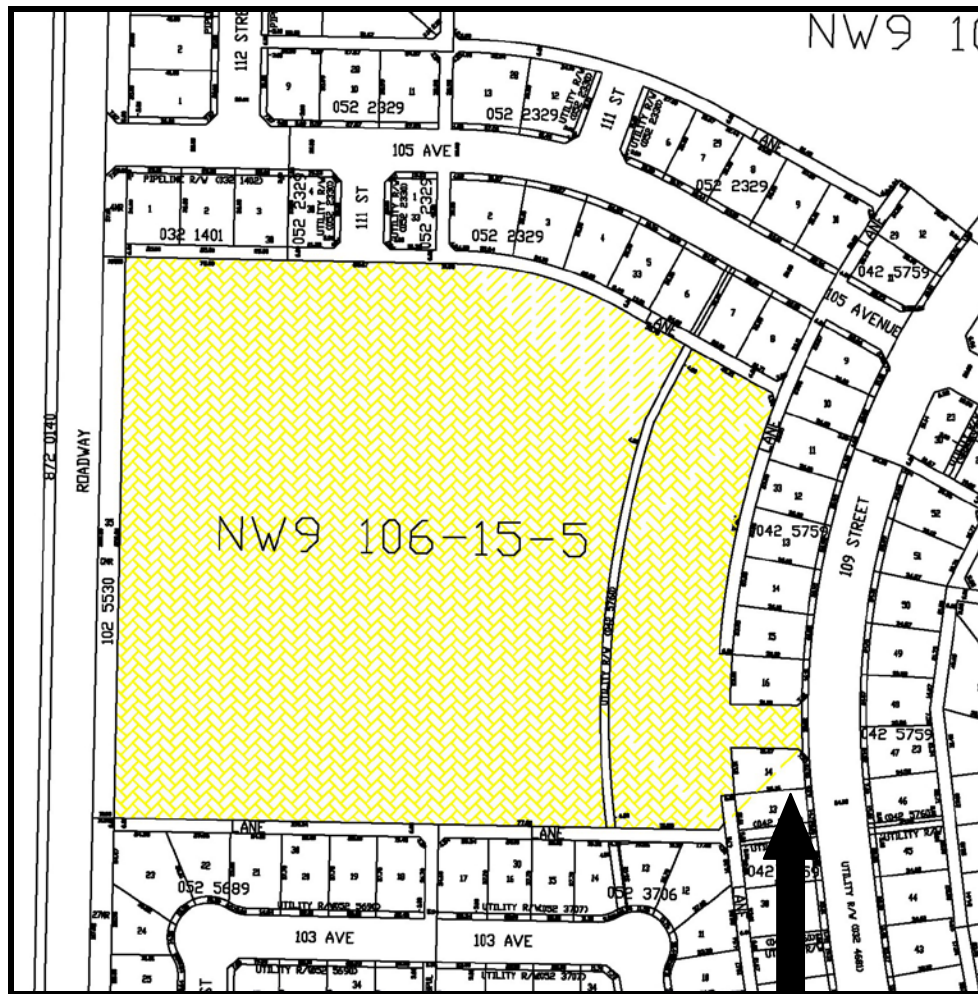
BYLAW No. 907-13

SCHEDULE "A"

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

Part of NW 9-106-15-W5M

within the Hamlet of La Crete, be rezoned from Mobile Home Subdivision 1 "MHS1" to Hamlet Residential 1B "HR1B", to accommodate Stick Built Homes.



FROM: Mobile Home Subdivision 1 "MHS1"

TO: Hamlet Residential 1B "HR1B"

Vanguard Realty

Subject: Rezoning Phase 7 in La Crete

Attention: Mackenzie County Planning Commission, Mackenzie County Council,
Joulia Whittleton, Liane Lambert

Dear Sirs and Mesdams:

May 22, 2013

May I suggest that the Hamlet of La Crete together with Vanguard Realty (which company is responsible for developing just under 400 lots in La Crete), are at a fresh juncture in our evolution.

As things have developed, it is in La Crete's best interest that Phase 7 be rezoned from mobile homes to single family houses.

In the past, a large percentage of development went into mobile homes. This was a useful trend when people were content with less and had less money to spend, but now the current abundance of mobile homes furnish a sufficient reservoir of starter homes while more and more growing families are moving onto acreages and into houses.

Also relevant is the fact that mobile homes are no longer the bargain they once were. People logically question the wisdom of settling for a mobile home when for a slightly increased loan they can have a modest house.

When I commented on one fairly nice home in La Crete, the response was that people with an eye to the future invest in houses, not mobile homes.

All of this is to say that a fresh wind blows in this community, bringing with it the message that we would serve the community better by supplying house lots in Phase 7.

Meanwhile, I would be less than wise to invest money and land in developments that do not supply what the market is demanding. There has been next to no real

interest in our mobile home offerings. Such developments offer the developer little hope for a positive cash flow, but rather a threat of a tax drain.

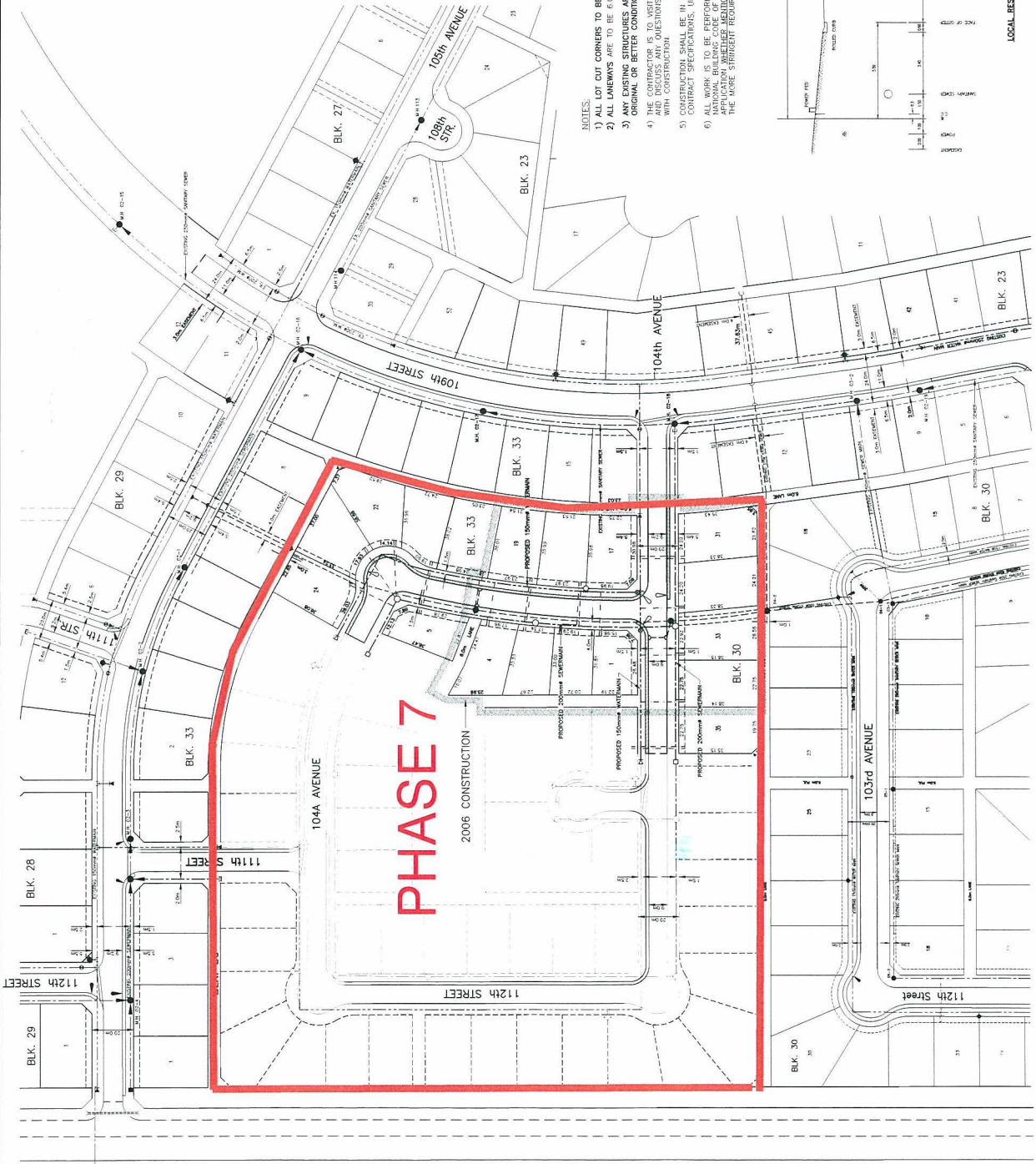
The case in point is Phase 7, a sixty-lot subdivision situated as an entity adjacent to a country road on the west, and a street of houses on the north. *Please see the attached diagram.* To devote even a portion of this area to mobile homes is to spoil the whole area. It is important that this currently developed segment of 104 Ave together with 110 Street be rezoned for houses along with the balance of the parcel including 112 St, 104A Avenue, and a cul-du-sac. (A small park is included).

Thus for the benefit of all involved, I propose that the properly designated authorities rezone the entire area of Phase 7 for single family houses.

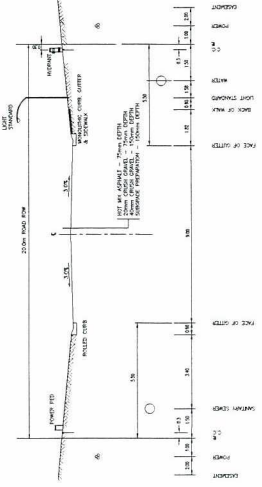
Sincerely,
Henry Jay Enns

Vanguard Realty
780 999 2654

Attached: Diagram of Phase 7



- NOTES:
- 1) ALL LOT CUT CORNERS TO BE 5.0m BACK FROM PROJECTED LOT LINES
 - 2) ALL LANEWAYS ARE TO BE 6.0m IN WIDTH UNLESS OTHERWISE NOTED
 - 3) ANY EXISTING STRUCTURES AFFECTED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 - 4) THE CONTRACTOR IS TO VISIT THE SITE BEFORE PROCEEDING WITH CONSTRUCTION, AND DISCUSS ANY QUESTIONS OR CONFLICTS WITH THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
 - 5) CONTRACT SPECIFICATIONS, IN ACCORDANCE WITH THESE DRAWINGS AND THE CONTRACT SPECIFICATIONS, UNLESS DIRECTED BY THE ENGINEER.
 - 6) ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA, AND ANY OTHER CODE OF PROVINCIAL OR LOCAL APPLICATION (WHETHER MENTIONED, SPECIFIED OR NOT) IN CASE OF A DISCREPANCY THE MORE STRINGENT REQUIREMENT SHALL APPLY.



Scale	1:1000	Date	27/07/06
Drawn	J.P.S.	Project No.	5022-026123943
Checked	J.P.S.	Drawing No.	5022026T
Approved	J.P.S.	Rev.	A

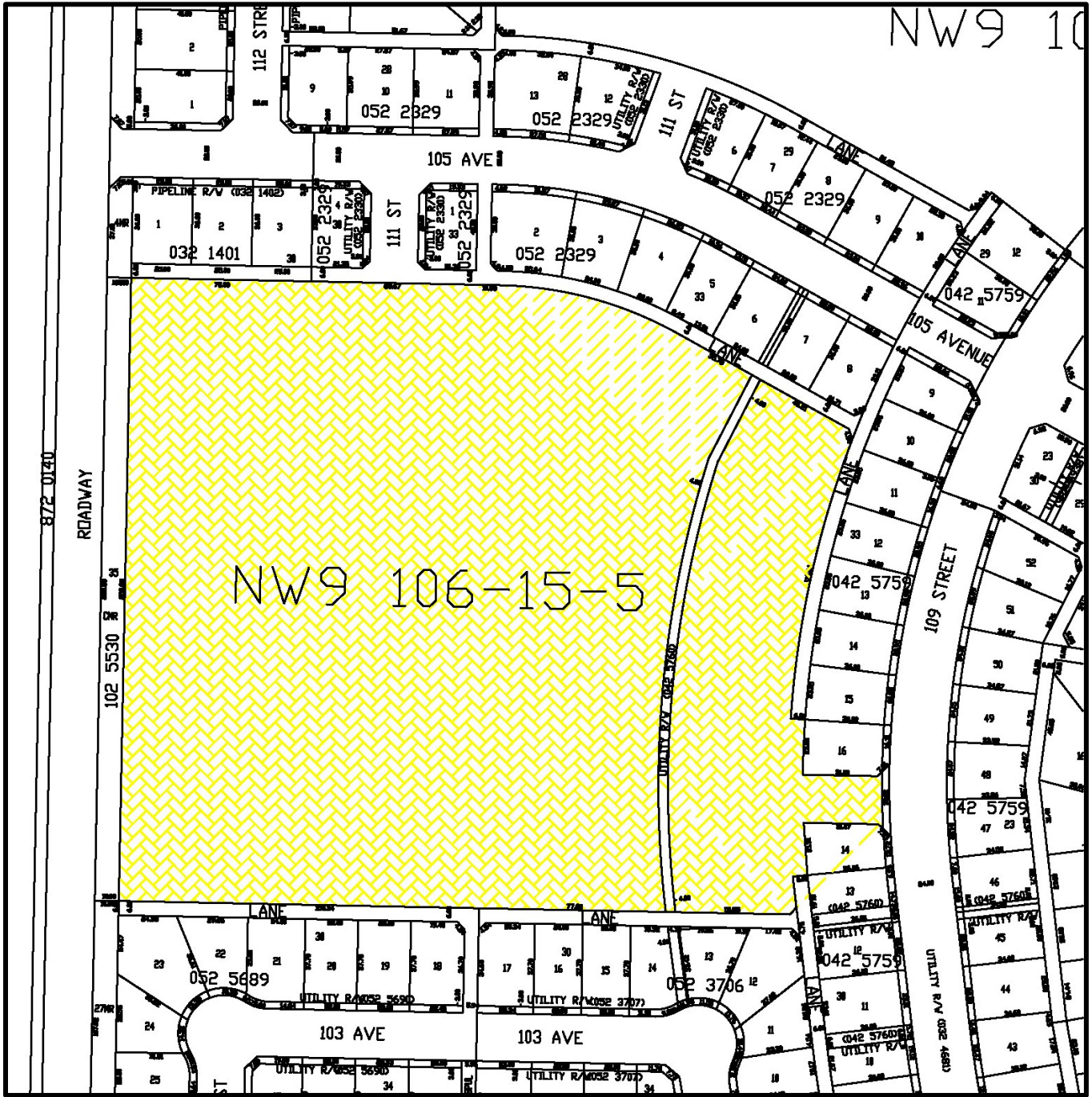
VANGARD REALTY LTD.
MUNICIPAL DISTRICT OF MACKENZIE No. 23
HAMLET OF LA CRETE
PROPOSED RESIDENTIAL SUBDIVISION PHASE 7A
OVERALL PLAN

FOCUS
 This drawing and design is prepared under contract, and no warranty, representation or reliance is made by the Engineer. It is intended for the use of the Client only. It is not to be used for any other purpose without the written consent of the Engineer.
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REVISION	BY	DATE

<p>104A AVENUE</p> <p>109th STREET</p> <p>112th STREET</p> <p>105th AVENUE</p> <p>108th STREET</p>	<p>BLK. 28</p> <p>BLK. 29</p> <p>BLK. 33</p> <p>BLK. 30</p> <p>BLK. 27</p> <p>BLK. 23</p>
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BYLAW 907-13

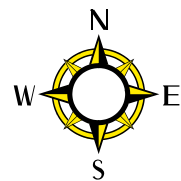


File No. Bylaw 907-13

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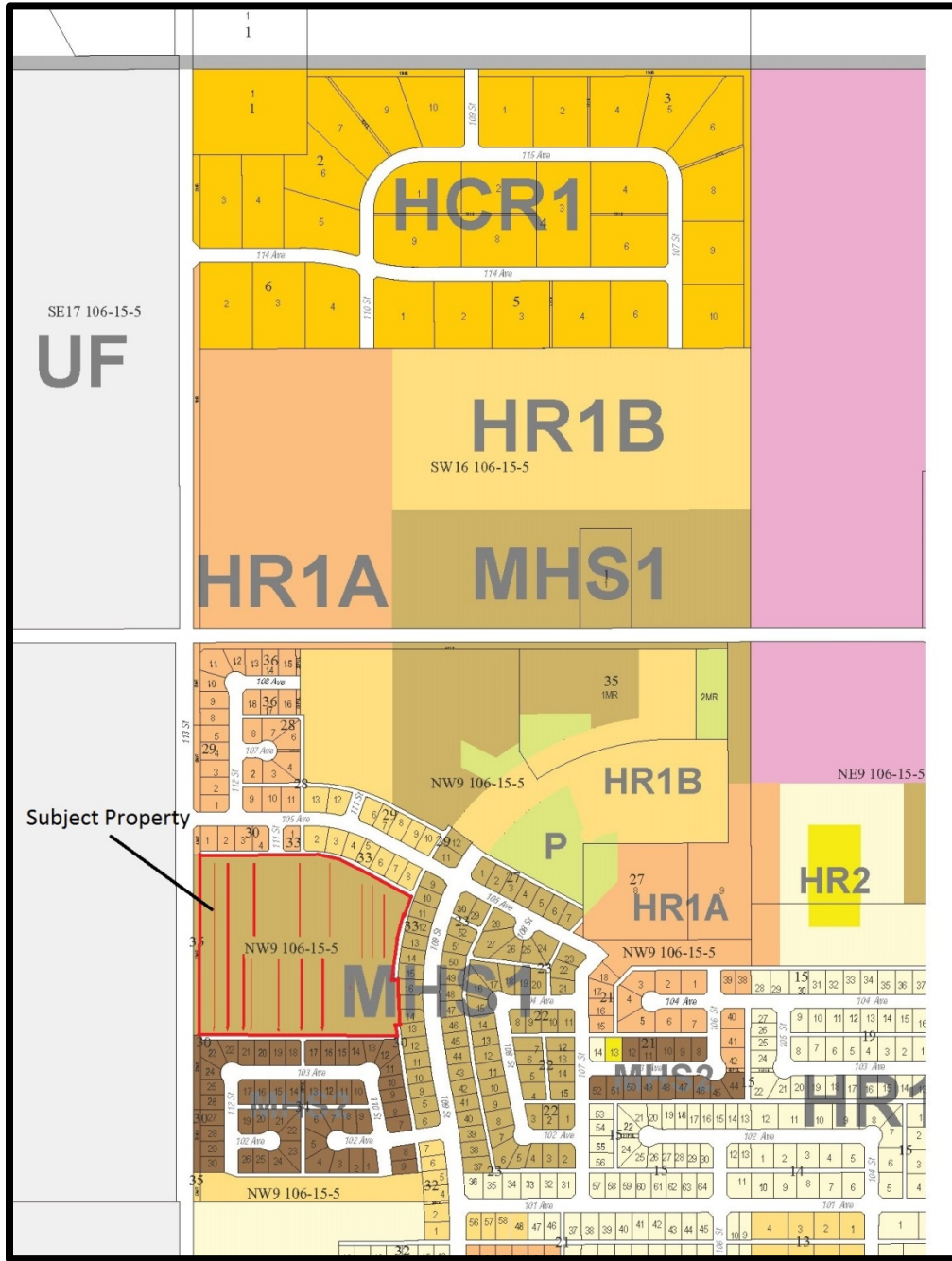
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Mackenzie County

BYLAW 907-13



File No. Bylaw 907-13

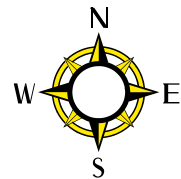
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Mackenzie County

NOT TO SCALE



Continued from page 6...

County Council Meeting Highlights

Bylaw 904-13 – Local Improvement Bylaw

Deputy Reeve Sarapuk made a motion that second reading be given to Bylaw 904-13 being a local improvement tax for Water and Sewer Extension on 43 Avenue and a portion of 50 Street for Plan 762 1591, Lots 1, 2 & 4, Block A and Plan 942 3306, Lot 5 & 6, Block A and Plan 580KS, Lot N in the Hamlet of Fort Vermilion. The motion was carried. Councillor Flett then made a motion that third reading be given to the bylaw. The motion was carried.

Bylaw 901-13 – Local Improvement Bylaw

Councillor Elmer Derksen made a motion that second reading be given to Bylaw 901-13 being a local improvement tax for: (A) Curb, Gutter and Sidewalk on 101 Street and 103 Avenue for Plan 942 0787, Lots 5 & 6, Block 6 and Plan 942 3391, Lot 5, Block 6 and Plan 5232TR, Lot 1, Block 6 and Plan 1160NY, Lot 1, Block 4 and Plan 792 1881, Lots 1, 2 & 5, Block 18 and Lots 1-3, Block 17 and a portion of Plan 8621341, Lot 38, Lot 17; and also for (B) Stand-alone Sidewalk on 101 Street from 103 Avenue to 105 Avenue for Plan 942 0787, Lot 7, Block 6 and Plan 5232TR, Lot 3, Block 6 and Plan 902 2145, Block 21 and Plan 862 1341, Lot 38, Block 17 and Plan 982 1128, Lot 39, Block 17 in the Hamlet of La Crete. Motion carried. Further, Councillor Driedger moved that third reading be given to the bylaw. That motion was carried.

Bylaw 902-13 – Local Improvement Bylaw

Councillor Flett made a motion that second reading be given to Bylaw 902-13 being a local improvement tax for Curb, Gutter and Sidewalk on 48 Avenue – 52 Street to 53 Street, and 53 Street – 48 Avenue to River Road for Plan 2938RS, Lots 2 & 3, Block 6, Lots 1, 2, 16, 17 & 18, Block 7, Lots 2, 3, 4, 5, & 6, Block 10, Lots 2, 6 & 7, Block 11, and Plan 7822018, lots 24, 25 & 26, Block 11 in the Hamlet of Fort Vermilion. The motion was carried. Further, Councillor Jorgensen made a motion that third reading be given to the bylaw. The motion was carried.

Alberta Health Services - Delegation

Last council meeting, Councillor Flett made a motion

that Sue Conroy, Vice-President for Emergency Medical Services, be invited to attend a Council meeting to discuss air ambulance services. On the July 16 council meeting, Conroy, Dr. Mark McKenzie made a power point presentation regarding the Alberta Air Ambulance Service Delivery Model Improvements. Later on in the meeting, Councillor Jorgensen made a motion that, whereas Mackenzie County Council considers the removal of Fort Vermilion ALS Medevac plane to be a reduction in the level of service to our area, in addition to the reduction of level of service created by the closure of the Edmonton City Centre Airport, and further considering that the proposed new air ambulance model negatively affects many municipalities across Northern Alberta, Council makes a request to the Minister Fred Horne to issue a formal directive to Alberta Health Services to reassess and reconsider the proposed new model, with the Health Quality Council of Alberta be involved in this review. The motion was carried unanimously.

Agricultural Land Use Planning

Councillor J. Driedger made a motion that a letter be sent to Alberta Environment and Sustainable Resource Development expressing the County's continuing interest in the agricultural land expansion West of High Level and how it corresponds with the County's economic development and sustainability plans. The motion was carried. Further, Councillor Jorgensen made a motion that the County requests letters of support from the Towns of High Level and Rainbow Lake for the future agricultural land expansion West of High Level. The motion was carried.

After further motions, the meeting was adjourned at 4:02 p.m.

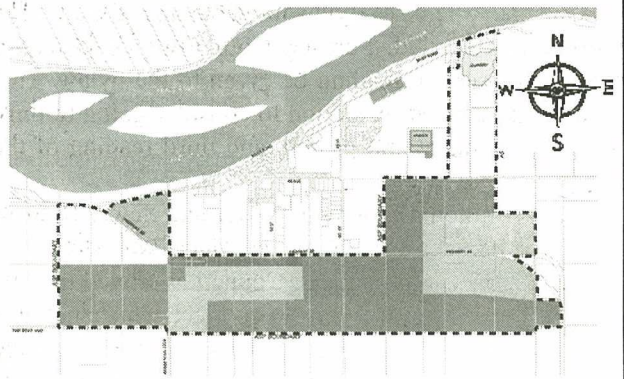


MACKENZIE COUNTY

Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 898-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 898-13, which enacts the Fort Vermilion Industrial Area Structure Plan near Fort Vermilion. The proposed Area Structure Plan encompasses:



The Public Hearing is to be held at **1:20 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



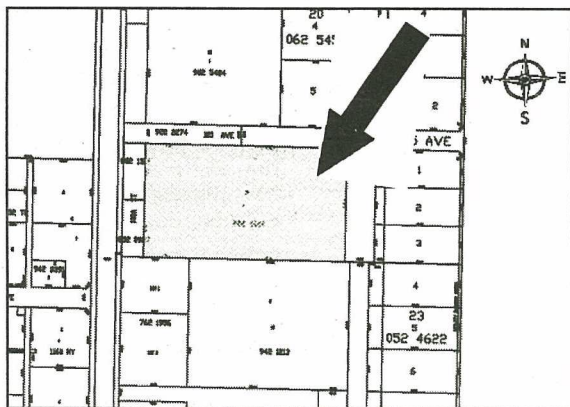
MACKENZIE COUNTY

Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 906-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 906-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as Plan 982 5602, Block 19, Lot 4 within the Hamlet of La Crete, be rezoned from Hamlet Commercial 2 "HC2" to Hamlet Industrial 2 "HI2", to accommodate Industrial type development.



The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



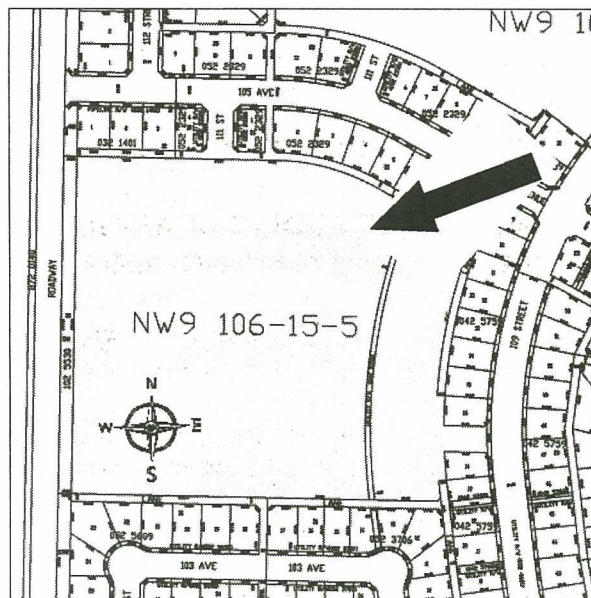
MACKENZIE COUNTY

Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 907-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 907-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as Part of NW 9-106-15-W5M within the Hamlet of La Crete, be rezoned from Mobile Home Subdivision 1 "MHS1" to Hamlet Residential 1B "HR1B" to accommodate stick built dwellings.



The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



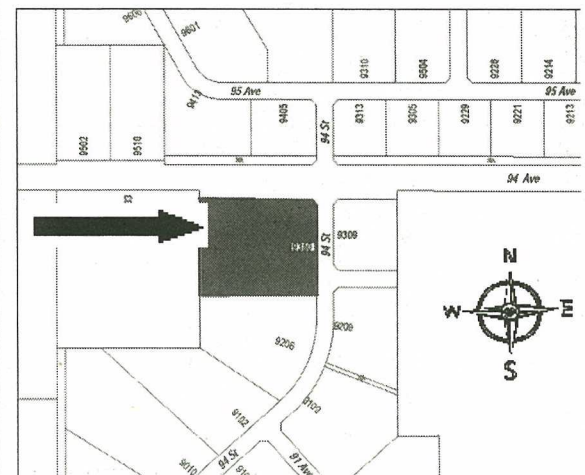
MACKENZIE COUNTY

Mackenzie County

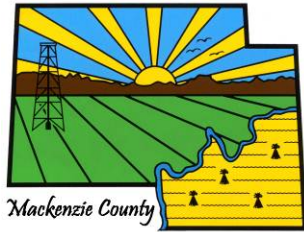
NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 910-13

Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 910-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as: Plan 992 0983, Block 1, Lot 1 (9310-94 Street) within the Hamlet of La Crete, be rezoned from Hamlet Country Residential 2 "HCR2" to Public/Institutional "P", to accommodate a school.



The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting: Regular Council Meeting

Meeting Date: August 12, 2013

Presented By: Byron Peters, Director of Planning and Development

Title: PUBLIC HEARING
Bylaw 910-13 Land Use Bylaw Amendment Application to Rezone Plan 992 0893, Block 1, Lot 1 (9310-94st Street) from Hamlet County Residential 2 (HCR2) to Public/Institutional (P) (Hamlet of La Crete)

BACKGROUND / PROPOSAL:

Bylaw 910-13, being a Land Use Bylaw amendment to rezone Plan 992 0893; Block 1; Lot 1 from Hamlet Country Residential 2 (HCR2) to Public/Institutional (P), in order to accommodate the development of a school within the Hamlet of La Crete, received first reading at the July 16, 2013 Council meeting.

The Planning and Development Department has received a Land Use Bylaw Amendment Application to rezone Plan 992 0893; Block 1; Lot 1 from Hamlet Country Residential 2 (HCR2) to Public/Institutional (P) in order to allow for the development of a school. The current property zoning, Hamlet Country Residential 2 "HCR2" does not allow for a school as either a permitted or a discretionary use.

On February 12, 2013, Bylaw 879-12 being a Land Use Bylaw amendment request to rezone Plan 092 0458; Block 6; Lot 1 from Hamlet Country Residential 2 (HCR2) to Public/Institutional (P) in order to allow for the development of a school had been approved by Council. The location of this rezoning is within the same area as this new bylaw request and for the same school development.

When the applicant went to finalize the deal for the land, they ran into troubles with the landowner. The deal fell through and they will not be purchasing the land. After some inquires, they made an offer on the above subject land not far from the original rezoning. The current land owner has signed the Land Use Bylaw application and is aware of what the applicant is requesting.

Author: L. Lambert

Reviewed by: _____

CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 910-13

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. 910-13
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 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate a school.

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

1. That the land use designation of the subject parcel known as:

Plan 992 **0893**, Block 1, Lot 1 (9310-94 Street)

be rezoned from Hamlet Country Residential 2 “HCR2” to Public/Institutional “P”, as outlined in Schedule “A” hereto attached.

READ a first time this 16th day of July, 2013.

READ a second time this ___ day of _____, 2013.

READ a third time and finally passed this ___ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

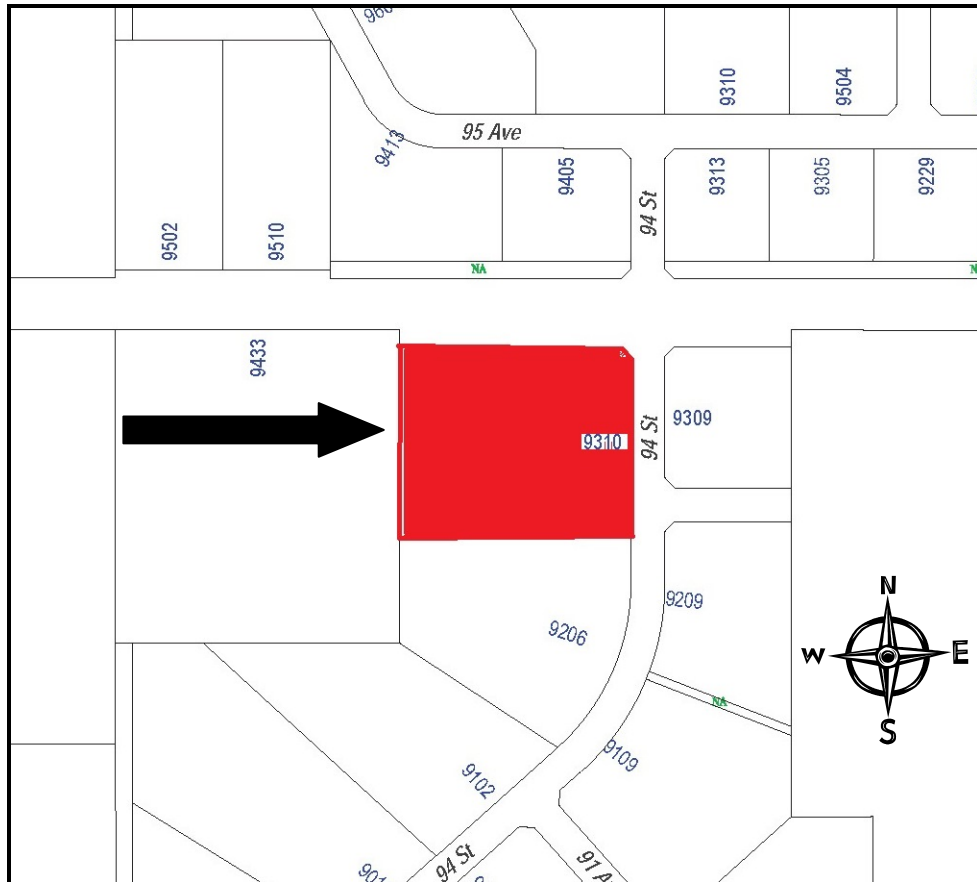
BYLAW No. 910-13

SCHEDULE “A”

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

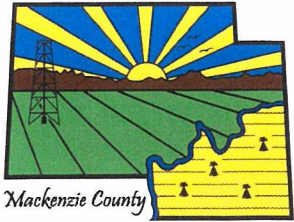
Plan 992 **0893**, Block 1, Lot 1 (9310-94 Street)

within the Hamlet of La Crete, be rezoned from Hamlet Country Residential 2 “HCR2” to Public/Institutional “P”, to accommodate a School.



FROM: Hamlet Country Residential District 2 “HCR2”

TO: Public/Institutional “P”



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT <i>Tim Harms</i>		
ADDRESS <i>Box 61</i>		
TOWN <i>B.H.P AB.</i>		
POSTAL CODE <i>T0H-4A0</i>	PHONE (RES.) <i>928-3907</i>	BUS. <i>926-6189</i>

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER <i>George Janzen</i>		
ADDRESS <i>Box 543</i>		
TOWN <i>La Crete</i>		
POSTAL CODE <i>T0H 2H0</i>	PHONE (RES.) <i>928-3047</i>	BUS. <i>928-3750</i>

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <i>992 0983</i>	BLK <i>7</i>	LOT <i>7</i>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: ~~School Res.~~ *School Res.* TO: *School*

REASONS SUPPORTING PROPOSED AMENDMENT:

Rezone to school for reason or is original deal felt through on different lot.

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

[Signature]
APPLICANT

June 20, 2013
DATE

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

[Signature]
REGISTERED OWNER

June 21 /13
DATE

BYLAW 910-13 APPLICATION



Bylaw No. 910-13

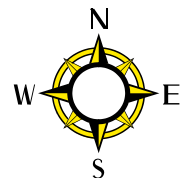
Disclaimer
Information on this map is provided solely for the user's information and, while thought to be accurate, is provided strictly "as is" and without warranty of any kind, either express or implied.

The County, its agents, employees or contractors will not be liable for any Damages, direct or indirect, or lost profits or data arising out of the use of information provided on this map.

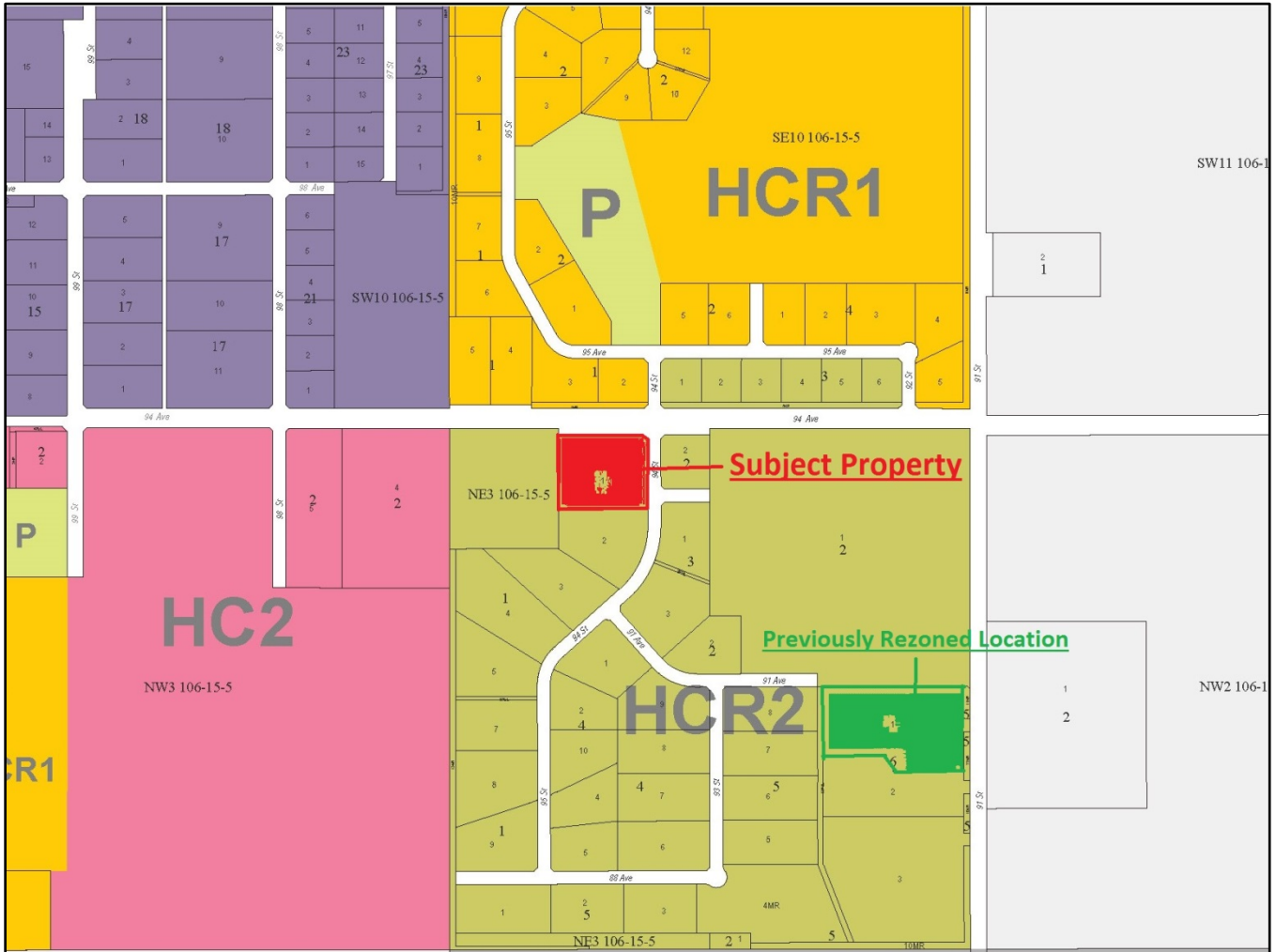


Mackenzie County

NOT TO SCALE



BYLAW 910-13 LOCATION MAP



File No. 910-13

NOT TO SCALE

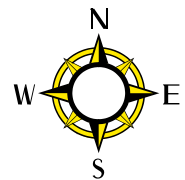
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Mackenzie County



Continued from page 6...

County Council Meeting Highlights

Bylaw 904-13 – Local Improvement Bylaw

Deputy Reeve Sarapuk made a motion that second reading be given to Bylaw 904-13 being a local improvement tax for Water and Sewer Extension on 43 Avenue and a portion of 50 Street for Plan 762 1591, Lots 1, 2 & 4, Block A and Plan 942 3306, Lot 5 & 6, Block A and Plan 580KS, Lot N in the Hamlet of Fort Vermilion. The motion was carried. Councillor Flett then made a motion that third reading be given to the bylaw. The motion was carried.

Bylaw 901-13 – Local Improvement Bylaw

Councillor Elmer Derksen made a motion that second reading be given to Bylaw 901-13 being a local improvement tax for: (A) Curb, Gutter and Sidewalk on 101 Street and 103 Avenue for Plan 942 0787, Lots 5 & 6, Block 6 and Plan 942 3391, Lot 5, Block 6 and Plan 5232TR, Lot 1, Block 6 and Plan 1160NY, Lot 1, Block 4 and Plan 792 1881, Lots 1, 2 & 5, Block 18 and Lots 1-3, Block 17 and a portion of Plan 8621341, Lot 38, Lot 17; and also for (B) Stand-alone Sidewalk on 101 Street from 103 Avenue to 105 Avenue for Plan 942 0787, Lot 7, Block 6 and Plan 5232TR, Lot 3, Block 6 and Plan 902 2145, Block 21 and Plan 862 1341, Lot 38, Block 17 and Plan 982 1128, Lot 39, Block 17 in the Hamlet of La Crete. Motion carried. Further, Councillor Driedger moved that third reading be given to the bylaw. That motion was carried.

Bylaw 902-13 – Local Improvement Bylaw

Councillor Flett made a motion that second reading be given to Bylaw 902-13 being a local improvement tax for Curb, Gutter and Sidewalk on 48 Avenue – 52 Street to 53 Street, and 53 Street – 48 Avenue to River Road for Plan 2938RS, Lots 2 & 3, Block 6, Lots 1, 2, 16, 17 & 18, Block 7, Lots 2, 3, 4, 5, & 6, Block 10, Lots 2, 6 & 7, Block 11, and Plan 7822018, lots 24, 25 & 26, Block 11 in the Hamlet of Fort Vermilion. The motion was carried. Further, Councillor Jorgensen made a motion that third reading be given to the bylaw. The motion was carried.

Alberta Health Services - Delegation

Last council meeting, Councillor Flett made a motion

that Sue Conroy, Vice-President for Emergency Medical Services, be invited to attend a Council meeting to discuss air ambulance services. On the July 16 council meeting, Conroy, Dr. Mark McKenzie made a power point presentation regarding the Alberta Air Ambulance Service Delivery Model Improvements. Later on in the meeting, Councillor Jorgensen made a motion that, whereas Mackenzie County Council considers the removal of Fort Vermilion ALS Medevac plane to be a reduction in the level of service to our area, in addition to the reduction of level of service created by the closure of the Edmonton City Centre Airport, and further considering that the proposed new air ambulance model negatively affects many municipalities across Northern Alberta, Council makes a request to the Minister Fred Horne to issue a formal directive to Alberta Health Services to reassess and reconsider the proposed new model, with the Health Quality Council of Alberta be involved in this review. The motion was carried unanimously.

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Councillor J. Driedger made a motion that a letter be sent to Alberta Environment and Sustainable Resource Development expressing the County's continuing interest in the agricultural land expansion West of High Level and how it corresponds with the County's economic development and sustainability plans. The motion was carried. Further, Councillor Jorgensen made a motion that the County requests letters of support from the Towns of High Level and Rainbow Lake for the future agricultural land expansion West of High Level. The motion was carried.

After further motions, the meeting was adjourned at 4:02 p.m.

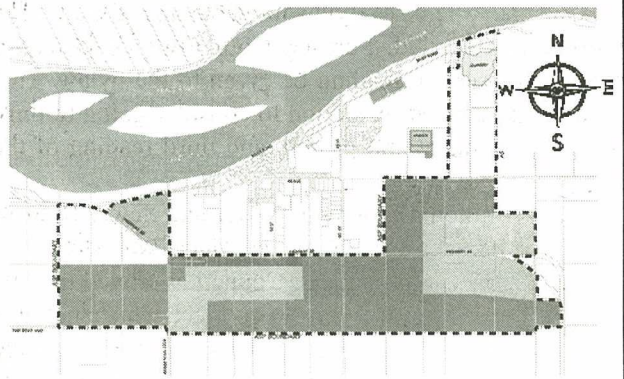


MACKENZIE COUNTY


Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 898-13

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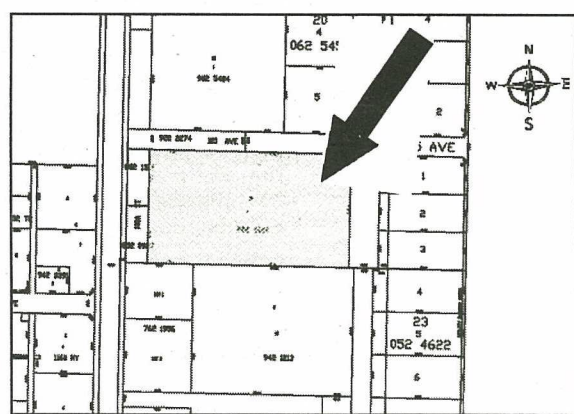
MACKENZIE COUNTY

Mackenzie County


NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 906-13

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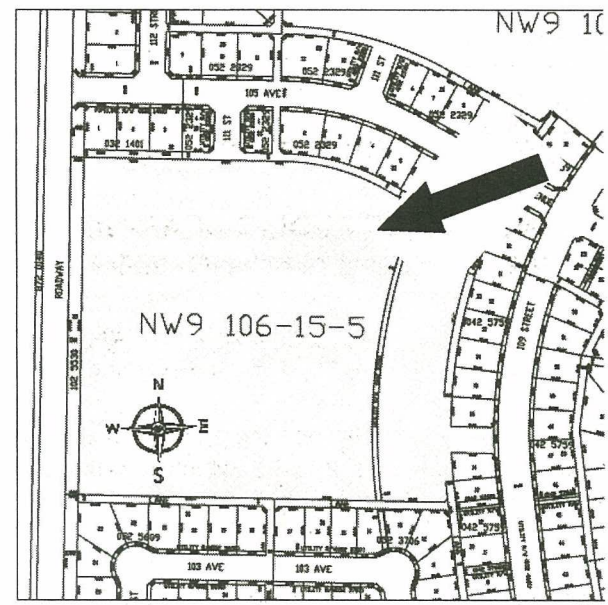
MACKENZIE COUNTY

Mackenzie County


NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 907-13

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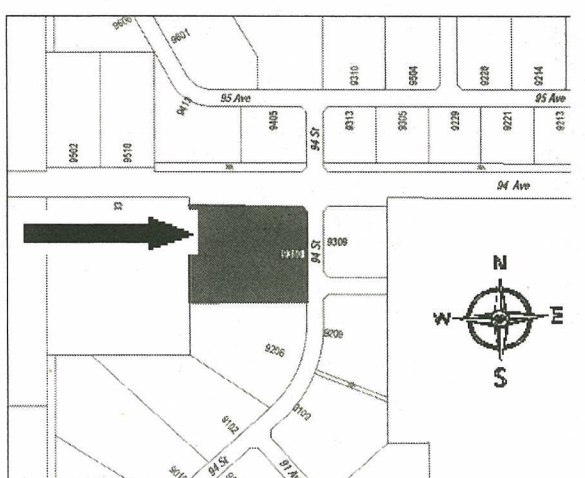
MACKENZIE COUNTY

Mackenzie County

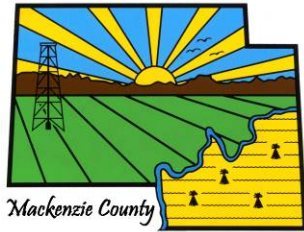
NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 910-13

Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 910-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as: Plan 992 0983, Block 1, Lot 1 (9310-94 Street) within the Hamlet of La Crete, be rezoned from Hamlet Country Residential 2 "HCR2" to Public/Institutional "P", to accommodate a school.



The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Byron Peters, Director of Planning & Development
Title:	<p>PUBLIC HEARING Bylaw 906-13 Land Use Bylaw Amendment Application to Rezone Plan 982 5602, Block 19, Lot 4 from Hamlet Commercial 2 'HC2' to Hamlet Industrial 2 'HI2' (La Crete)</p>

BACKGROUND / PROPOSAL:

Bylaw 906-13, being a Land Use Bylaw amendment to rezone Plan 982 5602, Block 19, Lot 4 from Hamlet Commercial 2 'HC2' to Hamlet Industrial 2 'HI2' in the Hamlet of La Crete, received first reading at the June 26, 2013 Council meeting.

In the end of April, it came to the attention of the Planning Department that the UFA Fertilizer Storing and Retail business recently underwent major renovations. This type of development requires a development permit. Administration contacted UFA and a Development Permit was received (after the renovations were complete).

Planning Staff reviewed the application and determined that it could not be accepted as the type of development they were asking for and currently are conducting is not allowed in a Hamlet Commercial 2 District.

A letter was sent to UFA informing them of the situation and that they would need to apply for a re-zoning. (See Attached).

The applicant is requesting to rezone from Hamlet Commercial 2 "HC2" to Hamlet Industrial 2 "HI2" which allows Bulk Fertilizer and Storage and/or Sales as a Discretionary Use.

The Planning Department does not foresee any issues or concerns with the proposal as the subject lot is surrounded on two sides with Hamlet Industrial 2 District, on the east and the south. In actual, rezoning this lot will square up the zoning lines with 105th Ave as a dividing line between Industrial Uses and Commercial Uses.

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

Bylaw 8__-13 was presented to the Municipal Planning Commission (MPC) at their June 6, 2013 meeting where the following motion was made:

That the Municipal Planning Commission recommendation to Council for Approval of Bylaw 8__-13, being a Land Use Bylaw amendment to rezone Plan 982 5602, Block 19, Lot 4 from Hamlet Commercial 2 'HC2' to Hamlet Industrial 2 'HI2', subject to a Public Hearing.

Bylaw number 906-13 has since been assigned to this application.

OPTIONS

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant.

RECOMMENDED ACTION:

MOTION 1

That second reading be given to Bylaw 906-13, being a Land Use Bylaw amendment to rezone Plan 982 5602, Block 19, Lot 4 from Hamlet Commercial 2 'HC2' to Hamlet Industrial 2 'HI2' in the Hamlet of La Crete.

MOTION 2

That third reading be given to Bylaw 906-13, being a Land Use Bylaw amendment to rezone Plan 982 5602, Block 19, Lot 4 from Hamlet Commercial 2 'HC2' to Hamlet Industrial 2 'HI2' in the Hamlet of La Crete.

Author: L. Lambert Reviewed by: _____ CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 906-13

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. 906-13
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 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate Stick Built Homes.

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

1. That the land use designation of the subject parcel known as:

Plan 982 5602, Block 19, Lot 4

within the Hamlet of La Crete, be rezoned from Hamlet Commercial 2 “HC2” to Hamlet Industrial 2 “HI2”, as outlined in Schedule “A” hereto attached.

READ a first time this 26th day of June, 2013.

READ a second time this ___ day of _____, 2013.

READ a third time and finally passed this ___ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

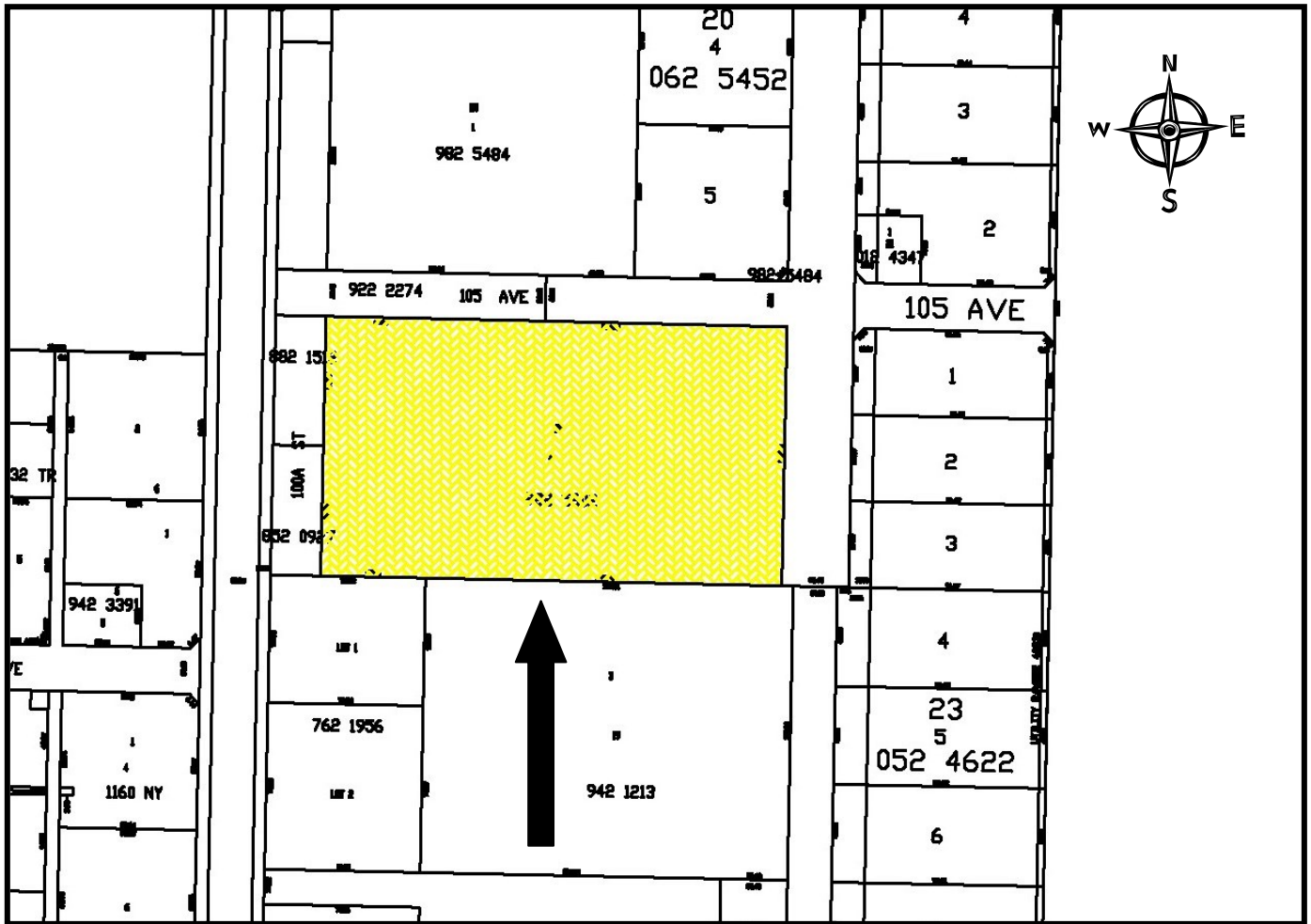
BYLAW No. 906-13

SCHEDULE "A"

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

Plan 982 5602, Block 19, Lot 4 (10302 – 99th Street)

within the Hamlet of La Crete, be rezoned from Hamlet Commercial 2 "HC2" to Hamlet Industrial 2 "HI2", to accommodate an existing industrial type development.



FROM: Hamlet Commercial 2 "HC2"

TO: Hamlet Industrial 2 "HI2"



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT <i>UFA Co-OPERATIVE LTD.</i>		
ADDRESS <i>700, 4838 RICHARD ROAD SW</i>		
TOWN <i>CALGARY</i>		
POSTAL CODE <i>T3E 6L1</i>	PHONE (RES.) CELL <i>403-877-7913</i>	BUS. <i>403-570-4500</i>

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <i>SAME.</i>		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./S.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
						<i>982 5602</i>	<i>19</i>	<i>09</i>

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *HCR - HAMLET COMMERCIAL* TO: *HIR - HAMLET INDUSTRIAL*

REASONS SUPPORTING PROPOSED AMENDMENT:

SEE ATTACHED LETTER AND DRAWINGS.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ *400⁰⁰* RECEIPT NO. _____

APPLICANT *[Signature]* DATE *MAY 27, 2013.*

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

REGISTERED OWNER _____ DATE _____



UFA Grain Solutions

May 31, 2013

Mackenzie County
P.O. Box 1690
La Crete, AB
T0H 2H0

Attn: Byron Peters

Re: Land Use Bylaw Amendment Application – Plan 982 5602, Block 19, Lot 04

Mr. Peters,

Please see attached with this letter the application for a Land Use Bylaw Amendment for Plan 982 5602, Block 19, Lot 04 in the Hamlet of La Crete. I have also included five drawings showing the location of the parcel and a surveyed site plan of this parcel.

The affected parcel is directly south of 105th Avenue and is bordered by 100th Street to the West and 99th Street to the East. The land is currently zoned HC2 – Hamlet Commercial District. The zoning amendment that we are making application for is HI2 – Hamlet Industrial District.

It has very recently come to our attention that the operation of our Fertilizer Storing and Retail Business does not comply with the current HC2 zoning. This business has been in operation in La Crete on the same parcel in excess of 20 years. We would like to make application to amend the current Land Use Bylaw to change the parcel to HI2 zoning. This amendment would allow the parcel to comply with La Crete's Land Use parameters.

We believe that this application should be given support for a variety of reasons:

1. The above mentioned fact that the operation has been in place and operating in the Hamlet for an excess of 20 years. When it was originally installed it complied with the Land Use.

UFA Grain Solutions
210 Burnt Lake Business Park
Red Deer, AB T4S 2L4
Phone: 403-356-3600 Fax: 403-356-3665

2. The neighboring parcels south and east are HI2 – Hamlet Industrial zoning. A change to this zoning from HC2 should not cause conflict with those neighbors.
3. All of the parcels between 94th to 105th Avenue and 99th and 100th Street are a combination of HC2 and HI2 zoning. The amendment of our parcels zoning should be consistent with the mix of land use present in this area.
4. The business use on this land supports the needs of the community and provides products and services that enhance the business community for both La Crete and Mackenzie County.

I understand that there is a Council Meeting for Mackenzie County on June 11th, 2013. Is it possible to be on the agenda for this meeting in order to facilitate first reading of the application? I intend to travel up from Red Deer to be in attendance for this meeting.

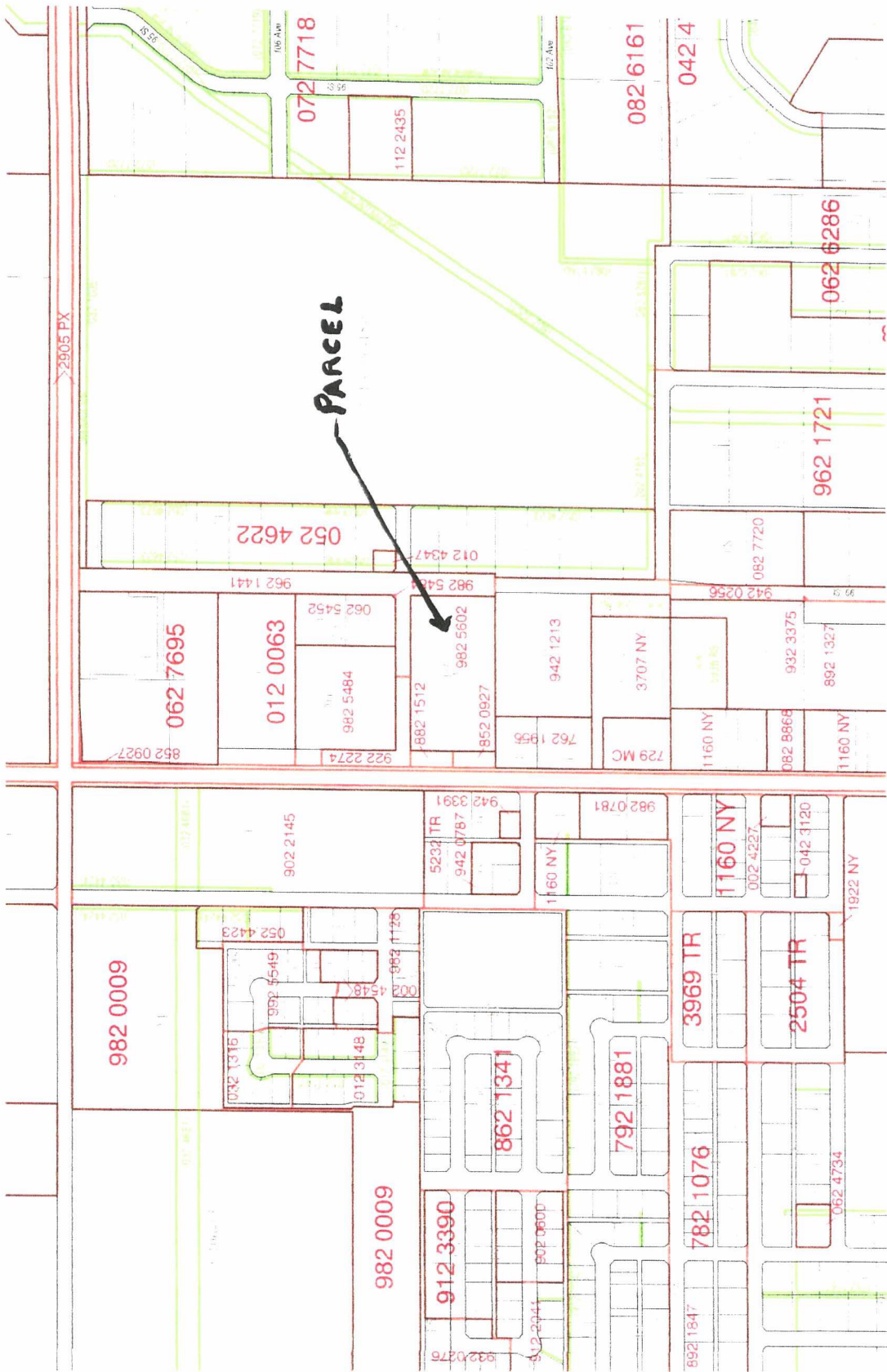
Please let me know if there is anything further that is required for this application. I can either be reached by phone at 403-877-7913 or email at jim.walters@ufa.com .

Sincerely,

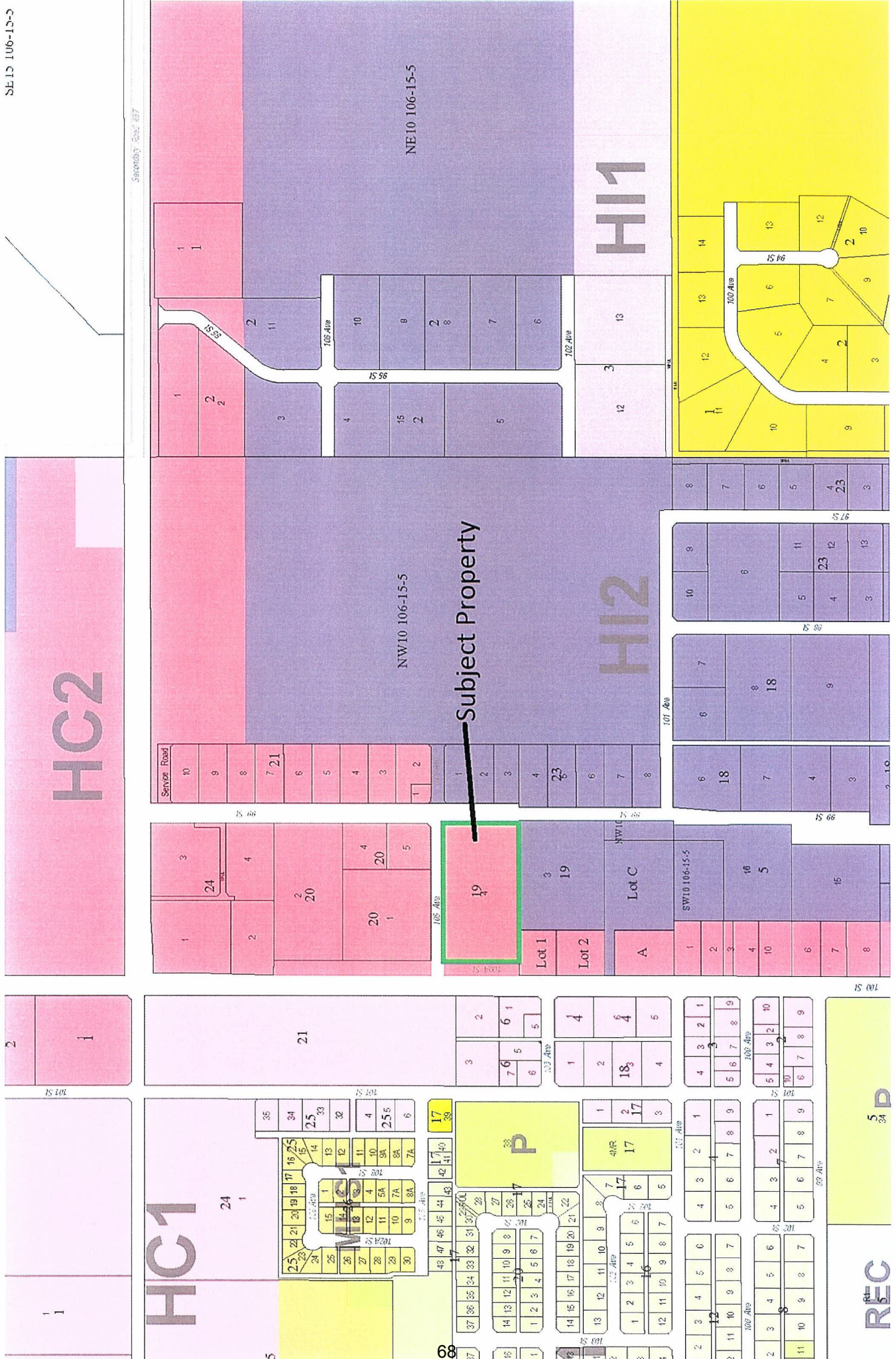


Jim Walters
Manager, UFA Grain Solutions

UFA Grain Solutions
210 Burnt Lake Business Park
Red Deer, AB T4S 2L4
Phone: 403-356-3600 Fax: 403-356-3665



Secondary Road #27



HC2

HC1

HI2

HI1

Subject Property

NW10 106-15-5

NE 10 106-15-5

REC

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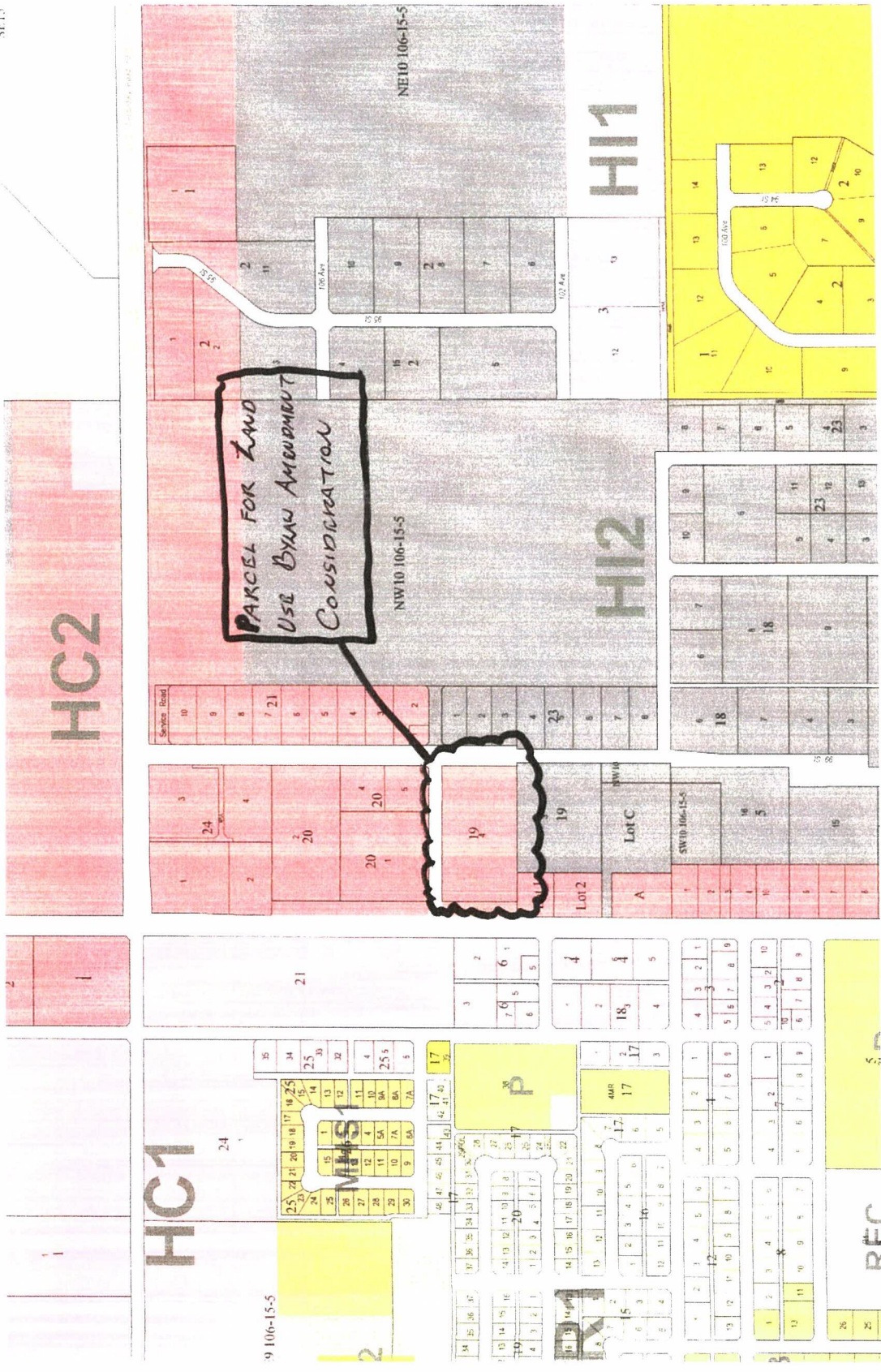
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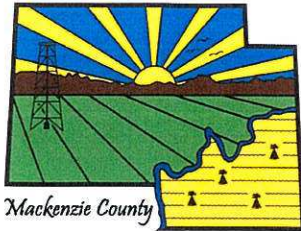
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Mackenzie County
P.O. Box 1690, La Crete Alberta T0H 2H0
Phone (780) 928-3983 Fax (780) 928-3636

April 30, 2013

UFA Co-operative Ltd.
Attn: Jim Walters
700, 4838 Richard Road SW
Calgary, AB T3E 6L1

Dear Mr. Walters:

**Fertilizer Blending and Retail Business in HC2
(Plan 982 5602; Block 19; Lot 04)**

We have reviewed your development permit application for Fertilizer Blending and Retail Business in a Hamlet Commercial District "HC2." As the zoning does not allow for a Fertilizer Storing and Retail Business as a permitted or discretionary use, we cannot accept your development permit application. In order to operate this business at this location you need to submit a rezoning application to rezone this property to Hamlet Industrial 2 "HI2" that allows a Fertilizer Storing and Retail Business.

A rezoning application is presented to Council as a bylaw and if it receives first reading it is advertised for public hearing and thereafter, receives second and third reading if Council approves the application. Once the rezoning process is complete the development department would accept a new development permit application for a Fertilizer Storing and Retail Business.

If you wish to proceed with the rezoning of this property please complete the attached Land Use Bylaw Amendment Application and submit it to our office with the application fee of \$400.00. There will be advertising fee if the bylaw proceeds to a Public Hearing.

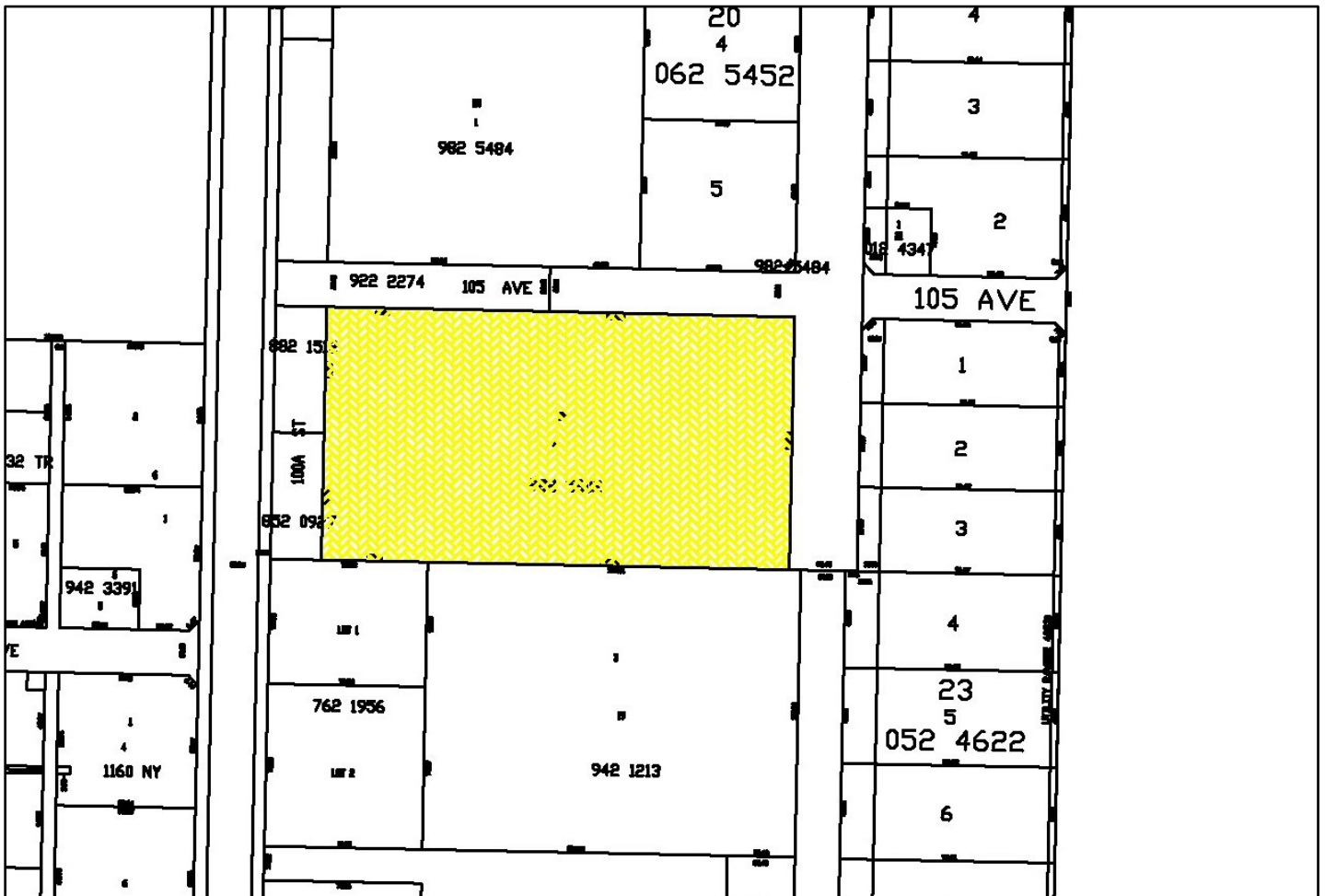
For any questions or concerns please contact the Planning & Development Department at 928-3983 or stop by the office. Our office hours are 8:15 a.m. to 4:30 p.m., Monday through Friday.

Yours truly,

Byron Peters,
Director of Planning and Development

Enclosure

BYLAW 906-13

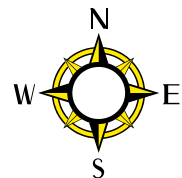


File No. Bylaw 906-13

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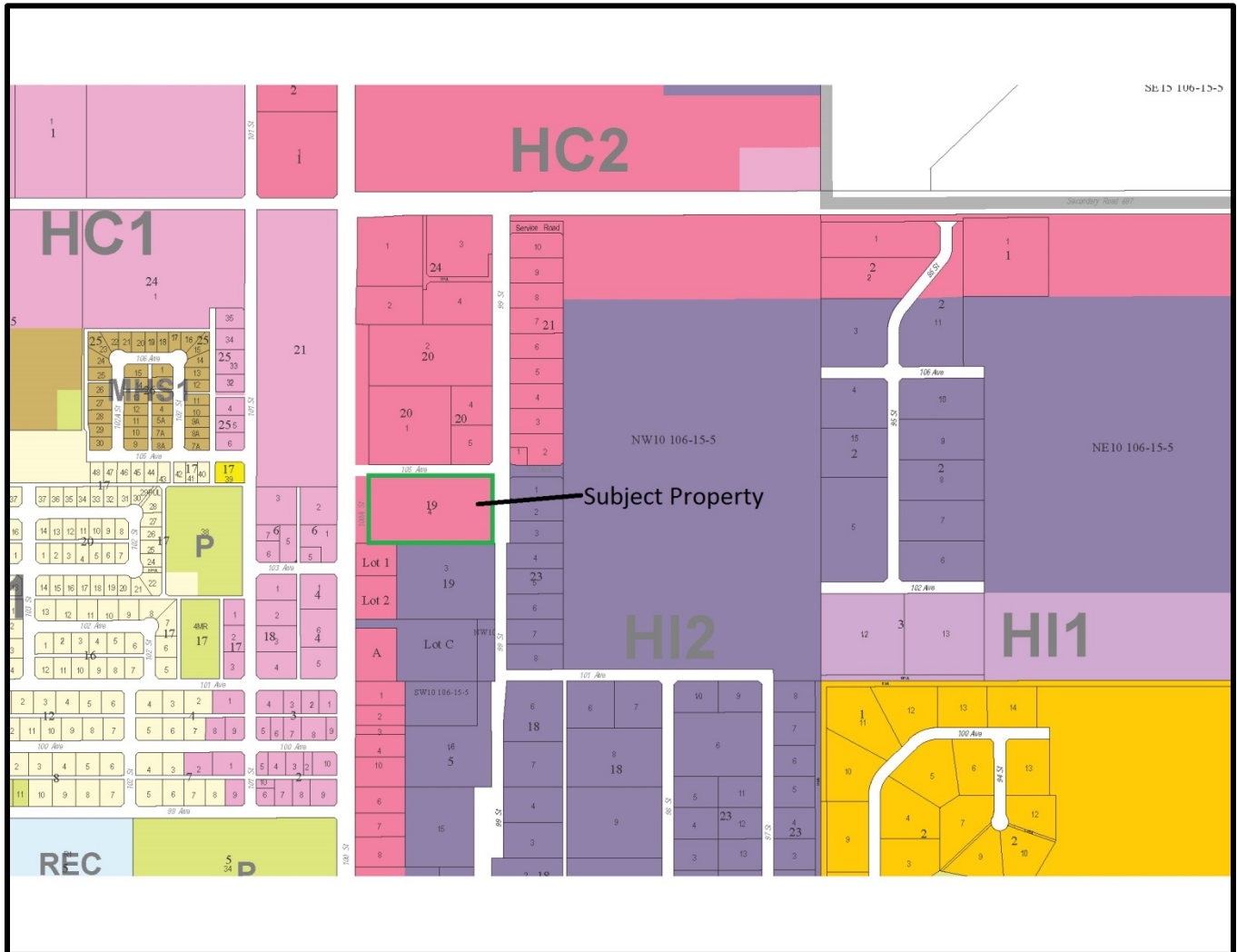
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Mackenzie County

BYLAW 906-13



File No. Bylaw 906-13

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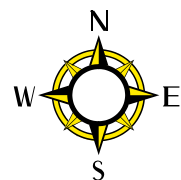
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Mackenzie County



Continued from page 6...

County Council Meeting Highlights

Bylaw 904-13 – Local Improvement Bylaw

Deputy Reeve Sarapuk made a motion that second reading be given to Bylaw 904-13 being a local improvement tax for Water and Sewer Extension on 43 Avenue and a portion of 50 Street for Plan 762 1591, Lots 1, 2 & 4, Block A and Plan 942 3306, Lot 5 & 6, Block A and Plan 580KS, Lot N in the Hamlet of Fort Vermilion. The motion was carried. Councillor Flett then made a motion that third reading be given to the bylaw. The motion was carried.

Bylaw 901-13 – Local Improvement Bylaw

Councillor Elmer Derksen made a motion that second reading be given to Bylaw 901-13 being a local improvement tax for: (A) Curb, Gutter and Sidewalk on 101 Street and 103 Avenue for Plan 942 0787, Lots 5 & 6, Block 6 and Plan 942 3391, Lot 5, Block 6 and Plan 5232TR, Lot 1, Block 6 and Plan 1160NY, Lot 1, Block 4 and Plan 792 1881, Lots 1, 2 & 5, Block 18 and Lots 1-3, Block 17 and a portion of Plan 8621341, Lot 38, Lot 17; and also for (B) Stand-alone Sidewalk on 101 Street from 103 Avenue to 105 Avenue for Plan 942 0787, Lot 7, Block 6 and Plan 5232TR, Lot 3, Block 6 and Plan 902 2145, Block 21 and Plan 862 1341, Lot 38, Block 17 and Plan 982 1128, Lot 39, Block 17 in the Hamlet of La Crete. Motion carried. Further, Councillor Driedger moved that third reading be given to the bylaw. That motion was carried.

Bylaw 902-13 – Local Improvement Bylaw

Councillor Flett made a motion that second reading be given to Bylaw 902-13 being a local improvement tax for Curb, Gutter and Sidewalk on 48 Avenue – 52 Street to 53 Street, and 53 Street – 48 Avenue to River Road for Plan 2938RS, Lots 2 & 3, Block 6, Lots 1, 2, 16, 17 & 18, Block 7, Lots 2, 3, 4, 5, & 6, Block 10, Lots 2, 6 & 7, Block 11, and Plan 7822018, lots 24, 25 & 26, Block 11 in the Hamlet of Fort Vermilion. The motion was carried. Further, Councillor Jorgensen made a motion that third reading be given to the bylaw. The motion was carried.

Alberta Health Services - Delegation

Last council meeting, Councillor Flett made a motion

that Sue Conroy, Vice-President for Emergency Medical Services, be invited to attend a Council meeting to discuss air ambulance services. On the July 16 council meeting, Conroy, Dr. Mark McKenzie made a power point presentation regarding the Alberta Air Ambulance Service Delivery Model Improvements. Later on in the meeting, Councillor Jorgensen made a motion that, whereas Mackenzie County Council considers the removal of Fort Vermilion ALS Medevac plane to be a reduction in the level of service to our area, in addition to the reduction of level of service created by the closure of the Edmonton City Centre Airport, and further considering that the proposed new air ambulance model negatively affects many municipalities across Northern Alberta, Council makes a request to the Minister Fred Horne to issue a formal directive to Alberta Health Services to reassess and reconsider the proposed new model, with the Health Quality Council of Alberta be involved in this review. The motion was carried unanimously.

Agricultural Land Use Planning

Councillor J. Driedger made a motion that a letter be sent to Alberta Environment and Sustainable Resource Development expressing the County's continuing interest in the agricultural land expansion West of High Level and how it corresponds with the County's economic development and sustainability plans. The motion was carried. Further, Councillor Jorgensen made a motion that the County requests letters of support from the Towns of High Level and Rainbow Lake for the future agricultural land expansion West of High Level. The motion was carried.

After further motions, the meeting was adjourned at 4:02 p.m.

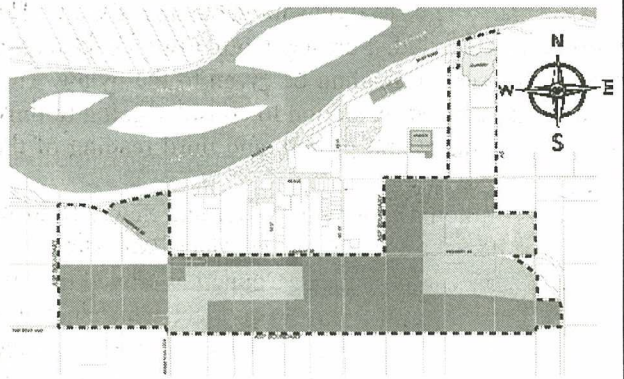


MACKENZIE COUNTY


Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 898-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 898-13, which enacts the Fort Vermilion Industrial Area Structure Plan near Fort Vermilion. The proposed Area Structure Plan encompasses:



The Public Hearing is to be held at **1:20 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



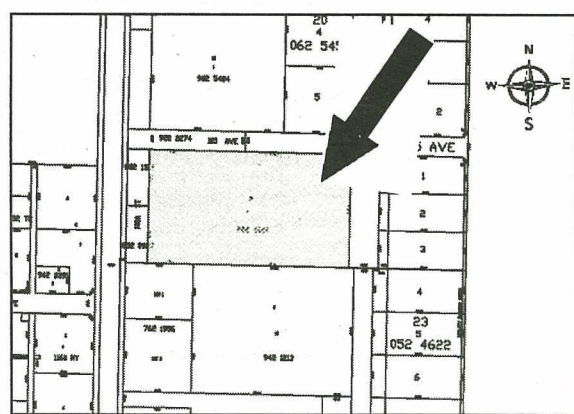
MACKENZIE COUNTY

Mackenzie County


NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 906-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 906-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as Plan 982 5602, Block 19, Lot 4 within the Hamlet of La Crete, be rezoned from Hamlet Commercial 2 "HC2" to Hamlet Industrial 2 "HI2", to accommodate Industrial type development.



The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



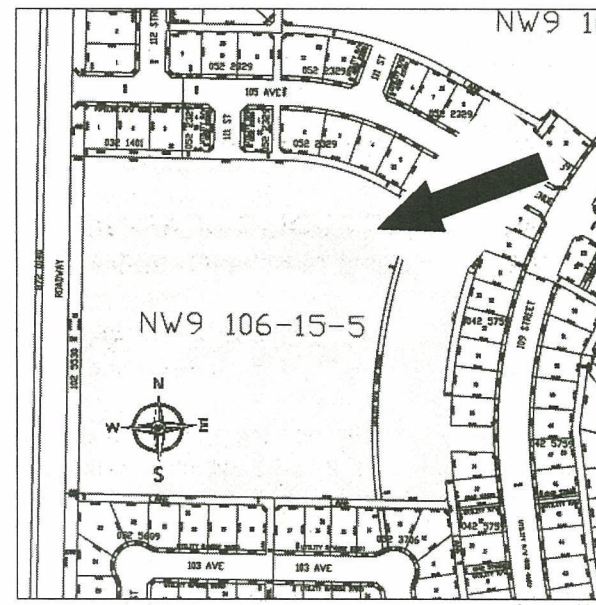
MACKENZIE COUNTY

Mackenzie County


NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 907-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 907-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as Part of NW 9-106-15-W5M within the Hamlet of La Crete, be rezoned from Mobile Home Subdivision 1 "MHS1" to Hamlet Residential 1B "HR1B" to accommodate stick built dwellings.



The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



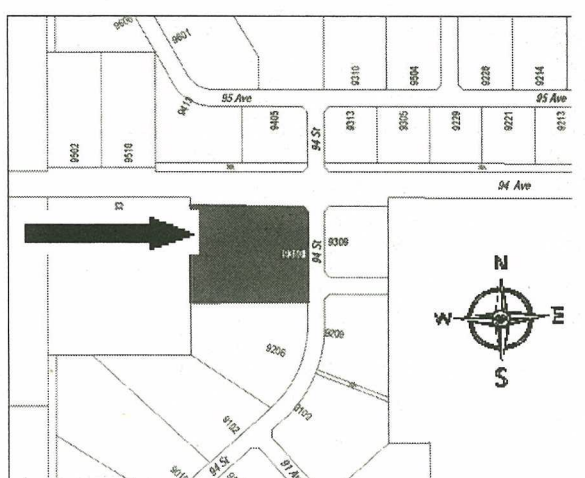
MACKENZIE COUNTY

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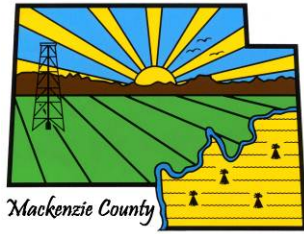
NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 910-13

Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 910-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as: Plan 992 0983, Block 1, Lot 1 (9310-94 Street) within the Hamlet of La Crete, be rezoned from Hamlet Country Residential 2 "HCR2" to Public/Institutional "P", to accommodate a school.



The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Byron Peters, Director of Planning and Development
Title:	PUBLIC HEARING Bylaw 894-13 Hamlet of Fort Vermilion Area Structure Plan

BACKGROUND / PROPOSAL:

The Area Structure Plans have progressed well, and input has been received from both Council and the public. The input received has been incorporated into the ASPs, creating a comprehensive 20 year planning document that reflects the desires of the community while directing the growth of the community based on current planning principles.

OPTIONS & BENEFITS:

To implement an updated direction of hamlet growth planning for Fort Vermilion.

COSTS & SOURCE OF FUNDING:

There are no additional costs involved with adopting the ASPs, however there may be additional costs incurred in future budgets to implement some of the strategies.

COMMUNICATION:

The public hearings were advertised in the local papers, progress updates have been included in the County Image, and notifications were posted on Facebook. Planning staff will communicate the changes to developers as they come in.

Author: B. Peters

Reviewed by:

CAO

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 894-13 being the Hamlet of Fort Vermilion Area Structure Plan.

Motion 2

That third reading be given to Bylaw 894-13 being the Hamlet of Fort Vermilion Area Structure Plan.

Author: B. Peters Reviewed by: _____ CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 894-13

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. 894-13
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO ENACT THE
HAMLET OF FORT VERMILION AREA STRUCTURE PLAN

WHEREAS, the Municipal Government Act provides that a Council may adopt an area structure plan, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it advisable to update the Area Structure Plan for all land within the designated boundary of the Hamlet of Fort Vermilion to provide for the orderly development of the community

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

1. That the following:
 - i) Bylaw No. 012/95 and Bylaw No. 537/05, Hamlet of Fort Vermilion Area Structure Plan are hereby rescinded.
 - ii) That the attached Area Structure Plan, effecting the land within the corporate boundary of the Hamlet of Fort Vermilion, be designated as the Fort Vermilion Area Structure Plan.

READ a first time this 24th day of April, 2013.

READ a second time this _____ day of _____, 2013.

READ a third time and finally passed this _____ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

Area Structure Plan Hamlet of Fort Vermilion

Bylaw No. XXXX



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1 Purpose and Scope

This Area Structure Plan (Plan) has been prepared for the hamlet of Fort Vermilion at the request of Mackenzie County (County), a Specialized Municipality with both urban and rural areas within its jurisdiction.

1.1 Introduction

As one of the oldest settlements in Alberta Fort Vermilion has an abundant history reflected in its built form and historically significant buildings and sites. Growth scenarios indicate that within the next 20 years, Fort Vermilion is unlikely to see a substantial population increase. However, if industrial lands being planned to the south of the community along Highway 88 prove attractive to employers, the hamlet could see considerable growth. The Plan provides a framework for future subdivision, servicing, and development that builds on the existing community strengths to create an urban environment that provides a high quality of residential, employment and recreational opportunities.

The Plan is primarily based on policy direction from the Municipal Development Plan Bylaw 735-09. It sets out a vision and specifies actions and policies needed to achieve that vision based on the requirements of the *Municipal Government Act* (MGA). The MGA requires an Area Structure Plan to identify:

- Sequence of development for the plan area;
- Land uses proposed, either generally or with respect to specific parts of the area;
- Density of population proposed either generally or with respect to specific areas;
- General location of major transportation routes and public utilities; and,
- Other matters council considers necessary.

Area structure plans are long-term “living documents.” As the land use, socio-demographic and economic context changes it is not uncommon for plans to be reviewed and amended. Despite such changes, the vision of this Plan should remain consistent. However, it is anticipated that more detailed components may be amended in accordance with hamlet and County needs on an ongoing basis.

The policies and actions identified in this Plan are meant to influence the Mackenzie County Land Use Bylaw, development standards, neighbourhood area plans, subdivision design, and development approvals to ensure that the long term vision for growth determined by this process is achieved.

1.2 Background Report

Along with the Plan, a background report has been prepared. This report contains most of the analysis undertaken to identify the vision, goals and policies for the Plan. This includes a review of the planning context; an update of demographic considerations; review of existing land uses, natural features, facilities and infrastructure; and identification of opportunities associated with the same.

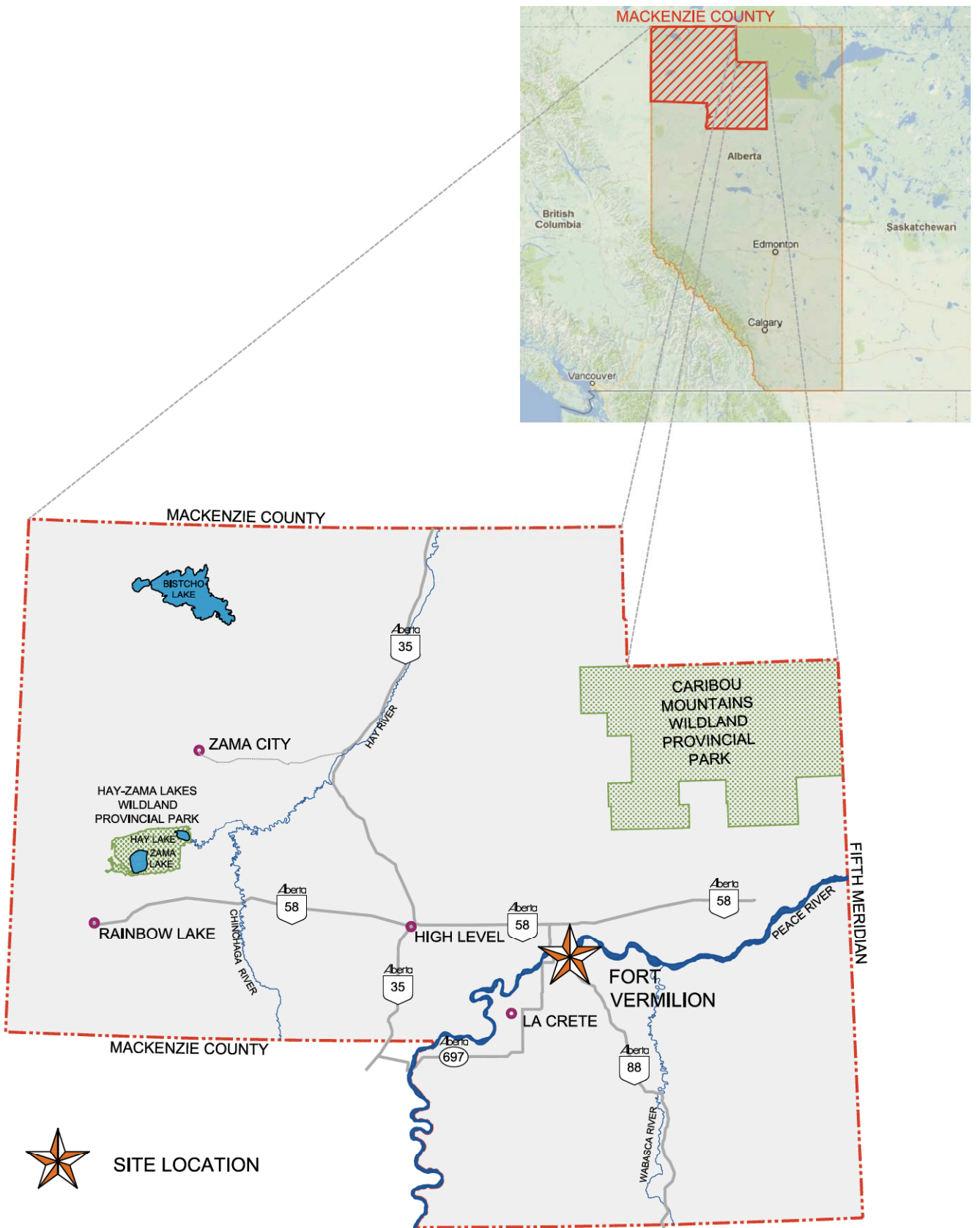


FIGURE 1
LOCATION PLAN
FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

1.3 Mackenzie County Municipal Development Plan (2009)

The Municipal Development Plan (MDP) defines the vision, principles, objectives, and policies of the County as well as objectives and policies for hamlets. By doing so, a foundation for the preparation of more detailed land use plans within existing hamlets is established.

1.3.1 Objectives for Hamlet Growth

Expanding the role of hamlets as service centres for surrounding rural areas is a common theme throughout the MDP that can help achieve the vision for land uses in the County and identify a long term growth strategy for Fort Vermilion.

Key objectives expressed in the MDP that provide a foundation for growth in Fort Vermilion include:

- Plan for a positive growth rate;
- Promote orderly and economic growth;
- Provide a variety of housing types;
- Plan for future subdivision and development of residential areas;
- Facilitate growth of commercial and industrial areas;
- Provide institutional, recreational, and cultural opportunities;
- Optimize the use of existing services and infrastructure; and,
- Strengthen the long term viability of Fort Vermilion.

1.3.2 Policies Specific to Growth in Fort Vermilion

Key policies in the MDP that outline a long term growth strategy for Fort Vermilion include:

- Develop in accordance with the MDP;
- Preserve and promote historically significant buildings and support local initiatives that promote Fort Vermilion's heritage;
- Prepare a comprehensive plan for the existing Nature Trail that provides access to natural areas and connects to other community amenities;
- Development within the floodplain shall be approved by a professional engineer or architect and consider specific factors in the design;
- A restrictive covenant must be registered against properties in the floodplain as a condition of subdivision or development approval to hold the municipality harmless from any damage or loss occurring as a result of flooding; and,
- The County may prepare a study to determine the need and cost for the construction of a dike/levee from River Road to the Fort Vermilion aerodrome along Peace River.

1.4 Community Consultation

Community consultation forms the cornerstone of the vision, policies and actions identified in the Plan. Early stakeholder consultation in Fort Vermilion helped focus the direction of this plan, while a public open house ensured wider input into the Plan's vision, policies and concepts. Results of this consultation can be found in the background report for this plan.

1.4.1 Early stakeholder consultation

- Low key character; more development would be good if in character.
- History sets the community apart and creates tourism opportunities.
- Business areas could be improved with character of commercial buildings.
- Recreational opportunity to develop more trails.
- Industrial development should go near top of hill by Highway 88.
- There are infill opportunities in the downtown.
- Heavy traffic commercial uses should locate on hwy 88.
- Consider development of a pioneer village, camping facilities, and information centre.
- Residential growth opportunity at top of hill that already has services.
- Wayfinding signage would be useful as well as interpretive signage/historic.
- Determine the role of the river in town. The river has value for tourism, community recreational feature, and botanical significance.
- Town is slow growing, but lots of historic character is a tourism opportunity.

1.4.2 Public Open House

A Public Open House was held on May 24th 2013, at the Fort Vermilion Community and Cultural Complex. Key points recorded at the open house included:

- The "Future Residential" area shown east along the Peace River is subject to flooding.
- Concern over the pace of change.
- Fort Vermilion originally was a place of industry, so growth is in keeping.
- More people are needed to sustain community services.

2 Creating a Vision

The County has prepared this Plan to clarify, communicate and deliver its vision for the future development and redevelopment of Fort Vermilion.

In 20 years, Fort Vermilion is envisioned to be a quiet community with a rural character that celebrates its heritage as one of the oldest communities in Alberta and its connection to the Peace River in order to create tourism opportunities. Fort Vermilion will serve as a commercial and cultural centre for the surrounding community, while providing opportunities for all ages through a diversity of housing, recreation and employment opportunities.

In order to implement the vision, the Plan seeks to achieve specific objectives which are identified below. These objectives recognize and build on the Fort Vermilion policies of the MDP.

- Guide interim and long-term growth in a deliberate manner that coordinates with infrastructure provision and facilitates a complementary land use mix;
- Promote development of 50th Street and nearby areas of River Road as the commercial centre of Fort Vermilion, with consideration to the community's history;
- Encourage the identification and preservation of historic buildings and sites;
- Recognize the changing needs of the community by allowing a range of housing choices, including multi-family;
- Protect significant natural areas, including the Peace River waterfront; and,
- Support economic development and diversification.
- New development should reflect the historic character and northern climate.

As part of delivering these objectives, the Plan must be consistent with existing municipal, provincial, and federal policies, regulations and plans for the area. To illustrate the intent of the Land Use Concept, plans for municipal services, roadways and staging have been prepared.

2.1 Land Use Concept

The Land Use Concept integrates the natural and man-made considerations of the Plan area with the needs of the community while meeting all relevant policy guides and regulatory requirements.

The land use areas displayed in the Land Use Concept are conceptual. They are intended to provide a broad road map for future development. Further planning through Conceptual Schemes or Neighbourhood Area Structure Plans and Outline Plans may revise the designation and area of land uses. Substantial deviations from this concept will require amendments to the Plan; however, if the intent of the concept is preserved amendments may not be necessary.

The Land Use Concept recognizes the established development pattern within the existing hamlet, and integrates compatible and complementary land uses to create a complete community while maintaining a distinct rural hamlet character.

Where the land use area identified in the Land Use Concept does not follow a property boundary, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting technical documents.



LEGEND

- ■ ■ ■ ■ HAMLET OF FORT VERMILION
- ● ● ● ● HERITAGE FRONTAGE CONTROL
- INSTITUTIONAL AREA
- PUBLIC UTILITY
- HAMLET COMMERCIAL
- HIGHWAY COMMERCIAL AREA
- LIGHT INDUSTRIAL AREA
- FUTURE DEVELOPMENT
- INDIAN RESERVE
- RESIDENTIAL AREA
- PARK/OPEN AREA

FIGURE 2
LAND USE CONCEPT
 FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

2.2 Land Use Distribution

The tables below display the land use statistics for the 2033 Land Use Concept. The design population exceeds population growth projections for the hamlet identified by this planning process. This is in part due to already planned developments, existing vacant residential lands, and the Plan providing enough new residential land to entirely accommodate the high growth scenario. This additional capacity recognizes that if the adjacent Fort Vermilion Industrial Park Area Structure Plan is adopted by Council and successfully develops, then there may be an increased demand for residential properties locally, in excess of historic growth rates.

Table 1 Land Use Statistics

	Area (ha)	% of NDA
Gross Developable Area (excludes existing built area)	253.9	
Net Developable Area (NDA)		100%
Future Residential	114.25	45%
Residential	22.11	8.7%
Industrial	15.8	6.2%
Commercial	13.18	5.1%
Open Space (assumed 10% GDA)	25.29	10%
Stormwater Management Facilities (assumed 5% GDA)	12.64	5%
Roads and Access (assumed 20% GDA)	50.63	20%

Table 2 Unit and Population Estimates

	Gross Area (ha)	Units/Gross ha	Units	People/Unit	Population
Existing Residential	58.67	4.18	245	2.96	727
New Residential	22.11	7.69	170	2.96	503
Total	108.14	-	532	-	1230

Note: these statistics are intended for discussion purposes and are subject to change.

3 Achieving the Vision

This section sets out policies to guide development in a manner that can achieve the 20-year vision for Fort Vermilion, as well as fulfill the requirements of the MGA.

3.1 General Development Policies

The following policies reflect the intent of the vision across the hamlet and also speak to development processes that can help ensure that the vision is implemented.

- All Areas 1. Development should strive to maintain the natural drainage pattern of the land to reduce impacts from development.*
- All Areas 2. New multi-lot development should be in accordance with a Conceptual Scheme (or Outline Plan or Neighbourhood Area Structure Plan).*
- All Areas 3. No new country residential development should be permitted in the hamlet boundaries as this is an inefficient use of municipal services.*
- All Areas 4. Developers should be encouraged to retain existing trees during design and development in order to maintain the rural character of Fort Vermilion.*
- All Areas 5. New street networks should continue to expand the existing modified grid street pattern.*
- All Areas 6. Conceptual Schemes, Neighbourhood Area Structure Plans or Outline Plans shall be generally consistent with the Land Use Concept; however:*
- 1. They may deviate from the Land Use Concept provided the objectives of this Plan are maintained.*
 - 2. They may deviate from the Land Use Concept when a new site specific constraint is identified that requires a change.*
 - 3. Amendments to this Plan may be required.*
- All Areas 7. The planning area is considered to have high potential to contain archaeological, paleontological, Aboriginal traditional use and historic period resources. A Historic Resource Impact Assessment may be required prior to development. All development proposals should be referred to the Historic Resources Management Branch for review and will require an application for Historical Resources Act clearance.*
- All Areas 8. Mackenzie County should require permanent development proposed within the 1:100 year Peace River floodplain to comply with those measures set out in the MDP.*
- All Areas 9. Developers may be required to prepare an emergency plan as part of a subdivision, Conceptual Scheme or similar plan. The emergency plan would address recommendations in the Fire Smart: Protecting Your Community from Wildfire manual published by Partners in Protection.*

3.2 Historical Resource Policies

Fort Vermilion is one of the oldest settlements in Alberta. Accordingly, there are number of historic and archaeological resources that help lend the community its character. The Old Bay House at 4405 River Road, including a 100 metre radius around the house, is a National Historic Site of Canada. The Trapper's Shack on the west corner of River Road and 50th Street is a Provincially Registered Historic Resource. Alteration to these historic sites is regulated by the Historical Resources Act. Development in the vicinity of these uses should reflect the historic character of these and other old buildings.

Historic Resources 1. If the Historic Resource Management branch of Alberta Culture and Community Spirit requests that a Historical Resources Impact Assessment be conducted for a particular development the County should incorporate the results into future subdivision applications or amendments to this plan.

Historic Resources 2. Development identified for Heritage Frontage Control should reflect the historic character of Fort Vermilion through building design and finishing materials on street-facing walls as well as landscaping in areas between the building and a public street.

Old Bay House



Trapper's Shack



3.3 Hamlet Residential Area Policies

The majority of residential lands are along River Road and west of 50th Street. The predominant dwelling type in the Hamlet Residential Area is anticipated to be low density residential (i.e. single detached dwellings, duplexes, manufactured homes). Variety in residential densities is encouraged in the vicinity of 50th Street and in other suitable locations (i.e. low-rise apartment, triplexes, row houses).

A new development is currently planned around the Fantasy North Golf Course, however the Plan also provides for a residential expansion area extending from the western end of 48th Avenue.

- Hamlet Residential A. Single-family detached dwellings will be the primary development in the Hamlet Residential Area, however duplex and town-houses are encouraged. Similar low profile multiple unit developments are encouraged near the Town Centre Area.*
- Hamlet Residential B. Design of residential developments should be contextual and take place in consideration of existing nearby development and adjacent uses. Multi lot residential developments should be undertaken by way of a Conceptual Scheme (or Outline Plan or Neighbourhood Area Structure Plan).*
- Hamlet Residential C. Home based businesses are encouraged, provided they do not alter the residential character of a property or buildings.*
- Hamlet Residential D. Connectivity between neighbourhoods shall be encouraged through the provision of streets and walkways that are designed to support safe pedestrian, cycle and vehicle movements as appropriate to their context.*
- Hamlet Residential E. Multi-family developments should enhance the streetscape through landscaping and built form and mass which respects that of nearby structures and properties.*

3.4 Commercial Development Areas

There are two types of commercial uses identified for Fort Vermilion: Hamlet Commercial and Highway Commercial.

3.4.1 Hamlet Commercial Area

There is an opportunity to support the further development of Fort Vermilion as a tourism destination and a commercial centre for surrounding country residential properties and local residents. The commercial core area is at the intersection of 50 Street and River Road. Commercial uses extend south along 50 Street and both east and west along River Road. The Hamlet Commercial Area reflects the existing disposition of commercial uses and encourages contextual infill development that reflects the community's history and opportunities to further develop a tourism industry. Concentrating new commercial uses in this area can support the further strengthening of this area as Fort Vermilion's commercial and cultural centre.

- Hamlet Commercial A. Direct new retail, food and lodging establishments to this area.*
- Hamlet Commercial B. Development within the Hamlet Commercial Area identified for Heritage Frontage Control should incorporate design elements that reflect the historic architectural character of Fort Vermilion, encourage high quality public realm and pedestrian connectivity.*
- Hamlet Commercial C. Commercial uses are appropriate in this area, but should be encouraged to reflect the following provisions:*
- a. The space between a building and the street should be landscaped to encourage a high level of public amenity and a visually pleasing streetscape.*
 - b. Minimum off-street parking requirements may be substantially relaxed in the Hamlet Commercial Area for new development to encourage a pedestrian friendly town centre environment. In some cases parking requirements may be waived entirely.*
 - c. Changes in use for already established buildings may be deemed to meet parking requirements.*
 - d. New building and site design fronting 50 Street or River Road should emphasize creating a pedestrian friendly environment that can support tourism, including windows and doors in street-facing ground floor walls and the articulation of building mass to create visual interest and reduce the bulk of larger structures.*
- Hamlet Commercial D. At the discretion of the County, parking areas may be paved, incorporating low impact design features, which includes conservation and use of on-site natural features to protect water quality.*
- Hamlet Commercial E. Uses which are likely to create nuisance factors through airborne contaminants, dust, vibration, light and noise emissions should be directed to the Light Industrial Area or an industrial park outside the hamlet boundaries.*

3.4.2 Highway Commercial Area

Highways create attractive locations for commercial businesses due to relatively higher levels of visibility and access. Highway commercial uses are anticipated to be in the form of traffic oriented commercial uses that cater to a regional market catchment. There is an existing highway commercial use located at the south end of 45 Street that should form the nucleus for future highway commercial development. Future highway commercial development spreads west along the Bicentennial Highway from this point.

- Highway Commercial A. Sites should be designed in a comprehensive manner that integrates with existing and future development opportunities on surrounding sites, including consideration of building design, mass, transportation and site operation. This may require cooperation amongst adjacent property owners through a Concept Scheme, Neighbourhood Structure Plan or Outline Plan process to create attractive and functional commercial areas. Joint access, drainage and parking easement agreements may be required to facilitate cooperative use and development.*
- Highway Commercial B. Parking should mainly be provided to the side and rear of new developments.*
- Highway Commercial C. New developments should be subject to landscaping and appearance requirements to ensure that these areas are aesthetically pleasing.*
- Highway Commercial D. Development of properties adjacent to residential areas should address potential land use conflicts through building orientation, landscaped buffers, lighting design, architectural treatments and operational requirements.*
- Highway Commercial E. A property developed with multiple commercial buildings should be designed as a comprehensive development, considering the relation between the appearance and operational characteristics of the different buildings and their individual uses.*
- Highway Commercial F. Low impact design features, which includes conservation and use of on-site natural features to protect water quality, should be incorporated into development.*
- Highway Commercial G. Uses which are likely to create nuisance factors through airborne contaminants, dust, vibration, light and noise emissions should be directed to the Light Industrial Area or to an industrial park outside of the hamlet boundaries.*

3.5 Light Industrial Development

This plan addresses only light industrial uses such as contractors' yards and shops, outdoor storage, and similar uses that do not create significant nuisances as part of their primary operations. Heavy industrial uses such as manufacturing, processing, assembly, and large scale distribution should be directed outside of the hamlet boundaries away from land uses sensitive to their effects.

Industrial A. All industrial sites should be developed in a manner that minimizes the potential impacts on adjacent or nearby properties. Methods to ensure industrial developments do not negatively impact adjacent properties and roadways may include the construction of landscaped berms, architectural treatments, landscaping and fencing, distance separation, the retention or planting of native vegetation, and the on site treatment of stormwater.

Industrial B. Aggregate extraction operations taking place within the hamlet boundaries should be encouraged to follow Alberta Environment and Sustainable Resource Development best practices and seek to minimize disturbance to surrounding sensitive land uses through the use of suitable buffers, setbacks, operation restrictions and mitigation of visual impacts on passersby.

3.6 Open Space Development Policies

Open spaces, both formally landscaped and natural, are essential components to the physical structure of the Land Use Concept. One key opportunity in Fort Vermilion is to integrate the waterfront open spaces and trail network with the commercial areas along 50 Street.

3.6.1 Open Spaces

Along with protecting sensitive areas, natural areas form part of the Land Use Concept's open space system. There is an existing waterfront natural area along the Peace River. As a riparian area this can provide benefits in terms of habitat, visual amenity, enhanced quality of overland stormwater run-off, and a strong sense of rural character. This natural area is particularly valuable as walkways and park spaces are integrated throughout.

Natural areas are intended to be left in their natural state, including topography and vegetation. Low impact recreational uses (i.e. trails and benches) are appropriate within the natural areas. Additionally, complementing community infrastructure (i.e. stormwater management facilities, small parks integrated with existing landscaping) may also be appropriate.

3.6.2 Parks

Parks should be strategically located within the plan area to maximize their benefits to residents. Generally, a park should be accessible to all residents of the neighbourhood within a short walk from each dwelling. Parks should be landscaped and where appropriate should have recreation facilities (i.e. trails, playgrounds, fields). Park sites should be dedicated as Municipal Reserve at the time of subdivision. One park should be developed along with Stage 2 residential development west of 50 Street.

3.6.3 Open Space and Parks Policies

- Open Space A. The County should continue to upgrade the river front walking trail and parks network.*
- Open Space B. Stormwater management facilities (SWMF) are intended to be multi-purpose in that they also function as open space and amenity areas. SWMFs should generally have a naturalized landscaping aesthetic with low intensity recreation opportunities built into their design. The recreation facilities may include trails, benches, and open access (no fences) to the facilities. To complement and be fully integrated into the community it is important that all SWMF integrate recreational opportunities into their design.*

- Open Space C. At the time of subdivision the stormwater management facilities should be dedicated as Public Utility Lots. Those stormwater management facilities that incorporate recreational opportunities and benefit the community may receive Municipal Reserve credit for up to 20% of their area.*
- Open Space D. Developers may be requested to establish environmental reserve easements as provided for in the Municipal Government Act. These environmental reserve easements may address lands that would otherwise qualify as environmental reserve. Mackenzie County may also establish conservation easements as provided for in the Alberta Land Stewardship Act.*
- Open Space E. Mackenzie County may require that Municipal Reserve dedications in residential areas be in the form of land or cash-in-lieu. Where there are multiple land owners in an area, some land owners may be requested to provide more than their share of the 10% reserve dedication, while others may be requested to pay ‘money in lieu’ of dedicating land to compensate those land owners who provided the land so that in effect every developer makes a similar contribution of 10%.*
- Open Space F. The landscaping of public parks and open space should only include species which are native.*

3.7 Institutional and Community Services Policies

Institutional land uses include developments such as schools, emergency services, municipal services, cemeteries, places of worship, and community health services. These land uses can provide valuable cultural, social and health services to the community and surrounding areas. New institutional and community services are expected to include a new fire hall and public works shop and upgrades to other existing facilities within the lifetime of this plan.

3.7.1 Community Facilities and Emergency Service Policies

- Facilities A. The County may permit the development of institutional land uses in areas identified for industrial, commercial or residential land uses where adjacent existing and planned development is compatible. High traffic generating uses should be required to locate near streets capable of accommodating the traffic effects.*
- Facilities B. The County should provide for the development of emergency services such as fire stations, police stations and ambulance services as needed. Care should be taken to ensure that these uses do not create land use conflicts with residential uses.*
- Facilities C. Emergency services providers should be consulted on all subdivision applications, Conceptual Plans, or similar development applications.*
- Facilities D. Development within the Plan area should integrate Crime Prevention through Environmental Design principles in the design of public and private spaces.*

3.8 Servicing Policies

Services identified in this Plan are conceptual, and therefore it is anticipated that more detailed land use and subdivision plans will be completed in the future to provide further required detail to the concepts.

3.8.1 Servicing Policies

- Servicing A. All development should be serviced by municipal water and wastewater.*
- Servicing B. Infrastructure should be designed to accommodate lands outside of the Plan boundaries where required by the County.*
- Servicing C. Municipal services should be provided by a developer at their cost, including extensions to adjacent sites where deemed useful by the County.*
- Servicing D. Production and distribution capacity for power and natural gas service in Mackenzie County should not be considered as limiting factors to development.*
- Servicing E. A servicing study to the satisfaction of the County may be required to be completed prior to developing any lands.*
- Servicing F. Developers are encouraged to explore the most cost efficient servicing options available.*
- Servicing G. Developers should take into consideration the long-term operation and maintenance cost to the County when evaluating servicing options.*
- Servicing H. The layout of municipal utilities is likely to be subject to refinement at the subdivision stage.*
- Servicing I. All water services should be metered and designed for peak servicing requirements and adequate fire suppression needs.*
- Servicing J. Where desirable, stormwater management facilities and utility corridors should accommodate passive recreation opportunities.*
- Servicing K. All design and installation of stormwater management facilities should be in compliance with Alberta Environment and Water standards.*
- Servicing L. A developer may be required to provide rights-of way for shallow services.*
- Servicing M. Provision of services should be in accordance with an Infrastructure Master Plan for Fort Vermilion.*

3.9 Roads and Access Policies

As this plan incorporates residential, commercial and industrial development, future transportation networks both within the plan area and connecting to adjacent lands need to be able to accommodate a wide variety of vehicles, volumes and traffic use patterns. The Roads and Access Map of this Plan (Figure 7) generally describes how current, upgraded and new roadways can service existing and planned developments.

3.9.1 Trail Network

Trails are a critical component of the open space network, and will provide much needed connectivity and recreational opportunities – particularly along the Peace River waterfront. The trail network also contributes to maintaining the rural character of Fort Vermilion. The Roads and Access Map identifies key trails to maintain and others that should be created during new development and redevelopment.

3.9.2 Roads and Access Policies

- | | |
|----------------------------|--|
| <i>Roads and Access A.</i> | <i>All roadways, intersections and accesses should be developed to Mackenzie County standards.</i> |
| <i>Roads and Access B.</i> | <i>The local road system should allow for a number of vehicular and pedestrian route alternatives linking community destinations.</i> |
| <i>Roads and Access C.</i> | <i>At their cost developers should install paved roads, sidewalks and trails to the satisfaction of the County.</i> |
| <i>Roads and Access D.</i> | <i>The County should require all benefitting developers to contribute proportionally to the cost of road upgrades.</i> |
| <i>Roads and Access E.</i> | <i>The County should work with Alberta Transportation and other relevant agencies to incorporate a dangerous goods route that can adequately service planned developments. This should be done in the context of nearby planned industrial developments.</i> |
| <i>Roads and Access F.</i> | <i>The County may consider deviation from the transportation network without amending the Plan if the deviation is to avoid creating isolated undevelopable parcels, enable safer intersection design, or achieve an identifiable better outcome.</i> |

4 Making it Work

The implementation strategy addresses three primary areas of action: tourism and heritage character, planning processes, and development sequence.

4.1 Tourism Strategy Actions

Sometimes projects led by the public sector can alter the nature of the community in which they are developed. They are intended to help alter the current direction development is going in order to achieve a vision that does not necessarily reflect continuing with the nature of past development outcomes.

Fort Vermilion has a wealth of heritage resources, including many significant buildings and documented sites. This is combined with an array of natural heritage resources. Fort Vermilion is in a strong position to be the centre of the region's tourism industry. The following suggested actions could be considered to move Fort Vermilion in that direction.

Actions for Consideration:

- 1. Consider undertaking a detailed heritage assessment to determine specific locations of heritage buildings and to determine an architectural template for new commercial development that reflects that of historic buildings.*
- 2. Add new heritage façade controls to the Land Use Bylaw affecting commercial properties along River Road and commercial and residential properties along the northern half of 50 Street.*
- 3. Consider developing a façade improvement program that would fund a portion of façade improvements to commercial properties identified for Heritage Frontage Control. This program would encourage building owners to upgrade their building frontages to have a historic character and a general improvement in repair.*
- 4. Work with other government agencies to develop a tourism information centre on a prominent site on 50 Street or River Road.*
- 5. Continue to develop the walking trail and park system along the riverfront. Consider extending this walking trail through town as an interpretive historical walk past sites and buildings of interest, including interpretive signage.*
- 6. When approving development permits, ensure that new development provides adequate design and public amenities to encourage a pedestrian friendly environment.*
- 7. Consider site specific economic development activities that support the development of Fort Vermilion as a tourism destination.*

4.2 Planning Processes

4.2.1 Implications for Other Municipal Plans and Bylaws

This Plan has been prepared to be generally consistent with the MDP and other overarching land use planning documents that affect the Plan area. However, to ensure consistency between plans the following is suggested:

- Repeal Hamlet of Fort Vermilion Area Structure Plan (2006).
- Review and update the Land Use Bylaw to reflect any differences between the Land Use Concept, policies and the current land use districts.
- Review this Plan on a periodic basis.

4.2.2 Conceptual Schemes

The Plan addresses future development in conceptual terms. Prior to development and at the discretion of the County, an application for subdivision and development may require the preparation of a Conceptual Scheme as defined in the MGA (an Area Structure Plan or Outline Plan may achieve a similar result). The boundary of these plans should be based on good planning practice and not necessarily land ownership. These documents would ensure consistency with the Plan and identify servicing details.

4.2.3 Municipal Reserve Credit

To create a complete and functional community, cooperation and a strategy is required to ensure that parks and school sites are located in appropriate locations to serve future residents. To accomplish this where there are multiple land owners in an area, it is often necessary for some land owners to provide more than their share of the 10% reserve dedication, while others are requested to pay 'money in lieu' of dedicating land to compensate those land owners who provided the land so that in effect every developer makes a similar contribution of 10%. Thus to implement the Plan, a reserve dedication process that involves over-dedication in some cases and compensation in others is important to ensure that the open space provision is distributed effectively throughout the hamlet as it grows.

4.3 Development Sequence

Development of lands within the Plan should follow a general practice of contiguous expansion. It is generally anticipated that future development will occur in areas adjacent to existing development. Additionally, the sequencing and extent of development will largely be governed by the availability of services (water and sanitary) to accommodate the expansion of the community and timing will be at the behest of the development industry as demand for new units develops over time.

A suggested development sequence is identified in the Development Staging Map. There are a large number of vacant properties within the hamlet and these should be prioritized for development over other areas in order to allow services to be provided more efficiently. Non-contiguous development may be considered provided the developer pays for all costs associated with extensions of services.

5 Maps and Diagrams

The following maps and diagrams are included in this section:

- Plan Boundaries
- Man Made Constraints
- Environmental Considerations
- Parks, Open Spaces and Facilities
- Roads and Access
- Water
- Sanitary
- Stormwater
- Development Staging

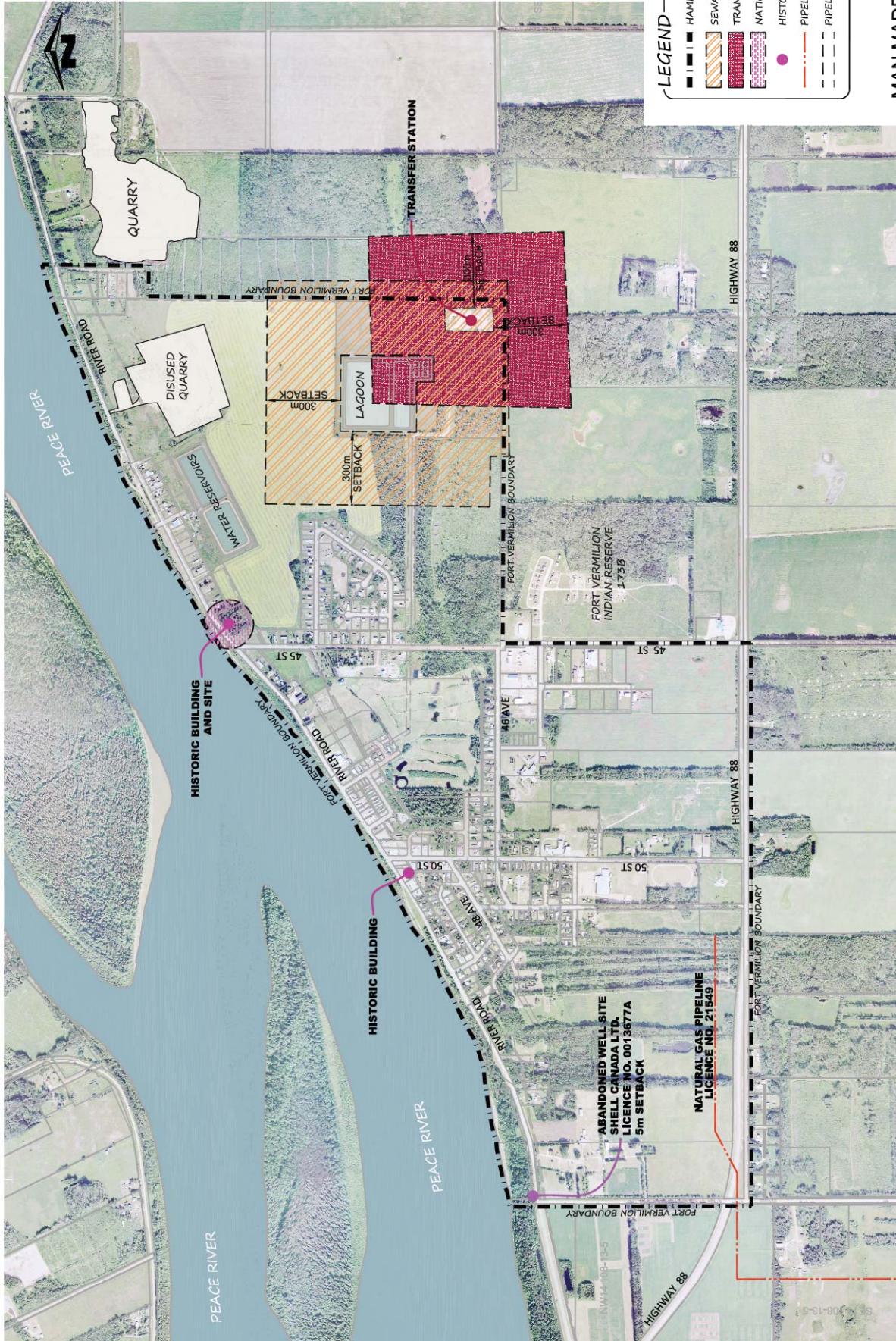


FIGURE 4
MAN MADE CONSTRAINTS
 FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

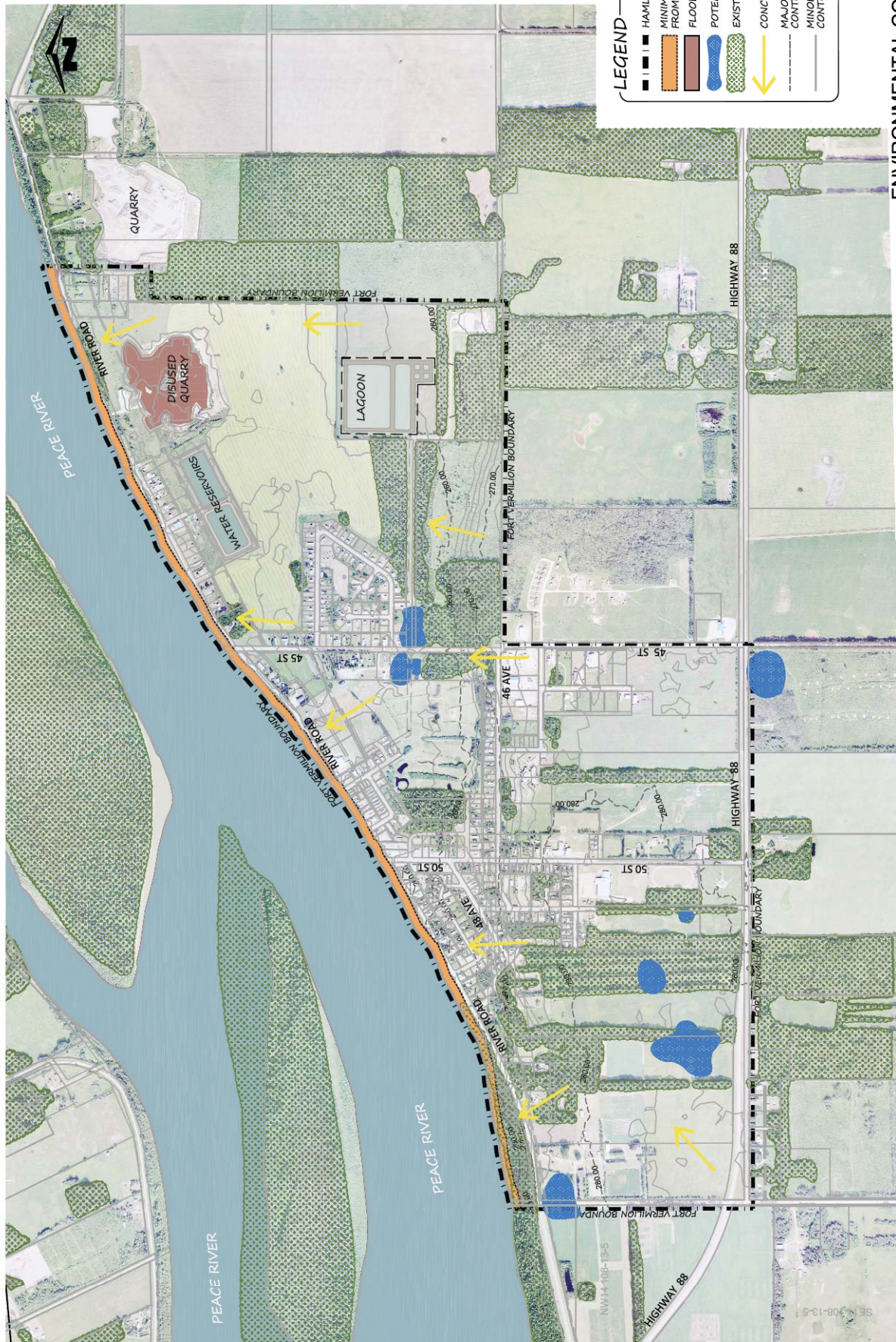


FIGURE 5
ENVIRONMENTAL CONSIDERATIONS
FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013



LEGEND

- ■ ■ ■ ■ HAMLET OF FORT VERMILION
- EXISTING TRAIL
- - - - PROPOSED TRAIL
- ■ ■ ■ ■ PARK AREA-EXISTING
- ■ ■ ■ ■ PROPOSED GENERAL LOCATION OF NEW PARK
- ■ ■ ■ ■ EXISTING TREED AREA

FIGURE 6
PARKS & OPEN SPACES
FORT VERMILION AREA STRUCTURE PLAN
NOT TO SCALE
MARCH 2013

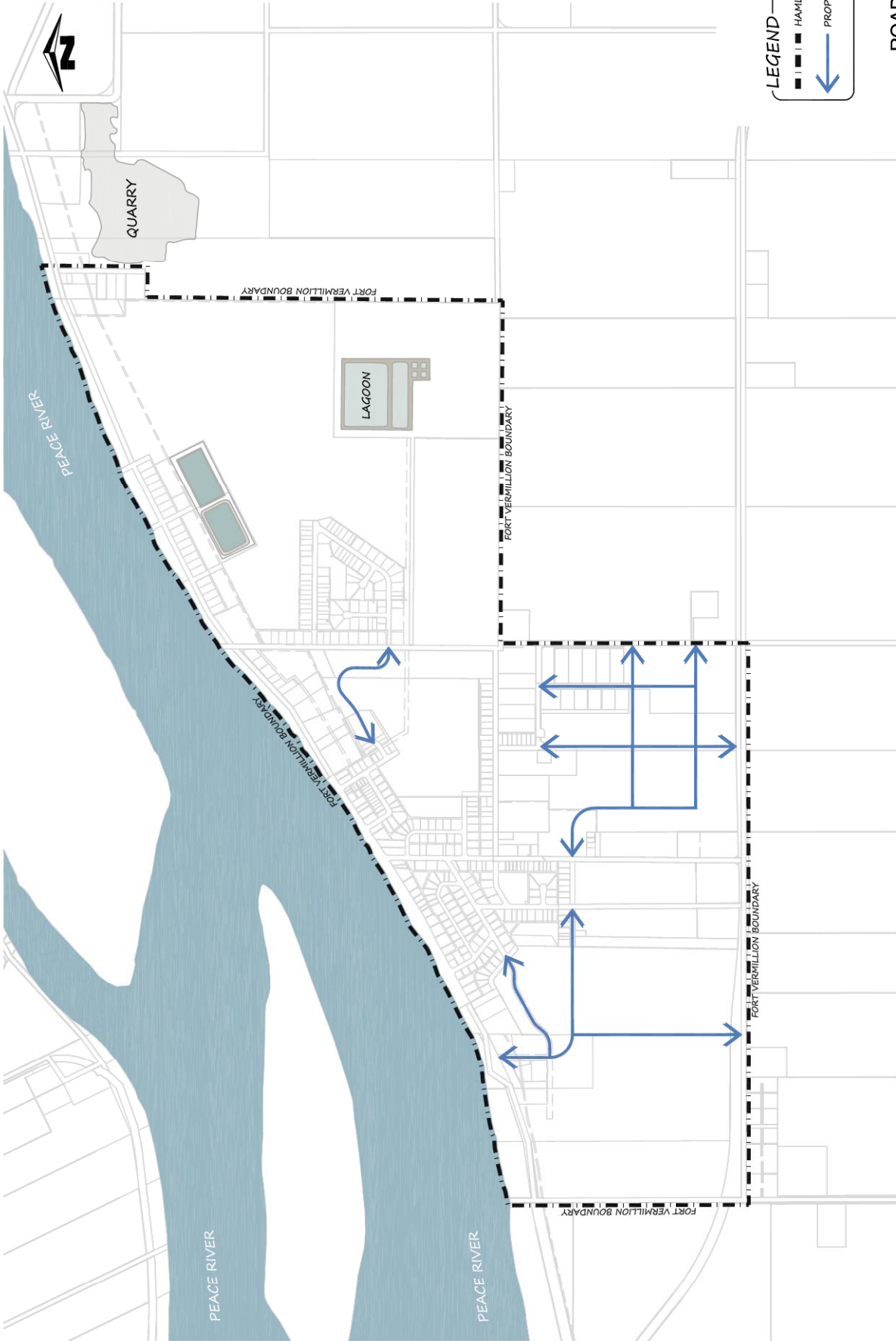
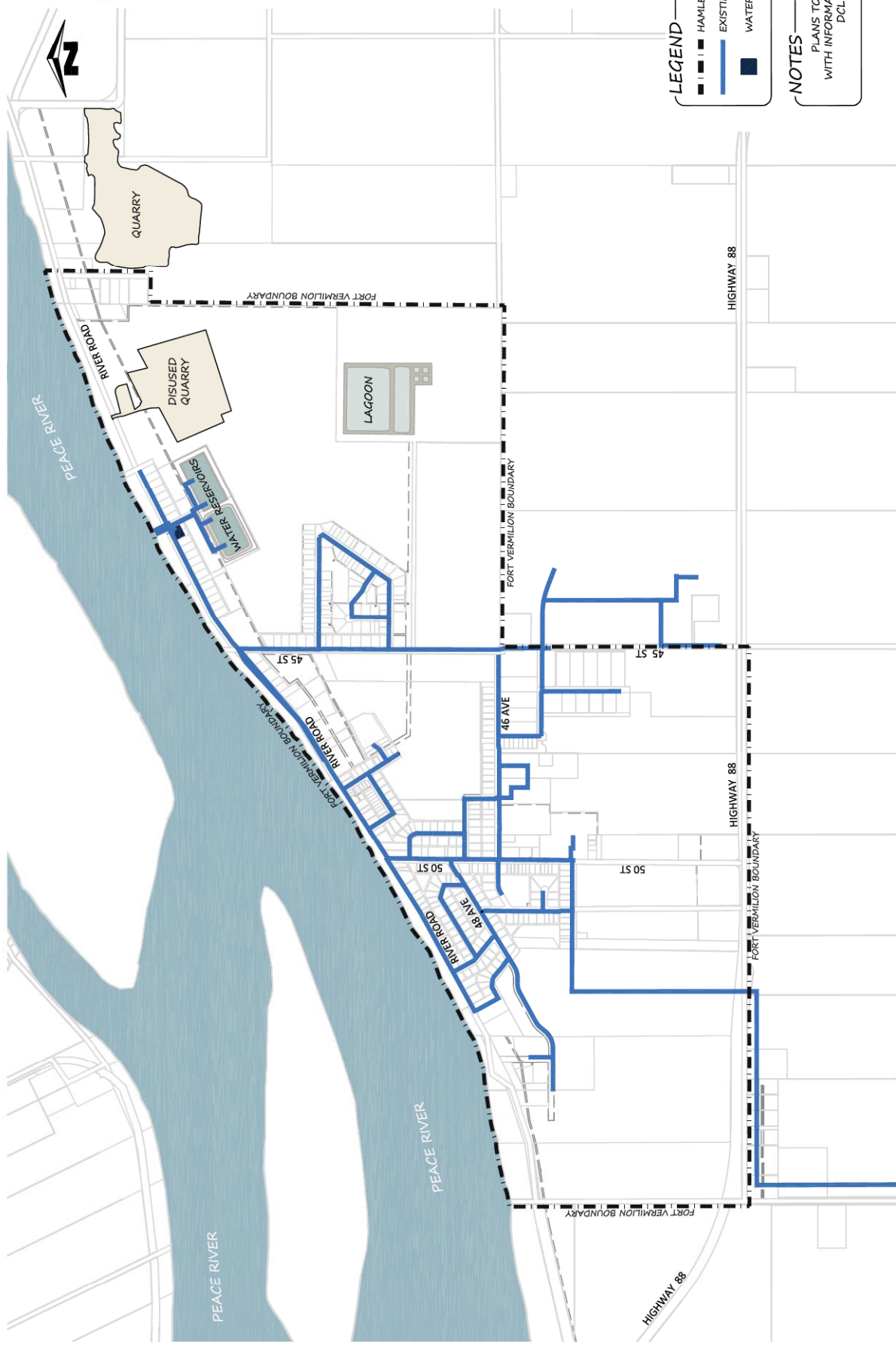


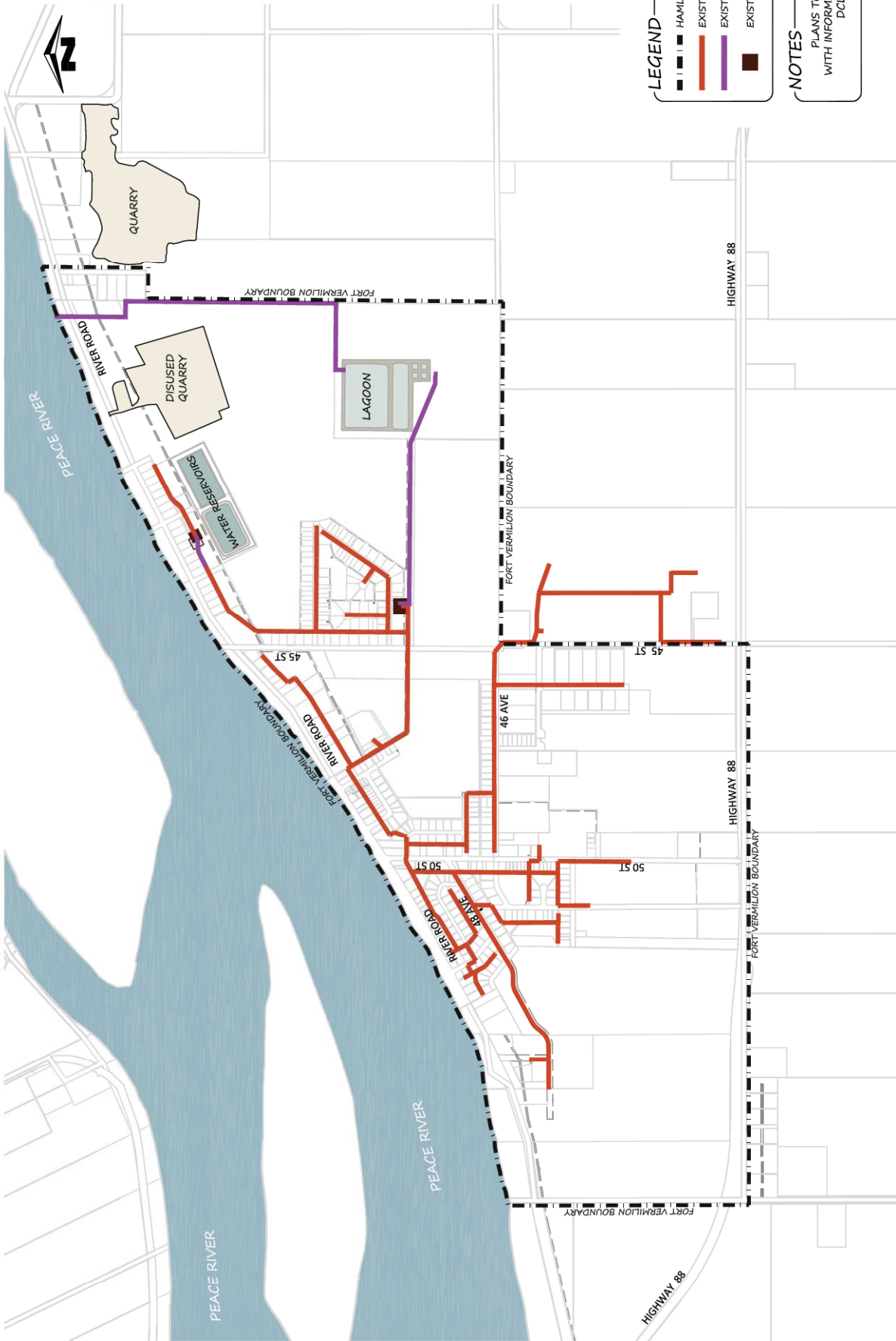
FIGURE 7
ROADS AND ACCESS
FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013







- LEGEND**
- HAMLET OF FORT VERMILION
 - EXISTING WATERMAIN
 - WATER TREATMENT PLANT

NOTES
 PLANS TO BE FINALIZED WITH INFORMATION PROVIDED BY DCL SIEMENS.

FIGURE 8
WATER
FORT VERMILION AREA STRUCTURE PLAN
 SCALE 1:15,000
 FEBRUARY 2013



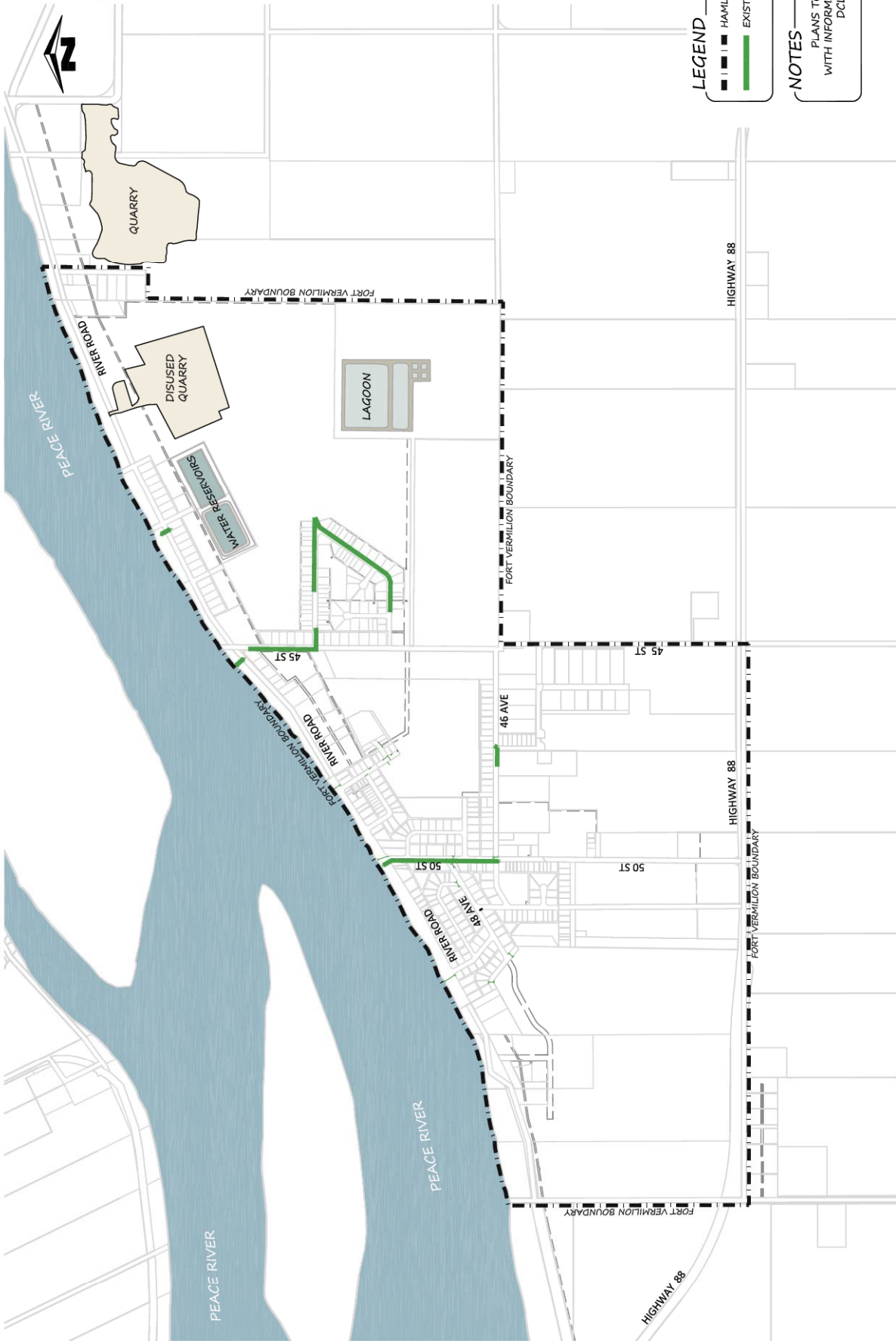
LEGEND

-  HAMELET OF FORT VERMILION
-  EXISTING SANITARY GRAVITY
-  EXISTING SANITARY FORCEMAIN
-  EXISTING LIFT STATION

NOTES

PLANS TO BE FINALIZED WITH INFORMATION PROVIDED BY DCL SIEMENS.

FIGURE 9
SANITARY
FORT VERMILION AREA STRUCTURE PLAN
 SCALE 1:15,000
 FEBRUARY 2013



LEGEND

- HAMLET OF FORT VERMILION
- EXISTING STORM MAIN

NOTES

PLANS TO BE FINALIZED WITH INFORMATION PROVIDED BY DCL SIEMENS.

FIGURE 10
STORMWATER
FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

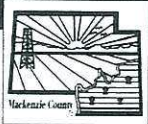


LEGEND

- ■ ■ HAMLET OF FORT VERMILION
- ■ ■ RESIDENTIAL - STAGE NUMBER
- ■ ■ COMMERCIAL - STAGE NUMBER
- ■ ■ FUTURE RESIDENTIAL
- ■ ■ FUTURE DEVELOPMENT

FIGURE 11
 DEVELOPMENT STAGING
 FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013





MACKENZIE COUNTY

Council Meeting Highlights

Regular meeting held Tuesday, July 16, 2013 in Fort Vermilion

Adam Kveton

Amend Bylaw 770-10 – Unsightly Premises

In a previous council meeting, Council discussed amending Bylaw 770-10 Unsightly Premises to reduce the number of days the owner has to comply with the cleanup order, and increase the owners' expense to double, if a contractor was hired to complete the work. At the July 16 council meeting, Councillor Peter Braun made a motion that first reading be given to Bylaw 908-13 being the Unsightly Premises Bylaw for Mackenzie County. The motion was carried. Further, Councillor D. Driedger moved that second reading be given to the bylaw. That motion was carried. A motion to consider going to third reading was made and passed, and third reading of the bylaw was carried.

Fort Vermilion 43rd Avenue Water and Sewer Relocation and Upgrades and 50th Street Water Extension

In the 2013 capital budget, Council approved the 50th Street Water and Sewer Extension project, which included water and sewer relocation and upgrade of 43rd Avenue in Fort Vermilion, south of the Public High School, as well as a water line extension down 50th Street from 43rd Avenue to Hwy 88. Council had passed a local improvement bylaw to recover 30 per cent of costs for the 43rd Ave. water and sewer relocation and upgrade in Fort Vermilion. For the 50th Street water line extension, Council held a meeting with the affected property owners, explaining their intention to collect 100 per cent of cost from them. Property owners were receptive to the project. However, because Mackenzie County owns a portion of the affected area, the county would have to pay over \$430,000. Councillor Odell Flett moved that the scope of the work for Fort Vermilion 43rd Avenue Water and Sewer Relocation and Upgrades and 50th Street Water Extension project be amended by proceeding with the 43rd Avenue Water and Sewer Relocation construction and engineering only

for the 50th Street Water Extension, inclusive of the sewer extension component, and that the 50th Street Water and Sewer Extension project be reviewed for the 2014 budget. The motion was carried.

La Crete Lagoon Upgrade Project

In the 2013 capital budget, Council had approved just under \$4 million for the La Crete lagoon upgrades, however, of the seven tenders received, bids ranged from \$2.7 million to \$10.6 over the budget. Council moved in camera for twenty minutes, and upon moving out of camera, Councillor Braun made a motion that a recommendation be made to Alberta Transportation to award the contract for the La Crete Lagoon Upgrades and Expansion project to the lowest bidder based on Option #2 for revised scope of work and costs. The motion was carried. Further, Deputy Reeve Walter Sarapuk moved that the 2013 Capital Budget be amended to increase the total project cost for the La Crete Lagoon Upgrades and Expansion project to \$6,247,000; postpone the Rural Water Pumping Station capital project to 2014; along with several other amendments. The motion was carried. Further Councillor Braun moved that a supplementary application be submitted to AB Transportation under the AB Water and Waste Water Program from the La Crete Lagoon Upgrades

and Expansion project for the amount in excess of the prior approval. The motion was carried.

Highway 88 Connector (Ph. II & III)

A motion was made that the Highway 88 Connector (Phase II & III) tenders be opened. Three tenders were received: Ledcor for \$7,999,000.00, Wapiti for \$6,304,636.81, and Knelsen Sand & Gravel for \$6,863,097.50. Councillor John Driedger made a motion that the Highway 88 Connector (Phase II & III) tender be awarded to the lowest qualifying bidder subject to engineer's review. The motion was carried unanimously.

CONTINUED ON PAGE 7

Student Wellness Coach

La Crete and area schools – one part-time position

Fort Vermilion School Division #52 is accepting applications for one part-time Student Wellness Coach position (0.8 FTE) to work 4 days a week to work with children and youth in the La Crete and area schools. The coach will work collaboratively under the direction of one of the FVSD Mental Health therapists to provide individual and group interventions as well as universal programs to help children and youth develop the skills needed to self-protect their mental and emotional well being.

Ideal candidates will possess the following qualifications and characteristics:

- A degree/diploma/certificate in Social Work/Psychology/Counseling/Child and Youth Care Work or related health services field
- Experience in child and family counseling
- Ability to establish rapport with students and their families
- Strong interpersonal, communication and collaboration skills
- Strong organizational and case management skills
- A valid driver's license
- Knowledge of local cultures an asset
- Knowledge of area schools and communities an asset

Salary Range & Work Year:

- Up to \$45,949 per year, depending on qualifications and experience
- Applicable benefits following a successful probationary period of 3 months, may apply
- Maximum of 200 days per year around the school year calendar

Application Package should contain the following:

- Cover Letter
- Resume outlining educational background and experience
- Post-secondary education transcripts
- Names, addresses and contact numbers of at least 2 current references
- Current Criminal Record check and current Child and Youth Information Module (CYIM) check

Specific details regarding this position may be obtained from Kathryn Kirby, Assistant Superintendent, Fort Vermilion School Division.

Application Package should be submitted by **August 14, 2013** by email, mail, fax or dropped off to:



Human Resources Department
Fort Vermilion School Division No. 52
P.O. Bag #1, 5213 River Road
Fort Vermilion, AB T0H 1N0
Phone: 780-927-3766 Fax: 780-927-4625
Email: gayled@fvsd.ab.ca

FORT VERMILION SCHOOL DIVISION No. 52



MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 894-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 894-13, which repeals and replaces Bylaw 012/95 and Bylaw 537/05 being the Area Structure Plan for Hamlet of Fort Vermilion.

The Public Hearing is to be held at **1:10 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 895-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 895-13, which repeals and replaces Bylaw 013/95 being the Area Structure Plan for the Hamlet of La Crete.

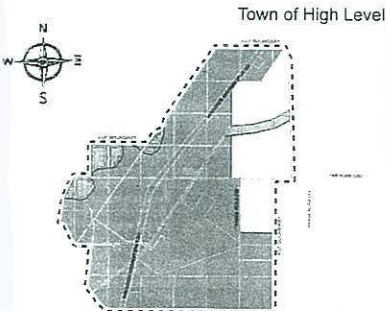
The Public Hearing is to be held at **1:15 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



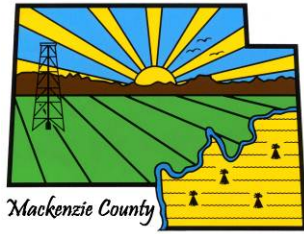
MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 900-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 900-13, which enacts the Mackenzie Highway Industrial Area Structure Plan near High Level. The proposed Area Structure Plan encompasses:



The Public Hearing is to be held at **1:20 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Byron Peters, Director of Planning and Development
Title:	PUBLIC HEARING Bylaw 895-13 Hamlet of La Crete Area Structure Plan

BACKGROUND / PROPOSAL:

The Area Structure Plans have progressed well, and input has been received from both Council and the public. The input received has been incorporated into the ASPs, creating a comprehensive 20 year planning document that reflects the desires of the community while directing the growth of the community based on current planning principles.

OPTIONS & BENEFITS:

To implement an updated growth plan for the Hamlet of La Crete, which better reflects the needs of the community.

COSTS & SOURCE OF FUNDING:

There are no additional costs involved with adopting the ASPs, however there may be additional costs incurred in future budgets to implement some of the strategies.

COMMUNICATION:

The public hearings were advertised in the local papers, progress updates have been included in the County Image, and notifications were posted on Facebook. Planning staff will communicate the changes to developers as they come in.

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

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 895-13 being the Hamlet of La Crete Area Structure Plan.

Motion 2

That third reading be given to Bylaw 895-13 being the Hamlet of La Crete Area Structure Plan.

Author: B. Peters Reviewed by: _____ CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 895-13

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. 895-13
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO ENACT THE
HAMLET OF LA CRETE AREA STRUCTURE PLAN

WHEREAS, the Municipal Government Act provides that a Council may adopt an area structure plan, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it advisable to update the Area Structure Plan for all land within the designated boundary of the Hamlet of La Crete to provide for the orderly development of the community

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

1. That the following:

- i) Bylaw No. 013/95, Hamlet of La Crete Area Structure Plan is hereby rescinded.
- ii) That the attached Area Structure Plan, effecting the land within the corporate boundary of the Hamlet of La Crete, be designated as the La Crete Area Structure Plan.

READ a first time this 24th day of April, 2013.

READ a second time this _____ day of _____, 2013.

READ a third time and finally passed this _____ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

Area Structure Plan
Hamlet of La Crete

Bylaw No. XXXX



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1 Purpose and Scope

This Area Structure Plan (Plan) has been prepared for the Hamlet of La Crete at the request of Mackenzie County (County), a Specialized Municipality with both urban and rural areas within its jurisdiction.

1.1 Introduction

La Crete is a fast growing community. Growth scenarios indicate that within 20-years its population could more than double. This population growth rate coincides with an expectation that industrial and commercial growth will continue. The purpose of the Plan is to provide a framework for future subdivision, servicing, and development of the hamlet that builds on the existing community strengths to create an urban environment that provides a high quality of residential, employment and recreational opportunities.

The Plan is primarily based on policy direction from the County Municipal Development Plan Bylaw 735-09. It sets out a vision and specifies actions and policies needed to achieve that vision based on the requirements of the *Municipal Government Act* (MGA). The MGA requires an Area Structure Plan to identify:

- Sequence of development for the plan area;
- Land uses proposed, either generally or with respect to specific parts of the area;
- Density of population proposed either generally or with respect to specific areas;
- General location of major transportation routes and public utilities; and,
- Other matters council considers necessary.

Area Structure Plans are long-term “living documents.” As the land use, socio-demographic and economic context changes it is not uncommon for plans to receive review and amendments. Despite such changes, the vision of this Plan should remain consistent. However, it is anticipated that more detailed components may be amended in accordance with hamlet and County needs.

The policies and actions identified in this Plan are meant to influence the Mackenzie County Land Use Bylaw, development standards, neighbourhood area plans, subdivision design, and development approvals to ensure that the long term vision for growth determined through this planning process is achieved.

1.2 Background Report

Along with the Plan, a background report was prepared. This report contains most of the analysis undertaken to identify the vision, goals and policies for the Plan. This includes a review of the planning context; an update of demographic considerations; review of existing land uses, natural features, facilities and infrastructure; and identification of opportunities associated with the same.

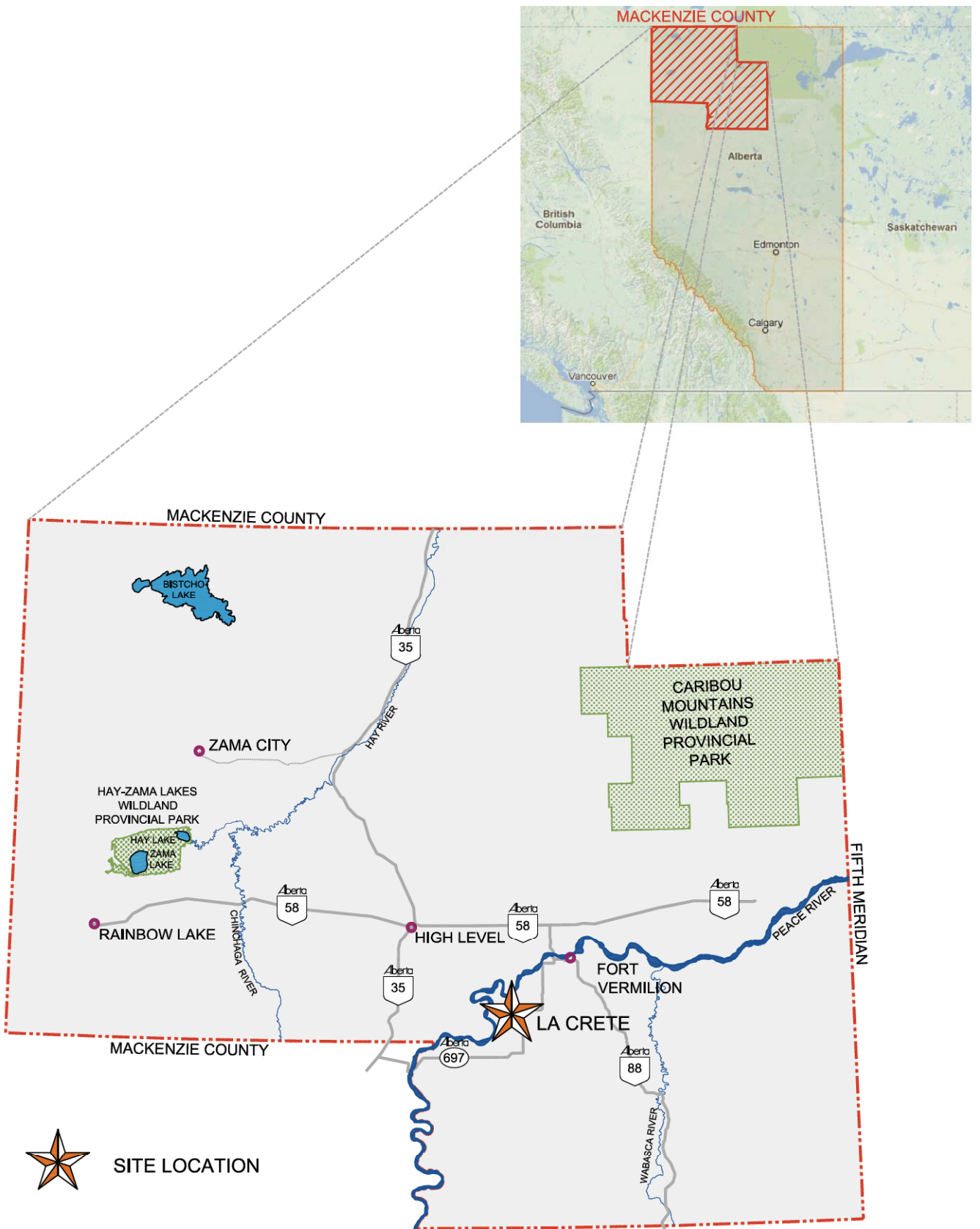


FIGURE 1
LOCATION PLAN
LA CRETE AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

1.3 Mackenzie County Municipal Development Plan (2009)

The Municipal Development Plan (MDP) defines the vision, principles, objectives, and policies of the County as well as objectives and policies for hamlets. By doing so, a foundation for the preparation of more detailed land use plans within existing hamlets is established.

1.3.1 Objectives for Hamlet Growth

Expanding the role of hamlets as service centres for surrounding rural areas is a common theme throughout the MDP and is a sound objective to achieving the overall vision for the County and a long term growth strategy for La Crete.

Key objectives expressed in the MDP that provide a foundation for growth in La Crete include:

- Plan for a positive growth rate;
- Promote orderly and economic growth;
- Provide a variety of housing types;
- Plan for future subdivision and development of residential areas;
- Facilitate growth of commercial and industrial areas;
- Provide institutional, recreational, and cultural opportunities;
- Optimize the use of existing services and infrastructure; and,
- Strengthen the long term viability of La Crete.

1.3.2 Policies for Hamlet of La Crete

Key policies in the MDP that outline a long term growth strategy for La Crete include:

- Review and update the existing Hamlet of La Crete Area Structure Plan;
- Establishment of designated growth areas;
- Support contiguous development;
- Require Neighbourhood Structure Plans or Outline Plans for multi-lot subdivision applications;
- Promote the growth of a compact central business district;
- Encourage industrial uses to be located within industrial parks and buffered from incompatible uses;
- Encourage the grouping of major community facilities to create a focal point for the community;
- Support initiatives that promote La Crete's culture and heritage;
- Identify multi-family sites that accommodate a range of densities; and,
- Ensure sufficient supply of zoned and serviced commercial and industrial lands in close proximity to the aerodrome.

1.4 Community Consultation

Community consultation formed the cornerstone for this Plan. Early stakeholder consultation in La Crete helped focus the direction of this plan, while a public open house ensured wider input into the Plan's vision, policies and concepts. Results of this consultation can be found in the background report for this plan.

Key points recorded during consultation were:

1.4.1 Early Stakeholder Consultation

- Vibrancy and growth are opportunities.
- Pedestrian friendliness is an area for improvement.
- Business areas could be improved by paving parking lots and improving neatness.
- As community grows, there should be a separation of uses, particularly heavier industrial uses and residential.
- Land for increasing retail supply would be beneficial.
- Quality of development should be regulated (e.g. architectural controls).
- The lake area should be kept natural.
- Leap frog development is occurring and is not good from a service cost perspective.
- Encourage development instead of land banking.

1.4.2 Public Open Houses

A Public Open House was held on May 22nd, 2013 at the Heritage Centre.

- Display boards were presented to attendees that highlighted policies of the ASP and presented the land use concept, along with other maps.
- Little consequential feedback was received during the open house. Most discussion with the attendees focused on other matters being consulted on that evening.

2 Creating a Vision

The County has prepared this Plan to clarify, communicate and deliver its vision for the future development and redevelopment of La Crete.

In 20-years La Crete is envisioned to be a vibrant community serving as a cultural and commercial centre for the surrounding agricultural community while providing a high quality of life for all ages through a diversity of housing, recreation and employment opportunities in a northern rural setting.

In order to implement the vision, the Plan seeks to achieve specific objectives which are identified below. These objectives recognize and build on the La Crete policies of the MDP.

- Guide interim and long-term growth in a deliberate manner that coordinates with infrastructure provision and facilitates a complementary land use mix.
- Promote development of a town centre as a walkable and mixed use precinct that can help strengthen community identity.
- Expand residential development primarily to the west and south, integrating with existing recreational opportunities and providing key connections to commercial areas of town.
- Recognize the changing needs of the community by allowing a range of housing choices, including multi-family buildings.
- Expand business land supply in order to support economic development and encourage well designed developments in high profile areas such as 100 Street and the town centre.
- Protect natural areas that contribute to the rural character of La Crete.
- Expand community facilities and services to meet increasing demands, including space for two new schools, the trail network and the Lake Tourangeau recreational area.
- New development designs should reflect the northern climate.

As part of delivering these objectives, the Plan must be consistent with existing municipal, provincial, and federal policies, regulations and plans for the area. To illustrate the intent of the Land Use Concept, plans for municipal services, roadways and staging have been prepared.

2.1 Land Use Concept

The Land Use Concept integrates the natural and man-made considerations of the Plan area with the needs of the community while meeting all relevant policy guides and regulatory requirements.

The land use areas displayed in the Land Use Concept are conceptual. They are intended to provide a broad road map for future development. Further planning through Conceptual Schemes or Neighbourhood Area Structure Plans and Outline Plans may revise the designation and area of land uses. Substantial deviations from this concept will require amendments to the Plan; however, if the intent of the concept is preserved amendments may not be necessary.

The Land Use Concept recognizes the established development pattern within the existing hamlet, and integrates compatible and complementary land uses to create a complete community while maintaining a distinct rural hamlet character.

Where the land use area identified in the Land Use Concept does not follow a property, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting technical documents.

2.2 Land Use Distribution

The tables below display the land use statistics for the 2033 Land Use Concept. Net developable area includes only undeveloped areas identified in the Plan for development, while the gross developable area includes the entire hamlet area.

Table 1 Land Use Statistics

	Area (ha)	% of NDA
Gross Developable Area	1724	
Existing Developed Areas	564	
Net Developable Area (NDA)		100%
Future Residential	357.57	31%
Residential	141.08	12%
Industrial	88.14	8%
Commercial	167.23	14%
Open Space (assumed 10% NDA)	116	10%
Stormwater Management Facilities (assumed 5% NDA)	58	5%
Roads and Access (assumed 20% NDA)	232	20%

Table 2 Unit and Population Estimates

	Net Area (ha)	Units/Net ha	Units	People/Unit	Population
Existing Hamlet Residential	239.33	3.52	844	2.85	2408
New Hamlet Residential	141.08	10.1	1425	2.85	4061
Total	743.419		2,269	-	6,469

Note: these statistics are intended for discussion purposes and are subject to change.

3 Achieving the Vision

This section sets out policies to guide development in a manner that can achieve the 20-year vision for La Crete, as well as fulfill the requirements of the MGA.

3.1 General Development Policies

The following policies reflect the intent of the vision across the hamlet and also speak to development processes that can help ensure that the vision is implemented.

- All Areas 1. Mackenzie County may require the following when a land use or development is proposed for lands adjacent to a pipeline right-of-way:*
- 1. Provisions to clearly identify the edge of the pipeline right-of-way;*
 - 2. Restrictions on the development of that portion of the property closest to the pipeline right-of-way; and*
 - 3. An emergency response plan relating to the pipeline right-of-way.*
- All Areas 2. Development should strive to maintain the natural drainage pattern of the land to reduce impacts from development.*
- All Areas 3. New multi-lot development should be in accordance with a Conceptual Scheme (or Outline Plan or Neighbourhood Area Structure Plan).*
- All Areas 4. Developers should be encouraged to retain existing trees during design and development in order to maintain the rural character of La Crete.*
- All Areas 5. The planning area is considered to have high potential to contain archaeological, paleontological and/or historic period resources. A Historic Resource Impact Assessment may be required prior to development. All development proposals should be referred to the Historic Resources Management Branch for review and will require an application for Historical Resources Act clearance.*
- All Areas 6. Conceptual Schemes, Neighbourhood Structure Plans or Outline Plans should be generally consistent with the Land Use Concept; however:*
- 1. They may deviate from the Land Use Concept provided the objectives of this Plan are maintained.*
 - 2. They may deviate from the Land Use Concept when a new site specific constraint is identified that requires a change.*
 - 3. Amendments to this Plan may be required.*
- All Areas 7. Developers may be required to prepare an emergency plan to address recommendations in the Fire Smart: Protecting Your Community from Wildfire manual published by Partners in Protection.*
- All Areas 8. Development should consider winter design (e.g. quality lighting design, pedestrian shelter, snow management, passive solar design of buildings).*

3.2 Residential Policies

This section outlines policies for all residential areas, and those for specific residential areas.

3.2.1 Policies Applying to All Residential Areas

The following policies reflect the general intent of the vision and apply in all residential areas.

- All Residential A.* *Home based businesses are encouraged, provided they do not alter the residential character of a property.*
- All Residential B.* *Connectivity between neighbourhoods should be encouraged through the provision of streets that are designed to support safe pedestrian, cycle and vehicle movements.*
- All Residential C.* *Residential intensification is encouraged through subdivision of lots in existing developed areas and through development of multi-family dwellings.*
- All Residential D.* *Multi-family developments should reflect the following provisions:*
- 1. Multi-family residential development is primarily encouraged within a ten minute walk of the Town Centre Area.*
 - 2. Infill should be contextual and enhance the streetscape through landscaping and built form and mass which reflects that of nearby structures and properties.*
 - 3. Multi-family developments should offer a suitable transition from adjacent single-detached residential dwellings, such as landscaping or architectural treatments.*
 - 4. Multi-family development should be designed to encourage a pedestrian friendly streetscape.*
 - 5. Crime Prevention through Environmental Design should be considered when buildings and sites are designed.*

3.2.2 Hamlet Residential Area

The majority of the residential lands are located in the west and south of the current built area. There are also residential areas identified for lands east of 100 Street. The predominant dwelling type is anticipated to be low density residential (i.e. single detached dwellings, manufactured homes). Variety in residential building types is encouraged within a short walk to the Town Centre Area, which is permissive of higher density residential typologies.

- Hamlet Residential A. Single-family detached dwellings will be the primary development in this area, however duplex and row houses are suitable in appropriate locations.*
- Hamlet Residential B. Mobile homes should be constructed in areas separate from “stick-built” single family detached homes in future development.*
- Hamlet Residential C. Single-family detached homes in future development areas should be placed on a lot t in a manner that reflects typical setbacks of nearby residential developments in the community.*
- Hamlet Residential D. Infill housing should be designed to ensure the front yard setback is consistent with those buildings on adjacent properties.*

3.2.3 Country Residential Area

There are two pockets of Country Residential development in the hamlet, characterised by large lots, open spaces with landscaping including trees and low profile buildings. The MDP does not identify the north-western Country Residential pocket for expansion. The eastern pocket of Country Residential is identified in the MDP to expand over the balance of the two quarter sections it currently occupies. No other Country Residential development is identified within the hamlet boundaries, though the MDP does identify Country Residential for areas west, south and northeast of the hamlet.

- Country Residential A. New country residential development should be consistent with existing country residential development in terms of servicing, lot areas, and landscaping.*
- Country Residential B. Wherever possible when there are existing trees on a property they should be preserved.*
- Country Residential C. No new country residential areas should be created other than those identified in the Land Use Concept.*

3.3 Commercial Development Policies

Commercial uses are concentrated along 100 Street, the town centre area, and east along 94 Avenue and Township Road 1062. There are three types of commercial lands identified: hamlet town centre, highway commercial and general commercial.

3.3.1 Town Centre Area

The Plan recognizes an opportunity to establish a centrally located multi-use destination that could over time evolve to become the commercial and cultural ‘heart’ of La Crete. Within a short walk of the Town Centre Area are parks, existing and future school sites and neighbourhood commercial uses, and existing residential. Support for residential intensification in this area and within a 10-minute walk west of 100 Street can encourage the growth of a walk-up market, important to ensure a vibrant town centre emerges with viable commercial uses.

- Town Centre A. Development within the Town Centre Area should incorporate design elements that encourage high quality public realm, recreation, and pedestrian connectivity.*
- Town Centre B. Commercial uses and multi-family developments are appropriate in this area provided they are designed to support a main street character, including the following elements:*
- a. Buildings should maintain a consistent setback along a public street.*
 - b. The space between a building and the street should be landscaped to encourage a high level of public amenity and a visually pleasing streetscape.*
 - c. In order to promote a consistent street wall (defined by individual building massing), the location of parking should not be between the front façade of a building and the street.*
 - d. Vehicle crossings of sidewalks should be minimized through the use of rear lanes for parking lot access, and where this is not possible shared accesses and common parking areas used by adjacent properties.*
 - e. Minimum off-street parking requirements should be substantially relaxed in the Town Centre for new development to encourage a pedestrian friendly town centre environment. In some cases parking requirements may be waived entirely.*
 - f. Changes in use for already established buildings may be deemed to meet parking requirements as set out in the Land Use Bylaw.*
 - g. New building and site design should emphasize creating a pedestrian friendly environment, including windows and doors in street-facing ground floor walls and the articulation of building mass to create visual interest and reduce the bulk of larger structures.*

- h. New development located next to a residential district should address a transition between residential and commercial uses through landscaping and architectural treatments*
- i. Building mass and arrangement should enable solar access to sidewalks and public areas during winter months.*

- Town Centre C. Residential intensification is supported in this area, though if new development faces onto 100 Avenue the ground floor level should include commercial uses.*
- Town Centre D. Recreational, cultural and institutional uses are encouraged to locate in the town centre to help develop a critical mass of uses that can support a vibrant commercial centre.*
- Town Centre E. Public open spaces such as a market garden or small parks are encouraged. Sunlight access year round and low impact design features should be considered during site selection and design.*
- Town Centre F. The streetscape in the town centre should incorporate elements such as wide sidewalks, benches, bike racks, pedestrian scale lighting, planters and street trees to enhance the pedestrian experience.*
- Town Centre G. At the discretion of the County, parking areas should be paved, incorporating low impact design features.*

3.3.2 Highway Commercial Area

Highways create attractive locations for commercial businesses due to relatively higher levels of visibility and access. The commercial uses are anticipated to be in the form of large scale commercial developments (i.e. box stores, power centre, etc) that serve a regional market catchment. It is suggested that an enclosed mall should not be permitted in the Highway Commercial Area until such a time as the town centre is well established as this would likely preclude the growth of the town centre.

When development applications are made for specific sites in the highway commercial area, they should be required to demonstrate the relation between the next nearest buildings and the proposed development. Traffic and pedestrian circulation routes on site need to be specified and rationalized amongst adjacent properties.

- Highway Commercial A. Sites should be designed in a comprehensive manner that integrates with existing and future development opportunities on surrounding sites, including consideration of building design, mass, transportation and site operation. This may require cooperation amongst adjacent property owners through a Concept Scheme, Neighbourhood Structure Plan or Outline Plan process to create attractive and functional commercial areas. Joint access, drainage and parking easement agreements may be required to facilitate cooperative use and development.*



- Highway Commercial B. Development should provide pedestrian and bicycle amenities, including walkways from the main street frontage to main entrances of commercial buildings, and conveniently located bicycle parking.*
- Highway Commercial C. New developments are encouraged to enter into shared parking agreements to meet minimum parking standards. Parking should mainly be provided to the side and rear of new developments.*
- Highway Commercial D. New developments should be subject to landscaping and appearance requirements to ensure that these areas are aesthetically pleasing.*
- Highway Commercial E. Development of properties adjacent to residential areas should address potential land use conflicts through building orientation, landscaped buffers, lighting design, architectural treatments and operational requirements.*
- Highway Commercial F. A property developed with multiple commercial buildings should be designed as a comprehensive development, considering the relation between the appearance and operational characteristics of the different buildings and their individual uses.*
- Highway Commercial G. Low impact design features should be incorporated into development.*

3.3.3 General Commercial

General Commercial uses have a larger commercial footprint than those identified for the Town Centre Area and do not need direct exposure to a high traffic route for their business, although good access to the road network is desirable. These uses could include retail with accessory warehouses or shops, large office buildings, motels and hotels, automotive equipment and vehicle services, bus depot, equipment rentals facility, exhibition grounds, home improvement centre, lumber yard, manufactured homes sales and service, recreational vehicle storage, recycling facility, and similar uses.

- General Commercial A. Development of properties adjacent residential areas should address potential conflicts through building orientation, lighting design, architectural treatments and operational plans. Additionally, landscaped buffer areas may be required at the interface.*
- General Commercial B. New developments should be subject to landscaping and appearance requirements to ensure that the view of these areas is aesthetically pleasing.*
- General Commercial C. Development should provide pedestrian and bicycle amenities, including walkways from the main street frontage to main entrances of commercial buildings, and conveniently located bicycle storage.*
- General Commercial D. New developments are encouraged to enter into shared parking agreements to meet minimum parking standards.*
- General Commercial E. Low impact design features should be incorporated into developments.*

3.4 Industrial Development Policies

There are two industrial areas addressed by this section: Industrial and Light Industrial.

The light industrial area is used as a buffer between the Industrial Area and nearby land uses which are potentially sensitive to nuisance (e.g. noise, dust, odours, gases, particulate substances, toxic substances). It is not expected that industrial uses involved with manufacturing or resource processing will be developed within the Light Industrial Area.

The Industrial area is expected to accommodate manufacturing, processing, assembly, distribution, service and repair, and similar uses. Typical uses in this area will carry out a portion of their operations in an outdoor area and are not compatible with residential uses.

Industrial A. Industrial uses should not be permitted to locate in the light industrial area if they are incompatible with residential uses as this area serves as an intermediate area between nearby residential uses.

Industrial B. Light industrial uses should be compatible with nearby residential land uses.

Industrial C. All industrial sites should be developed in a manner that minimizes the potential impacts on adjacent or nearby properties. Methods to ensure industrial developments do not negatively impact adjacent properties and roadways may include the construction of landscaped berms, architectural treatments, landscaping and fencing, distance separation, the retention or planting of native vegetation, and the on site treatment of stormwater.

Industrial D. All development may require visual and noise buffering depending on the nature of the use.

3.5 Open Space Development Policies

Open space, both formally landscaped and natural, is an essential component of the physical structure of the Land Use Concept.

3.5.1 Open Spaces

Along with protecting sensitive areas, Natural Areas form part of the Land Use Concept's open space system. It is anticipated that the following lands may ultimately be dedicated:

- Lands around Lake Tourangeau and areas of residual forest that coincide with parks identified in the Land Use Concept or MDP.
- Areas identified as environmental reserves for stormwater management facilities during subdivision processes.

Natural Areas are intended to be left in their natural state including topography and vegetation. Low impact recreational uses (i.e. trails and benches) are appropriate within the Natural Areas. Additionally, complementing community infrastructure (i.e. stormwater management facilities, small parks integrated with existing landscaping) may also be appropriate.

At the time of subdivision the Natural Area lands should be dedicated as Environmental Reserve.

3.5.2 Parks

Parks are strategically located within the plan area to maximize their benefits to residents. Generally, a park will be accessible to all residents of the neighbourhood within a short walk from each dwelling. Parks should be landscaped and where appropriate should have recreation facilities (i.e. trails, playgrounds, fields).

School and park sites should be dedicated as Municipal Reserve at the time of subdivision.

3.5.3 Open Space and Parks Policies

Open Space A. Areas of steep slopes and potentially environmentally sensitive lands should be deemed undevelopable and be identified at time of subdivision.

Open Space B. Natural Areas in the plan area should remain in their natural state with exceptions only for developments related to or supporting recreation, such as trails, natural interpretation sites and parks.

Open Space C. Stormwater management facilities (SWMF) are intended to be multi-purpose in that they also function as open space and amenity areas. SWMFs should generally have a naturalized landscaping aesthetic with low intensity recreation opportunities built into their design. The recreation facilities may include trails, benches, and open access (no fences) to the facilities. To complement and be fully integrated into the community it is important that all SWMF integrate recreational opportunities into their design.

- Open Space D. At the time of subdivision the stormwater management facilities will be dedicated as Public Utility Lots. Those stormwater management facilities that incorporate recreational opportunities and benefit the community may receive municipal reserve credit for up to 20% of their area.*
- Open Space E. Developers may be required to establish caveats on the title of privately owned lands that are adjacent to or are a part of significant natural areas as a method of protecting environmental features from development, or to establish environmental reserve easements as provided for in the Municipal Government Act. These caveats and environmental reserve easements may address lands that would otherwise qualify as environmental reserve. Mackenzie County may also establish conservation easements as provided for in the Alberta Land Stewardship Act.*
- Open Space F. Mackenzie County should accept the full 10% of municipal reserve entitled to the County according to the Municipal Government Act in the form of land, cash in- lieu of land or a combination of both. Future municipal reserve dedications may be used to further the development of the proposed recreational trail system, or to develop a park site within or near the plan area with the intention of providing a recreation facility for the existing or planned residential population. Trails which form part of the circulation network should be considered part of the road dedication.*
- Open Space G. Mackenzie County may require that municipal reserve dedications in residential areas be in the form of land or cash-in-lieu. Where there are multiple land owners in an area, some land owners may be requested to provide more than their share of the 10% reserve dedication, while others may be requested to pay ‘money in lieu’ of dedicating land to compensate those land owners who provided the land so that in effect every developer makes a similar contribution of 10%.*
- Open Space H. The landscaping of public parks and open space should include species which are sustainable in local climate conditions.*
- Open Space I. Substantial natural water bodies that are potentially subject to flooding or are environmentally significant should be dedicated as Environmental Reserve.*

3.6 Institutional and Community Services Policies

Institutional land uses include developments such as schools, emergency services, municipal services, cemeteries, places of worship, and community health services. These land uses can provide valuable cultural, social and health services to the community and surrounding areas

Facilities A. The County should encourage the development of institutional land uses that provide cultural, social or health services to residents. This includes a library and associated open space in the Town Centre Area and a new recreational centre (as demand requires) located in a General Commercial Area.

Facilities B. The County should consult with and work with the Fort Vermilion School District to facilitate the acquisition of the lands identified for two school sites.

Facilities C. The County may permit the development of institutional land uses in areas identified for industrial, commercial or residential land uses where adjacent existing and planned development is compatible. High traffic generating uses should be required to locate near streets capable of accommodating the traffic effects.

Facilities D. The County should provide for the development of emergency services such as fire stations, police stations and ambulance services as needed. Care should be taken to ensure that these uses do not create land use conflicts with residential uses.

Facilities E. Emergency services providers should be consulted on all subdivision applications, Concept Plans, or similar planning application.

Facilities F. Development within the Plan area should integrate Crime Prevention through Environmental Design principles in the design of public and private spaces.

3.7 Servicing Policies

Services identified in this Plan are conceptual, and therefore it is anticipated that more detailed land use and subdivision plans will be completed in the future to provide further required detail to the concepts.

- Servicing A. All development should be serviced by municipal water and wastewater.*
- Servicing B. Infrastructure should be designed to accommodate lands outside of the Plan boundaries where required by the County.*
- Servicing C. Municipal services should be provided by a developer at their cost, including extensions to adjacent sites where deemed useful by the County.*
- Servicing D. Production and distribution capacity for power and natural gas service in Mackenzie County should not be considered as limiting factors to development.*
- Servicing E. A servicing study to the satisfaction of the County may be required to be completed prior to developing any lands.*
- Servicing F. Developers are encouraged to explore the most cost efficient servicing options available.*
- Servicing G. Developers should take into consideration the long-term operation and maintenance cost to the County when evaluating servicing options.*
- Servicing H. The layout of municipal utilities is likely to be subject to refinement at the subdivision stage.*
- Servicing I. All water services should be metered and designed for peak servicing requirements and adequate fire suppression needs.*
- Servicing J. Where desirable, stormwater management facilities and utility corridors should accommodate passive recreation opportunities.*
- Servicing K. A developer may be required to provide rights-of way for shallow services.*
- Servicing L. Provision of services should be in accordance with an Infrastructure Master Plan for La Crete.*

3.8 Roads and Access Policies

As this Plan incorporates residential, commercial and industrial development, future transportation networks both within the plan area and connecting to adjacent lands should be able to accommodate a wide variety of vehicles, volumes and traffic use patterns. The Roads and Access Map of this Plan generally describes how current, upgraded and new roadways can service existing and planned developments.

3.8.1 New Road Profiles

There are two new road profiles that should be considered to help achieve the vision put forward in this Plan.

The town centre road profile is intended to improve the walking environment through the town centre to support a pedestrian friendly environment. This includes wider sidewalks, street trees, and pedestrian scale street lights.

The green link roads are intended to be developed with shared paths down one side of the street. These links are intended to provide connections for active modes to major parks, schools and the town centre. In some cases these roads will need retrofitting when funding and improvement projects permit, however in new areas they should be developed in full. Where a green link is identified but retrofitting is not possible for some time, the County should provide additional signage to indicate the presence of active mode users on the street and also provide wayfinding signs so that active mode users can easily navigate their way through the trail system.

3.8.2 Trail Network

Trails are a critical component of the open space network, and will provide much needed connectivity and recreational opportunities. The trail network also contributes to maintaining the rural character of La Crete. The Roads and Access Map identifies key trails to maintain and others to be created during new development and redevelopment. Trail rights of way within a Municipal Reserve should be a minimum of four metres wide, with the trail surface a minimum of two metres wide.

3.8.3 Roads and Access Policies

- | | |
|----------------------------|--|
| <i>Roads and Access A.</i> | <i>All roadways, intersections and accesses should be developed to Mackenzie County standards.</i> |
| <i>Roads and Access B.</i> | <i>Developers in the commercial areas should be encouraged to share accesses and parking lots with adjacent developments and these agreements may be registered against the property titles of participants.</i> |
| <i>Roads and Access C.</i> | <i>The local road system should allow for a number of vehicular and pedestrian route alternatives linking community destinations.</i> |

- Roads and Access D. Where possible local roads should be aligned to allow for dwellings to benefit from solar orientation.*
- Roads and Access E. Developers should install at their cost paved roads, sidewalks and trails to the satisfaction of the County.*
- Roads and Access F. The County should require all benefitting developers to contribute proportionally to the cost of road upgrades.*
- Roads and Access G. The County should work with Alberta Transportation and other relevant agencies to incorporate a dangerous goods route that can adequately service planned developments.*
- Roads and Access H. The County may consider deviation from the transportation network without amending the Plan if the deviation is to avoid creating isolated undevelopable parcels, enable safer intersection design, or achieve an identifiable better outcome.*
- Roads and Access I. The “Green Link” and “Town Centre” road profiles should be used to inform the road standard for the areas of the transportation network identified in the Roads and Access Map of this Plan for their use.*
- Roads and Access J. The road and access network of the Plan area should facilitate the prominence of the Hamlet Core as the community hub.*

4 Making it Work

The implementation strategy addresses three primary areas of action: transformative projects, planning processes, and development sequence.

4.1 Transformative Public Projects

Sometimes projects led by the public sector can alter the nature of the community in which they are developed. They are intended to help alter the current direction development is going in order to achieve a vision that does not necessarily reflect continuing with the present nature of development outcomes.

4.1.1 Town Centre Actions

La Crete does not currently have a defined town centre with pedestrian-scale built form, public amenity areas and pedestrian friendly street areas that supports a cultural centre to La Crete. The County can support the development of a town centre through their capital improvement projects and also through amending the land use bylaw to help ensure that buildings and uses located in the town centre area support the vision for a pedestrian friendly commercial centre.

The Plan proposes that a new town centre district be added to the Land Use Bylaw, with design controls on new development to ensure they deliver pedestrian friendly outcomes in keeping with a town centre concept. Additionally, capital improvements can be undertaken to support development of a town centre. These include the new library programmed for around 2017 and streetscape upgrades that can be done in an ad hoc manner as funds permit, so long as a cohesive streetscape plan is being implemented. The addition of a public open space, such as a plaza or market square, associated with the library would help add a focal point to the centre of La Crete, which can support an increased community identity and sense of place. The intent is that over time people will be encouraged to regularly frequent the town centre, with the fringe benefit of supporting nearby businesses.

Actions for consideration:

1. *Add a new town centre district to the Land Use Bylaw that includes design controls to support the development of a pedestrian friendly town centre.*
2. *Attempt to identify and acquire land in the town centre area for a library.*
3. *Attempt to develop a market square or plaza in the town centre area.*
4. *Attempt to influence Canada Post to relocate their post office to a town centre site.*
5. *Work with owners of brownfield sites to redevelop into a commercial use or landscape for a park to promote the beautification of the town centre.*
6. *Use a new street design standard for the town centre area and create a streetscape master plan for this area to be implemented over time.*

4.1.2 Trail Network and “Green” Streets Actions

The current recreational trail network is a prominent recreation feature in the community and helps give the hamlet its identity. It provides a way for residents to interact with the rural natural setting in which the hamlet is situated and helps the hamlet maintain a rural character.

The Plan proposes to expand the trail network throughout the town along key street corridors to connect large open spaces and cultural activity areas, such as the town centre, schools and parks.

The existing trail network could benefit from the development of key connections identified in this Plan. These would help establish the trail network as a complete system. Identifying this as a core element of La Crete’s character before substantial expansion of the hamlet occurs will assist in fully integrating this feature in new developments.

Actions for consideration:

1. *Implement the proposed street network design for the Green Streets as new development occurs and redevelopment opportunities are presented.*
2. *Include funding contributions from developers to assist with costs of expanding the trail network.*

4.1.3 Brownfield Properties

It would be beneficial for the County to work with the owners of brownfield sites to remediate them to an appropriate standard for commercial development. An alternative to commercial development could be to beautify the properties through landscaping and creation of walking paths, providing environmental issues are safe for passive recreation use of the sites.

Actions for consideration:

1. *Approach the owners of the brownfield properties to investigate options for redevelopment or passive uses (e.g. landscaped open spaces).*
2. *Pursue funding to redevelop these properties from Federation of Canadian Municipalities Green Municipal Fund, Alberta Municipal Sustainability Initiative and others as applicable to assist in funding the re-development and feasibility assessment of these properties.*

4.2 Planning Processes

4.2.1 Implications for Other Municipal Plans and Bylaws

This Plan has been prepared to be generally consistent with the MDP and other overarching land use planning documents that affect the Plan area. However, to ensure consistency between plans the following is suggested:

- Repeal Hamlet of La Crete Area Structure Plan (2005).

- Update the Land Use Bylaw to reflect any differences between the Plan's Land Use Concept and the current land use districts.
- Review this Plan on a periodic basis.

4.2.2 Conceptual Schemes

The Plan addresses future development in conceptual terms. Prior to development and at the discretion of the County, an application for subdivision and development may require the preparation of a Conceptual Scheme as defined in the MGA (a site specific Neighbourhood Structure Plan or Outline Plan may achieve a similar result). The boundary of these plans should be based on good planning practice and not necessarily land ownership. These documents would ensure consistency with the Plan and identify servicing details.

4.2.3 Municipal Reserve Credit

To create a complete and functional community, cooperation and a strategy is required to ensure that parks and school sites are located in appropriate locations to serve future residents. To accomplish this where there are multiple land owners in an area, it is often a requirement for some land owners to provide more than their share of the 10% reserve dedication, while others are requested to pay 'money in lieu' of dedicating land to compensate those land owners who provided the land so that in effect every developer makes a similar contribution of 10%. Thus to implement the Plan, a reserve dedication process that involves over-dedication in some cases and compensation in others is important to ensure that the open space provision is distributed effectively throughout the hamlet as it grows.

4.3 Development Sequence

Development of lands within the Plan should follow a general practice of contiguous expansion. It is generally anticipated that future development will occur in areas adjacent to existing development. Additionally, the sequencing and extent of development will largely be governed by the availability of services (water and sanitary) to accommodate the expansion of the community and timing will be at the behest of the development industry as demand for new units develops over time.

A suggested development sequence is identified in the Development Staging Map.



5 Maps and Diagrams

The following maps and diagrams are included in this section:

- Plan Boundaries
- Man Made Constraints
- Environmental Considerations
- Parks, Open Spaces and Facilities
- Roads and Access
- Road Diagrams
- Water
- Sanitary
- Stormwater
- Development Staging
- Plan Boundaries



FIGURE 3
PLAN BOUNDARIES
 LA CRETE AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

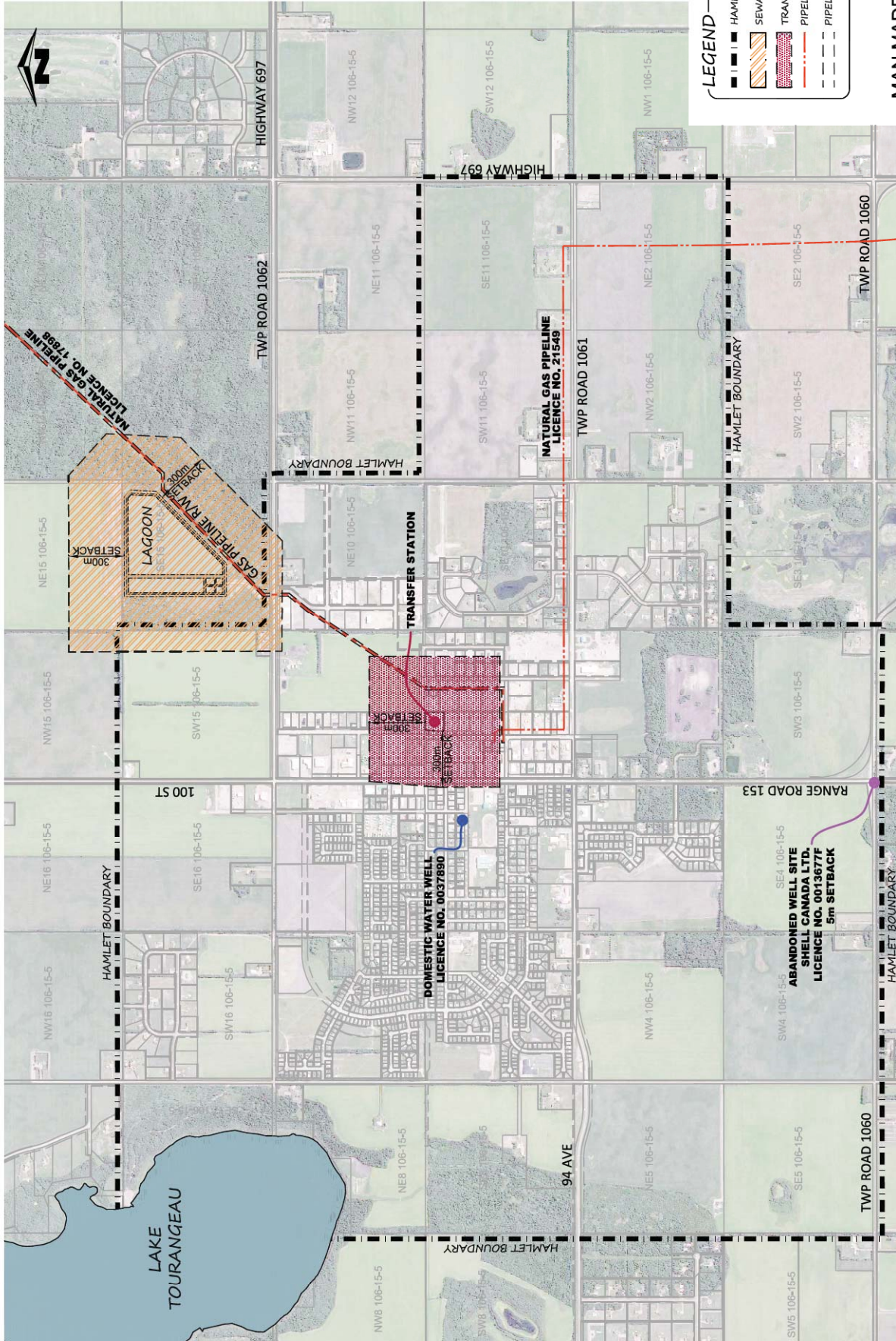


FIGURE 4
MAN MADE CONSTRAINTS
 LA CRETE AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

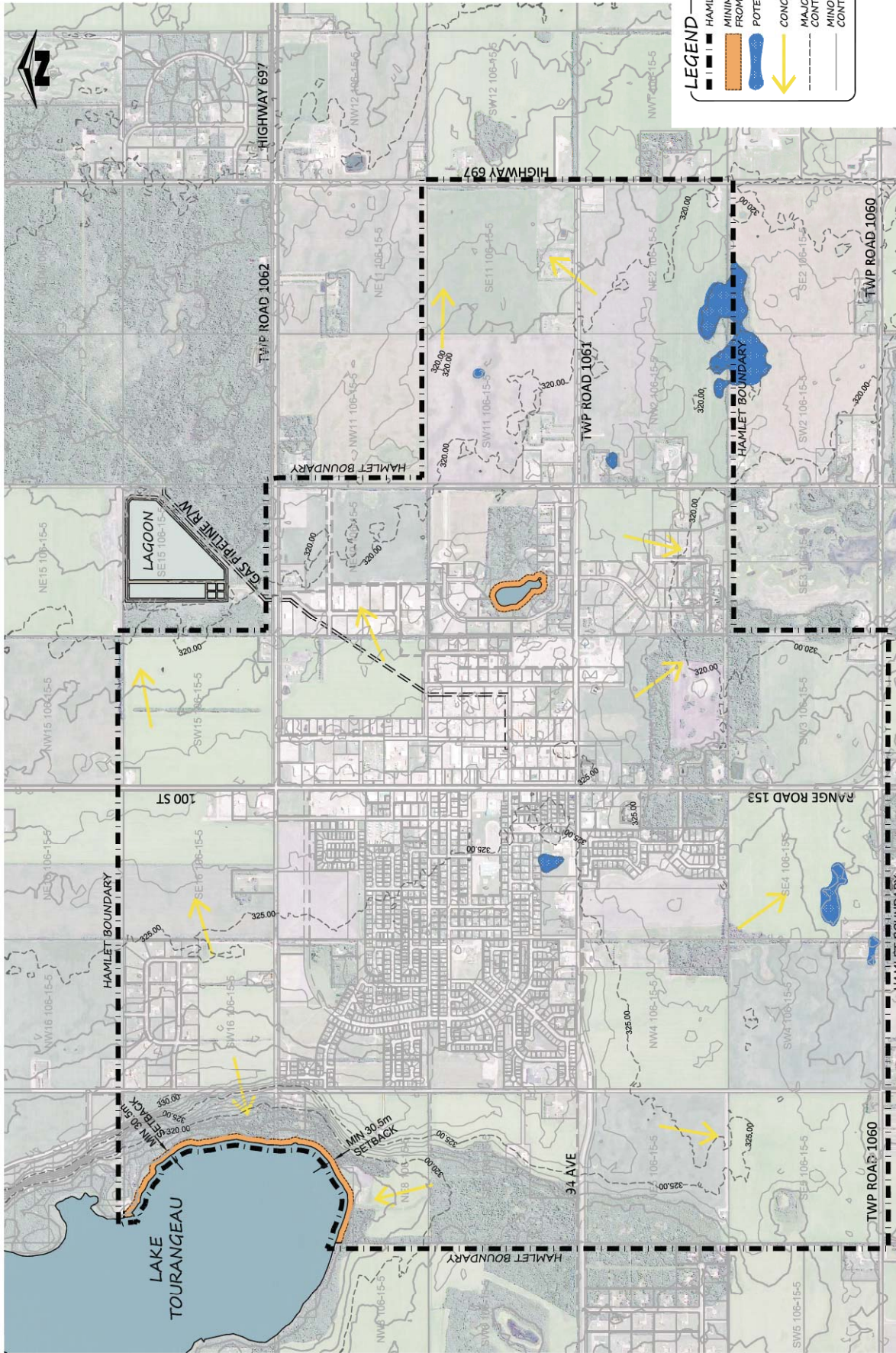
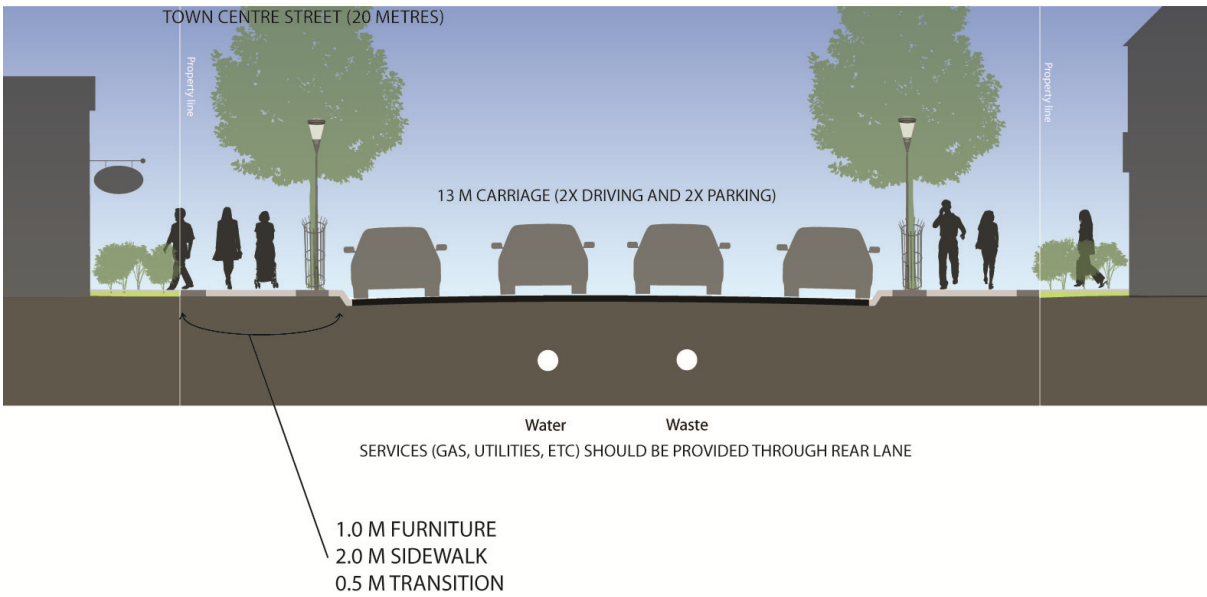
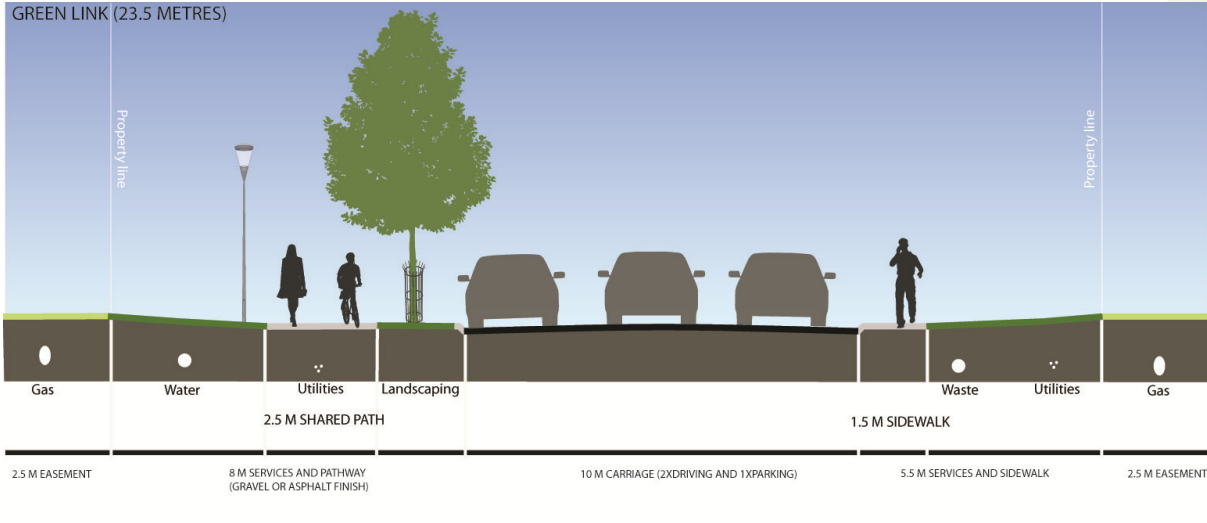
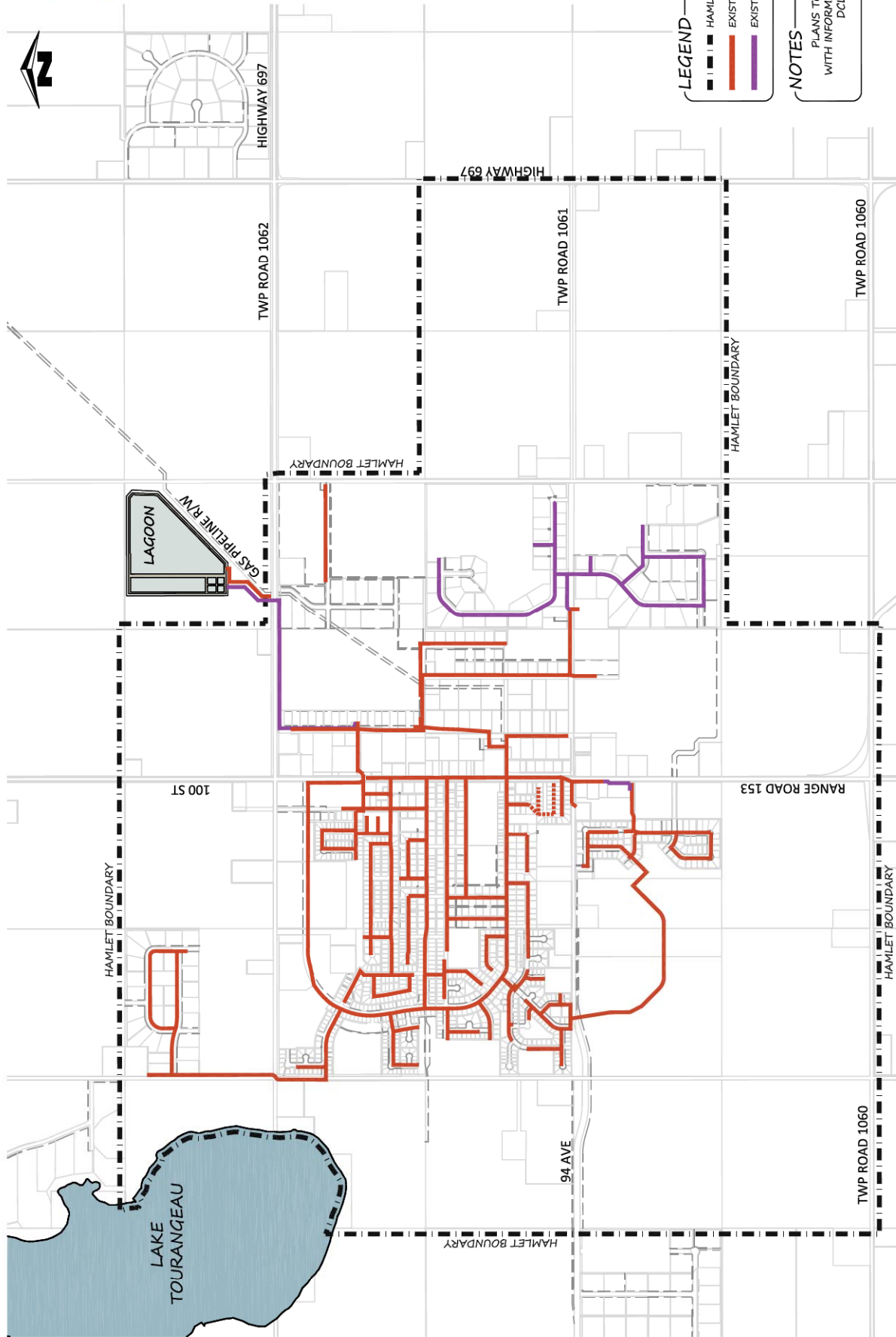


FIGURE 5
ENVIRONMENTAL CONSTRAINTS
LA CRETE AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

Figure 8 Road Diagrams





LEGEND

- HAMLET OF LA CRETE
- EXISTING SANITARY GRAVITY
- EXISTING SANITARY FORCEMAIN

NOTES

PLANS TO BE FINALIZED WITH INFORMATION PROVIDED BY DCL SIEMENS.

FIGURE 10
SANITARY
 LA CRETE AREA STRUCTURE PLAN
 SCALE 1:20,000
 FEBRUARY 2013



LEGEND

- HAMLET OF LA CRETE
- EXISTING STORM MAIN

NOTES

PLANS TO BE FINALIZED WITH INFORMATION PROVIDED BY DCL SIEMENS.

FIGURE 11
STORMWATER
LA CRETE AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013



MACKENZIE COUNTY

Council Meeting Highlights

Regular meeting held Tuesday, July 16, 2013 in Fort Vermilion

Adam Kveton

Amend Bylaw 770-10 – Unightly Premises

In a previous council meeting, Council discussed amending Bylaw 770-10 Unightly Premises to reduce the number of days the owner has to comply with the cleanup order, and increase the owners' expense to double, if a contractor was hired to complete the work. At the July 16 council meeting, Councillor Peter Braun made a motion that first reading be given to Bylaw 908-13 being the Unightly Premises Bylaw for Mackenzie County. The motion was carried. Further, Councillor D. Driedger moved that second reading be given to the bylaw. That motion was carried. A motion to consider going to third reading was made and passed, and third reading of the bylaw was carried.

Fort Vermilion 43rd Avenue Water and Sewer Relocation and Upgrades and 50th Street Water Extension

In the 2013 capital budget, Council approved the 50th Street Water and Sewer Extension project, which included water and sewer relocation and upgrade of 43rd Avenue in Fort Vermilion, south of the Public High School, as well as a water line extension down 50th Street from 43rd Avenue to Hwy 88. Council had passed a local improvement bylaw to recover 30 per cent of costs for the 43rd Ave. water and sewer relocation and upgrade in Fort Vermilion. For the 50th Street water line extension, Council held a meeting with the affected property owners, explaining their intention to collect 100 per cent of cost from them. Property owners were receptive to the project. However, because Mackenzie County owns a portion of the affected area, the county would have to pay over \$430,000. Councillor Odell Flett moved that the scope of the work for Fort Vermilion 43rd Avenue Water and Sewer Relocation and Upgrades and 50th Street Water Extension project be amended by proceeding with the 43rd Avenue Water

1 Sewer Relocation construction and engineering only

for the 50th Street Water Extension, inclusive of the sewer extension component, and that the 50th Street Water and Sewer Extension project be reviewed for the 2014 budget. The motion was carried.

La Crete Lagoon Upgrade Project

In the 2013 capital budget, Council had approved just under \$4 million for the La Crete lagoon upgrades, however, of the seven tenders received, bids ranged from \$2.7 million to \$10.6 over the budget. Council moved in camera for twenty minutes, and upon moving out of camera, Councillor Braun made a motion that a recommendation be made to Alberta Transportation to award the contract for the La Crete Lagoon Upgrades and Expansion project to the lowest bidder based on Option #2 for revised scope of work and costs. The motion was carried. Further, Deputy Reeve Walter Sarapuk moved that the 2013 Capital Budget be amended to increase the total project cost for the La Crete Lagoon Upgrades and Expansion project to \$6,247,000; postpone the Rural Water Pumping Station capital project to 2014; along with several other amendments. The motion was carried. Further Councillor Braun moved that a supplementary application be submitted to AB Transportation under the AB Water and Waste Water Program from the La Crete Lagoon Upgrades

and Expansion project for the amount in excess of the prior approval. The motion was carried.

Highway 88 Connector (Ph. II & III)

A motion was made that the Highway 88 Connector (Phase II & III) tenders be opened. Three tenders were received: Ledcor for \$7,999,000.00, Wapiti for \$6,304,636.81, and Knelsen Sand & Gravel for \$6,863,097.50. Councillor John Driedger made a motion that the Highway 88 Connector (Phase II & III) tender be awarded to the lowest qualifying bidder subject to engineer's review. The motion was carried unanimously.

CONTINUED ON PAGE 7

Student Wellness Coach

La Crete and area schools – one part-time position

Fort Vermilion School Division #52 is accepting applications for one part-time Student Wellness Coach position (0.8 FTE) to work 4 days a week to work with children and youth in the La Crete and area schools. The coach will work collaboratively under the direction of one of the FVSD Mental Health therapists to provide individual and group interventions as well as universal programs to help children and youth develop the skills needed to self-protect their mental and emotional well being.

Ideal candidates will possess the following qualifications and characteristics:

- A degree/diploma/certificate in Social Work/Psychology/Counseling/Child and Youth Care Work or related health services field
- Experience in child and family counseling
- Ability to establish rapport with students and their families
- Strong interpersonal, communication and collaboration skills
- Strong organizational and case management skills
- A valid driver's license
- Knowledge of local cultures an asset
- Knowledge of area schools and communities an asset

Salary Range & Work Year:

- Up to \$45,949 per year, depending on qualifications and experience
- Applicable benefits following a successful probationary period of 3 months, may apply
- Maximum of 200 days per year around the school year calendar

Application Package should contain the following:

- Cover Letter
- Resume outlining educational background and experience
- Post-secondary education transcripts
- Names, addresses and contact numbers of at least 2 current references
- Current Criminal Record check and current Child and Youth Information Module (CYIM) check

Specific details regarding this position may be obtained from Kathryn Kirby, Assistant Superintendent, Fort Vermilion School Division.

Application Package should be submitted by **August 14, 2013** by email, mail, fax or dropped off to:



Human Resources Department
Fort Vermilion School Division No. 52
P.O. Bag #1, 5213 River Road
Fort Vermilion, AB T0H 1N0
Phone: 780-927-3766 Fax: 780-927-4625
Email: gayled@fvsd.ab.ca

FORT VERMILION SCHOOL DIVISION No. 52



MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 894-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 894-13, which repeals and replaces Bylaw 012/95 and Bylaw 537/05 being the Area Structure Plan for Hamlet of Fort Vermilion.

The Public Hearing is to be held at **1:10 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 895-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 895-13, which repeals and replaces Bylaw 013/95 being the Area Structure Plan for the Hamlet of La Crete.

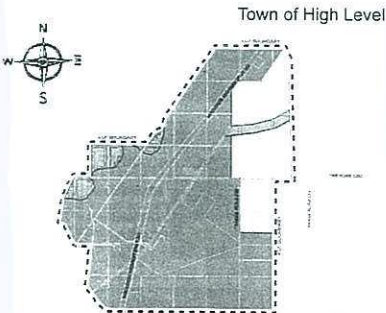
The Public Hearing is to be held at **1:15 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



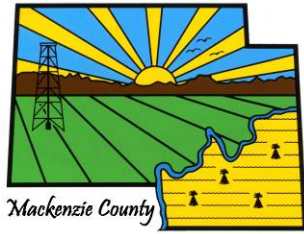
MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 900-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 900-13, which enacts the Mackenzie Highway Industrial Area Structure Plan near High Level. The proposed Area Structure Plan encompasses:



The Public Hearing is to be held at **1:20 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Byron Peters, Director of Planning and Development
Title:	PUBLIC HEARING Bylaw 898-13 Fort Vermilion Industrial Area Structure Plan

BACKGROUND / PROPOSAL:

The Area Structure Plans have progressed well, and input has been received from both Council and the public. The input received has been incorporated into the ASPs, creating a comprehensive 20 year planning document that reflects the desires of the community while directing the growth of the community based on current planning principles.

The Industrial ASPs all deviate to some degree from the direction provided within the MDP. While most of the principles are in compliance with the MDP, the general land use for this area is hamlet residential according to the MDP. In order to ensure that the ASPs are consistent with the MDP, a MDP amendment is necessary.

OPTIONS & BENEFITS:

To implement a new direction of rural industrial growth planning for the area around Fort Vermilion.

COSTS & SOURCE OF FUNDING:

There are no additional costs involved with adopting the ASPs, however there may be additional costs incurred in future budgets to implement some of the strategies.

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

COMMUNICATION:

The public hearings were advertised in the local papers, progress updates have been included in the County Image, and notifications were posted on Facebook. Planning staff will communicate the changes to developers as they come in.

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 898-13 being the Fort Vermilion Industrial Area Structure Plan.

Motion 2

That third reading be given to Bylaw 898-13 being the Fort Vermilion Industrial Area Structure Plan.

Motion 3

That administration amend the Municipal Development Plan to ensure consistency with the Area Structure Plans, and bring back to Council in a timely manner.

Author: B. Peters Reviewed by: _____ CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 898-13

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. 898-13
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO ENACT THE
FORT VERMILION INDUSTRIAL AREA STRUCTURE PLAN

WHEREAS, the Municipal Government Act provides that a Council may adopt an area structure plan, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it advisable to adopt an Area Structure Plan for all land within the designated boundary as indicated in the Area Structure Plan to provide for the orderly development of the area

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

1. That the following:
 - i) That the attached Area Structure Plan, effecting the lands as indicated in the attached Area Structure Plan, be designated as the Fort Vermilion Industrial Area Structure Plan.

READ a first time this 24th day of April, 2013.

READ a second time this _____ day of _____, 2013.

READ a third time and finally passed this _____ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

Industrial Area Structure Plan Fort Vermilion

Bylaw No. XXXX



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1 Purpose and Scope

The Fort Vermilion Industrial Area Structure Plan (Plan) has been prepared for a 960 hectare area of land directly south of the Hamlet of Fort Vermilion at the request of Mackenzie County.

The Plan is intended to provide a framework for future subdivision, servicing, and development of land in order to ensure a supply of heavy and light industrial lands. This Plan is one of four industrial plans being prepared concurrently in the County for industrial land uses. The location is illustrated in Figure 1: Location.

The Plan is primarily based on Council direction and policies from the Municipal Development Plan Bylaw 735-09. It sets out a vision and specifies actions and policies needed to achieve that vision based on the requirements of the Municipal Government Act (MGA). The MGA requires an Area Structure Plane to identify:

- Sequence of development for the Plan area;
- Land uses proposed for the area, either generally or with respect to specific parts of the area;
- Density of population proposed for the area either generally or with respect to specific parts of the area;
- General location of major transportation routes and public utilities; and
- Other matters Council considers necessary.

Area Structure Plans are long-term “living documents.” As the land use, socio-demographic and economic context changes it is not uncommon for plans to be reviewed and amended. Despite such changes, the vision of this Area Structure Plan should remain consistent. However, it is anticipated that more detailed components may be amended in accordance with County needs on an ongoing basis.

The policies and actions identified in this Plan are intended to influence the Mackenzie County Land Use Bylaw, development standards, Outline Plans, subdivision design, and development approvals to ensure that the long term vision for growth determined by this process is achieved.

1.1 Background Report

Along with the Plan, a background report has been prepared. The Mackenzie County Industrial Area Structure Plans Background Report contains most of the analysis undertaken to identify the vision, goals and policies for this Plan and three other industrial plans. This includes a review of the planning context; review of existing land uses, natural features, facilities and infrastructure; and identification of opportunities associated with the same.

1.2 Municipal Development Plan

As the highest level municipal planning document for the County, the Mackenzie County Municipal Development Plan (MDP) is a primary factor in determining the policy direction of the Plan.

1.2.1 Objectives for Industrial Development

The MDP addresses future industrial growth and development in the County. Key objectives expressed in the MDP involving industrial development include:

- Facilitate industrial developments that support agriculture;
- Support a concentrated pattern of industrial development;
- Emphasize the forestry sector as a key component of Mackenzie County's economy and facilitate its continued growth and diversification;
- Support Mackenzie County's role as a centre for oil and gas exploration and development in the surrounding fields;
- Promote and diversify Mackenzie County's economy by emphasizing manufacturing, transportation, and the supply of industrial goods and services;
- Minimize the negative impacts of rural industrial development; and,
- Ensure all industrial areas in Mackenzie County are attractive and feasible.

1.3 Community Consultation

Community consultation forms the cornerstone of the vision, policies and actions identified in the Plan. Early stakeholder consultation helped focus the direction of this Plan, while a public open house ensured wider input into the Plan's vision, policies and concepts. Results of this consultation can be found in the background report for this Plan.

Key points recorded during public consultation were:

1.3.1 Early Stakeholder Feedback

- Stakeholders would like to see the land within the Hamlet of Fort Vermilion boundary built out before opening up and designating new land for development.
- Lots should be large enough for large trucks to manoeuvre within the property.
- Buildings should appear clean and well kept, architectural controls may be suitable as long as long as financial challenges on business owners are considered.
- There is support for a tree line or treed buffer between Highway 88 and the industrial facilities to preserve rural character and create a cleaner looking development.
- Power lines should be run underground to improve the visual appearance of the property on the site adjacent to the hamlet.
- There should be a setback between residential uses and industrial uses to reduce noise and other impacts.
- Most respondents feel that the County offers considerable opportunity for manufacturing development.

1.3.2 Open House Feedback

A public open house was held on May 24, 2013 at the Community and Cultural Complex in Fort Vermilion with 13 people attending.

- Fort Vermilion was the industrial centre of the north, historically.
- More people are needed to sustain services in the community.
- Opposed to changing existing country residential properties along service road off Highway 88 (SW corner of hamlet) to highway commercial uses.
- Existing yard site development, or modular and manufactured homes should be able to become stick-built permanent homes when the ASP is implemented.
- Agricultural uses should not be discouraged.
- Future industrial development should be dealt with on a case by case basis, instead of planning it comprehensively.

- Existing uses should not be changed, rather wider permissions should be granted to accommodate industrial development while maintaining existing permissible uses.
- This plan restricts future growth of the hamlet.
- The hamlet has not changed in 225 years. There is too much land being rezoned for industrial use. The plan should be moved away from the hamlet.
- Concern over capacity of hamlet water and sewer system to handle demand from new development.

2 Creating a Vision

Mackenzie County has prepared this plan to clarify, communicate, and deliver its vision for future industrial development and redevelopment in the Plan area.

2.1 Vision

At build out the Plan area is envisioned to provide land for an efficient and diversified resource-based industrial economy that generates long-term benefits to County residents, businesses, and surrounding communities while recognizing opportunities for complementary types of development.

In order to implement this vision, the Plan seeks to achieve specific objectives that recognize and build on the industrial policies of the MDP. The objectives of this Plan are to:

- Guide interim and long-term industrial and resource-based growth in a deliberate manner that coordinates with existing and planned infrastructure provisions.
- Promote existing assets in and around the plan area, such as highways, airports, railways and major employment nodes that can be used to strengthen the local economy.
- Protect existing rural residences, institutional uses and agricultural operations adjacent to the Plan area from potential land use conflicts.
- Preserve (and where possible, enhance) important features of the natural environment.
- Recognize the changing needs of the local economy by allowing a range of industrial subdivision options, including large and small lots and serviced and un-serviced alternatives.
- Ensure that development allows for the orderly expansion of municipal, provincial, and federal infrastructure, such as roads, airports, railways, water and waste water services, trails and community recreation facilities.
- Provide a location for Country Residential development that minimizes land use conflicts.
- Minimize impacts of industrial development on nearby hamlet residential uses.

As a part of delivering these objectives, the Plan must be consistent with existing municipal, provincial, and federal policies, regulations and plans for the areas.

2.2 Land Use Concept

The Land Use Concept generally identifies the intended future land uses and integrates natural and man-made considerations (as illustrated in Figure 3: Development Considerations) with the needs of the County, while meeting relevant policy guides and regulatory requirements.

The land use areas illustrated in Figure 4: Land Use Concept are conceptual. They are intended to provide a broad road map for future development. Further planning through Outline Plans, or a similar planning mechanism, may refine the designation and area of land uses. Major deviations from this concept will require amendments to the Plan.

The Land Use Concept recognizes the established development pattern within the surrounding area, and integrates compatible land uses to foster a distinct rural industrial character. The Land Use Bylaw should be in general accordance with the Land Use Concept and may need to be updated to reflect the identified land uses.

Policies affecting the land use designations of the Land Use Concept are described in Section 3: Development Policies. The breakdown of developable areas from the Land Use Concept is included in the following table.

Table 1 Land Use Statistics

	Area (ha)	% of GDA
Gross Developable Area	962	100%
Net Developable Areas		
Country Residential	240	25.0%
Industrial	490	51%
Institutional	35	3.6%
Agricultural and Rural	177	18.4%

Note: Rounding may cause inconsistencies in column totals.

Based on the total area of the Country Residential we anticipate a potential development of 180 units, which is based on the MDP lot formation rate of 0.93/ha. At complete build out this results in a total potential population of 514 within the Plan area, based on a 2.85 persons per unit rate identified in the 2011 Census.

3 Achieving the Vision

This section sets out policies to guide development in a manner that can achieve the vision for the Plan, as well as fulfill the requirements of the MGA.

3.1 General Development Policies

The following policies reflect the intent of the vision for the Plan and apply to all areas of the Plan.

- All Areas 1. Mackenzie County supports the clustering of similar and complementary industrial uses and supports the sharing of information, products and linkages to resource and transportation networks within clusters.*
- All Areas 2. The County should encourage orderly sequences of development, following a contiguous pattern consistent with the economical use and extension of existing services.*
- All Areas 3. Development should maintain the natural drainage pattern of the land to reduce impacts from development. A stormwater management plan may be required for any development.*
- All Areas 4. Detailed biophysical, geotechnical, hydrological, and similar studies have not been completed as part of this high level planning process. The County should consider requiring such studies along with applications for development.*
- All Areas 5. Developers should be encouraged to retain existing trees during design and development in order to maintain environmental habitat and local landscapes, particularly in buffer areas and beside adjacent roads.*
- All Areas 6. The planning area is considered to have high potential to contain archaeological, paleontological and/or historic period resources. A Historic Resource Impact Assessment may be required prior to development. All development proposals should be referred to the Historic Resources Management Branch for review and will require an application for Historical Resources Act clearance.*
- All Areas 7. Outline Plans should be generally consistent with the Land Use Concept; however:*
- 1. They may deviate from the Land Use Concept provided the objectives of the Plan are maintained.*
 - 2. They may deviate from the affected Land Use Concept when a site specific constraint is identified that requires a change.*
 - 3. Amendments to this Plan may be required.*

3.2 Limited General Industrial

The Limited General Industrial Area is intended to provide for the development of a mix of light and heavy industrial uses, with limits on the types and levels of nuisances (e.g. noise, dust, odours, gases, particulate substances, toxic substances) these uses create to ensure compatibility with surrounding sensitive uses, such as the Hamlet of Fort Vermilion and existing Country Residential development.

Within the Limited General Industrial Area heavy industrial uses such as manufacturing, processing, assembly, distribution, service and repair may be developed on lands that are setback away from existing or planned land uses that are potentially sensitive to industrial nuisances. With the aforementioned limitation of permissible levels of nuisance, heavy industrial uses such as manufacturing, processing, assembly, distribution, service and repair should be developed in the Plan area.

Within the Limited General Industrial Area light industrial uses should be encouraged to locate so as to provide a buffer between heavy industrial areas and nearby land uses that are potentially sensitive to nuisance, such as Country Residential. Examples of light industrial uses include agricultural machinery sales and service, automotive equipment and vehicle services, contractor's business and yard, outdoor storage, some oil and gas services and warehousing and similar uses. In general, these uses should generate few offsite impacts.

3.2.1 Limited General Industrial Area Policies

- Limited General Industrial 1. No industrial uses that will create a hazard or negatively impact on the quality of life of Fort Vermilion residents should be permitted.*
- Limited General Industrial 2. As shown in Figure 4: Land Use Concept, heavy industrial uses should be located in areas that are away from existing or planned residential areas. Industrial uses may consist of activities that generally require a large amount of land for outdoor storage space and may or may not conduct industrial activities outdoors. These uses are expected to emit odours, noise, particulate matter, and light due to the character of their operations that can cause negative impacts on nearby sensitive land uses.*
- Limited General Industrial 3. Industrial uses should be developed in a manner that minimizes the potential impacts on adjacent or nearby properties. Methods to ensure industrial developments do not negatively impact adjacent properties and roadways may include the construction of landscaped berms, architectural treatments, landscaping and fencing, distance separation, and the retention or planting of native vegetation and onsite treatment of stormwater.*
- Limited General Industrial 4. Light industrial uses should be located adjacent to existing or planned residential areas in order to serve as a transitional area between residential uses and heavy industrial uses.*

Limited General Industrial 5. Landscaping should be required adjacent to Highway 88. This landscaping should be of sufficient depth and massing to screen views from passersby and to maintain the rural character of the area.

Limited General Industrial 6. Mackenzie County should require that all future Limited General Industrial development is serviced by municipal water and sanitary systems where practical and available.

3.3 Highway Commercial

Highways create attractive locations for commercial businesses due to relatively higher levels of visibility and access. Highway commercial uses are anticipated to be in the form of traffic oriented commercial uses that cater to a regional market catchment. Highway Commercial uses are located along Highway 88 east of Range Road 131A and west of 45 Street.

3.3.1 Highway Commercial Policies

- Highway Commercial 1. Sites should be designed in a comprehensive manner that integrates with existing and future development opportunities on surrounding sites, including consideration of building design, mass, transportation and site operation. This may require cooperation amongst adjacent property owners through a Conceptual Scheme or similar area plan to create attractive and functional commercial areas. Joint access, drainage and parking easement agreements may be required to facilitate cooperative use and development.*
- Highway Commercial 2. New developments should be subject to landscaping and appearance requirements to ensure that these areas are aesthetically pleasing.*
- Highway Commercial 3. Site design should take account of and create a compatible interface with any adjacent development and the surrounding environment.*
- Highway Commercial 4. Development of properties adjacent to residential areas should address potential land use conflicts through building orientation, landscaped buffers, lighting design, architectural treatments and operational requirements.*
- Highway Commercial 5. Low Impact Design (LID) features should be incorporated into developments.*

3.4 Institutional Area

The Institutional Area recognizes the importance of the Mackenzie Applied Research Association's research station to the County and the Fort Vermilion community. Agriculture and Agri-food Canada has operated this research station for many years. The station is an operating research farm with land, buildings and research equipment. The Mackenzie Applied Research Association has been using the station alongside federal and provincial researchers investigating crops for a northern environment. The County is committed to ensuring the use on this property remains a Research Station.

3.4.1 Institutional Area Policies

- Institutional Area 1. The County should work with Mackenzie Applied Research Association, Agriculture and Agri-food Canada to promote the continued use of this facility as a Research Station.*
- Institutional Area 2. Should this facility cease to operate, the County should pursue an opportunity to promote the adaptive re-use of the property for tourism purposes or for another suitable institutional use.*

3.5 Country Residential

Within the Plan area are nodes of existing rural residential developments. This form of residential development in this portion of Mackenzie County is an attractive option for some residents because it provides a land-base suitable for rural activities such as small scale agricultural operations, home-based business opportunities, and outdoor recreation, while also remaining in close proximity to major social and commercial services.

Although the long range vision for the Plan is to support industrial development, existing Country Residential uses should be protected from negative impacts of new industrial development and new Country Residential developments should be encouraged as identified in the Land Use Concept.

3.5.1 Country Residential Policies

- Country Residential 1. Country Residential developments should be permitted within the Plan area only where identified by the Land Use Concept.*
- Country Residential 2. Future multi-lot Country Residential subdivisions within the Plan area should be guided by an Outline Plan.*
- Country Residential 3. Mackenzie County should not allow access to Country Residential properties from Highway 88.*
- Country Residential 4. It is intended that new residential uses be prohibited from industrial areas of the plan. However, existing residential yard sites and manufactured homes should be permitted to develop into single family dwellings.*

3.6 Agriculture and Rural Development

Portions of the Plan adjacent to the west and east of the Hamlet of Fort Vermilion are identified for Agricultural and Rural Development. In the near term these lands are expected to support rural land uses, such as farming, ranching, rural residences, outdoor recreation and similar uses. In the long term, though perhaps not within the lifetime of this Plan, these areas are expected to serve as future development areas for the Hamlet's expansion.

3.6.1 Agricultural and Rural Development Policies

- Agricultural and Rural Areas 1. Agricultural and rural uses within the Plan should be compatible with existing and planned industrial uses and other nearby uses.
- Agricultural and Rural Areas 2. Intensive livestock operations should not operate within these areas.
- Agricultural and Rural Areas 3. These areas should serve for the future expansion of the hamlet of Fort Vermilion, not for additional industrial development.

3.7 Natural Areas and Open Space

Open spaces, both formally landscaped and natural, are essential components to the physical structure of the Land Use Concept. Open spaces can add to and also help retain the rural character of the plan area as development takes place. The benefits that can be achieved with open space include:

- Lending a rural character to the industrial development;
- Visual transition and noise/odour buffering between uses; and,
- Habitat and corridors for local wildlife.

At the time of development or subdivision, natural areas may be identified through the preparation of technical studies and reports prepared by qualified professionals, as required by the County and paid for by the developer. Where suitable, natural areas should be dedicated as Environmental or Municipal Reserve or protected through similar measures.

3.7.1 Natural Area and Open Space Policies

Natural Areas 1. In accordance with the provisions of the Municipal Government Act, upon subdivision of any land within the Plan area the County should require that any portion of lands that meet the definition of Environmental Reserve as outlined in the MGA be dedicated as Environmental Reserve or otherwise protected.

Natural Areas 2. Any land within the Plan that becomes subject to an Environmental Reserve Easement should remain in its natural state in accordance with the provisions of the Municipal Government Act.

Natural Areas 3. Mackenzie County should require the 10% of Municipal Reserve entitled to the County for subdivisions within the plan area in accordance with the Municipal Government Act as land or cash in lieu.

Natural Areas 4. Mackenzie County may consider the deferral of Municipal Reserve dedications to other lands owned by the same developer.

3.8 Stormwater, Water and Wastewater Servicing

Currently, municipal services for water and wastewater are available through the Hamlet of Fort Vermilion directly north of the Plan boundary.

Stormwater, water and wastewater facilities identified in this Plan are conceptual, and therefore it is anticipated that landowners and developers will address detailed future servicing options for land use developments within the Plan area by submitting Outline Plans (or similar area plans) and development and subdivision applications. It is anticipated that developments in the Plan area will be serviced by municipal water and wastewater, wherever practical and that stormwater management facilities will be incorporated into site development and subdivision design.

It is expected that developments in the Plan area should contribute proportionately to the installation and expansion of municipal services from which they benefit.

3.8.1 Water and Wastewater Servicing Policies

- Servicing 1. Mackenzie County should require that development be serviced by onsite water and sanitary systems, until such time as municipal services are available and cost effective.*
- Servicing 2. All development should be connected to municipal water and/or wastewater systems wherever practical.*
- Servicing 3. Infrastructure should be designed to accommodate lands outside of the Plan boundaries where requested by the County.*
- Servicing 4. Municipal services should be provided by a developer at their cost.*
- Servicing 5. Preparation of a servicing study to the satisfaction of the County may be required to developing any lands.*
- Servicing 6. Developers are encouraged to explore the most cost efficient servicing options available.*
- Servicing 7. Developers should take into consideration the long-term operation and maintenance cost to the County when evaluating servicing options.*
- Servicing 8. The layout of municipal services is likely to be subject to refinement at the subdivision stage.*
- Servicing 9. All water services should be metered and designed for peak servicing requirements and adequate fire suppression needs.*

3.8.2 Stormwater Servicing Policies

- Servicing 10. A stormwater management plan should be required for all new industrial developments.*
- Servicing 11. The stormwater management plan should encourage the design of landscaping that reduces the need for water and incorporates alternative designs that promote water conservation.*
- Servicing 12. Stormwater management facilities (SWMFs) should be incorporated in the initial planning stages for any portion of the Plan area and be designed to improve water quality and to control runoff from future development.*
- Servicing 13. SWMFs should be designed to avoid pollution entering existing stormwater systems, drainage courses and natural areas.*
- Servicing 14. Developments should strive to retain stormwater on-site and discharge at a post development rate that does not exceed pre-development release rates.*
- Servicing 15. Naturally occurring wetlands and low-lying areas are preferred as locations for stormwater retention facilities however locations for SWMFs are subject to provincial legislation, regulation, policy and procedures.*
- Servicing 16. All design and installation of SWMFs should be in compliance with provincial legislation, regulation, policy and procedures.*
- Servicing 17. All costs associated with construction of SWMFs shall be borne by the developer.*
- Servicing 18. All costs associated with the maintenance of SWMFs in industrial areas should be borne by the benefitting developers.*

3.9 Shallow Utilities

It is anticipated that more detailed land use and subdivision plans will be completed in the future to identify specific shallow utility design and requirements. Northern Lights Gas Co-op and ATCO are the main utility service providers in the Plan area.

3.9.1 Shallow Utilities Policies

- Shallow Utilities 1. The County will work with utility providers to ensure production and capacity for power and natural gas services are not a constraint to development.*
- Shallow Utilities 2. Where desirable, utility corridors should accommodate passive recreation opportunities such as multi-use trails.*
- Shallow Utilities 3. A developer may be required to provide rights-of way for shallow services.*
- Shallow Utilities 4. Development should not be rejected based on the absence of power and natural gas services.*

3.10 Roads and Access

As this Plan incorporates residential, agricultural and industrial development, future roads and access both within the Plan area and connecting to adjacent lands need to be able to accommodate a wide variety of vehicles, volumes and traffic patterns. The Land Use Concept and Figure 5: Roads and Access describes how current, upgraded and new roadways can service existing and planned developments.

3.10.1 Roads and Access Policies

- Roads and Access 1. All roadways, intersections and accesses should be developed to Mackenzie County standards.*
- Roads and Access 2. The County should require all benefitting developers to contribute proportionally to the cost of road upgrades.*
- Roads and Access 3. The County should work with Alberta Transportation and other relevant agencies to incorporate a dangerous goods route that can adequately serve planned developments.*
- Roads and Access 4. The County may consider deviation from the Plan's road and access network if the deviation is to avoid creating isolated undevelopable parcels, enable safer intersection design, or achieve an identifiable better outcome.*
- Roads and Access 5. All new development should be accessed from the internal transportation network, with the exception of the Highway Commercial Area which should have two access points from Highway 88 onto a service road running east west along the front of the commercial properties.*

3.11 Fire Smart

As the Plan area develops over time, it will be important to ensure that emergency preparedness and fire prevention is incorporated into the site design of future industrial businesses.

The proximity of the Plan area to existing natural areas, combined with the presence of densely treed areas throughout the Plan area highlights the fact that forest fires are a real and tangible threat. The ability of local emergency services to provide effective fire protection is dependent, in large part, on future development patterns and onsite preventative measures.

3.11.1 Fire Smart Policies

Fire Smart 1. Mackenzie County should require developers to prepare an emergency preparedness plan as a part of a subdivision or as part of an Outline Plan for multi-lot industrial subdivisions and also for individual industrial development as appropriate. This plan should address applicable recommendations contained in the *Fire Smart Guide Book for the Oil and Gas Industry*, produced by the Alberta Partners in Protection, including:

- Vegetation removal/conversion/reduction;
- Siting and orientation of buildings;
- Siting and orientation of flarestacks;
- Siting and orientation of power lines;
- Siting and orientation of roads and emergency routes;
- External building materials (i.e. siding and roofing materials);
- Storage of flammable materials; and,
- Notification and communication with applicable provincial, municipal and emergency response agencies.

Fire Smart 2. Developers may be required to prepare an emergency plan as part of a subdivision plan, Conceptual Plan, Outline Plan, or similar plan for residential and community uses. The emergency plan would address recommendations in the *Fire Smart: Protecting your Community from Wild Fire* manual published by Partners in Protection.

4 Implementation

This implementation strategy addresses planning processes and suggests a development sequence.

4.1 Implications for Other Municipal Plans and Bylaws

The Plan has been prepared to be generally consistent with the MDP. To achieve consistency between plans and existing policy documents, the following is required:

- Amend the MDP to re-designate the Plan area to Rural Industrial from Hamlet Residential.
- Amend the Land Use Bylaw to reflect any differences between the Land Use Concept and the current land use districts. A delay in completing this task runs the risk of an increase in Country Residential development during the interim, increasing the opportunity for land use conflicts.

4.2 Outline Plans

The Plan addresses future development in conceptual terms. Prior to development, and at the discretion of the County, an application for subdivision and development may require the preparation of an Outline Plan or similar area planning mechanism. The boundary of future area plans should be based on good planning practice and not necessarily land ownership.

4.3 Municipal Reserve

Mackenzie County requires that 10% of all subdivision areas be dedicated as Municipal Reserve, in accordance with the provisions of the Municipal Government Act. To create a complete and functional community, cooperation and a strategy is required to ensure that Municipal Reserve is located in appropriate locations to serve future residents. To accomplish this where there are multiple land owners in an area, some land owners are often required to have to provide more than their share of the 10% reserve dedication, while others are requested to pay 'money in lieu' of dedicating land to compensate those land owners who provided the land so that in effect every developer makes a similar contribution of 10%. The County should take Municipal Reserve dedications through the cash-in-lieu option if the land is not required. These funds should be used for new or upgraded recreation facilities in nearby areas of the County, such as the Hamlet of Fort Vermillion.

4.4 Conceptual Development Sequence

Conceptual Development Sequencing is shown in Figure 7. Development staging should follow a general practice of contiguous expansion and it is anticipated that future development will generally occur in areas adjacent to existing industrial developments and major transportation corridors. However, while the various industrial Plans being developed concurrently provide a large amount of industrial land supply throughout the County, the sequencing and extent of development within the boundaries of this Plan will largely be governed by the market demand for industrial land locally. Therefore, non-contiguous development may be considered, provided the developer pays for service extension costs to the satisfaction of the County.

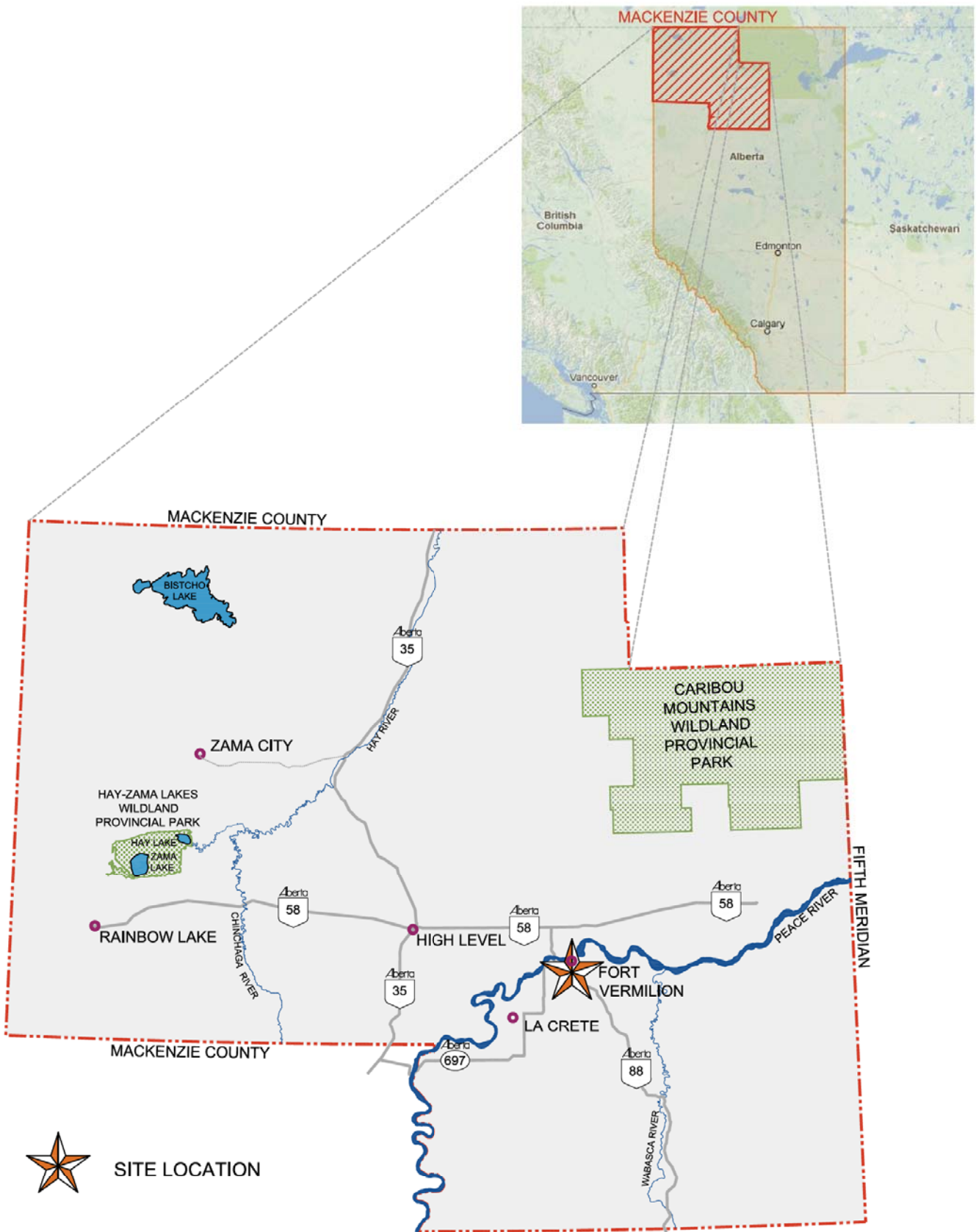


FIGURE 1
LOCATION PLAN
FORT VERMILION INDUSTRIAL ASP
NOT TO SCALE
MARCH 2013



LEGEND
 - - - - - ASP BOUNDARY

FIGURE 2
 PLAN BOUNDARY
 FORT VERMILION INDUSTRIAL ASP
 NOT TO SCALE
 MARCH 2013

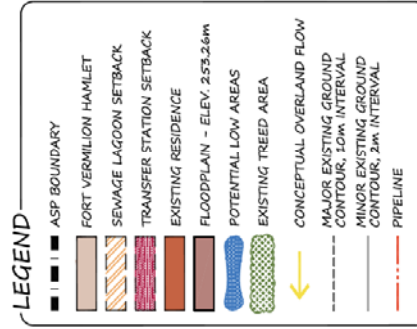
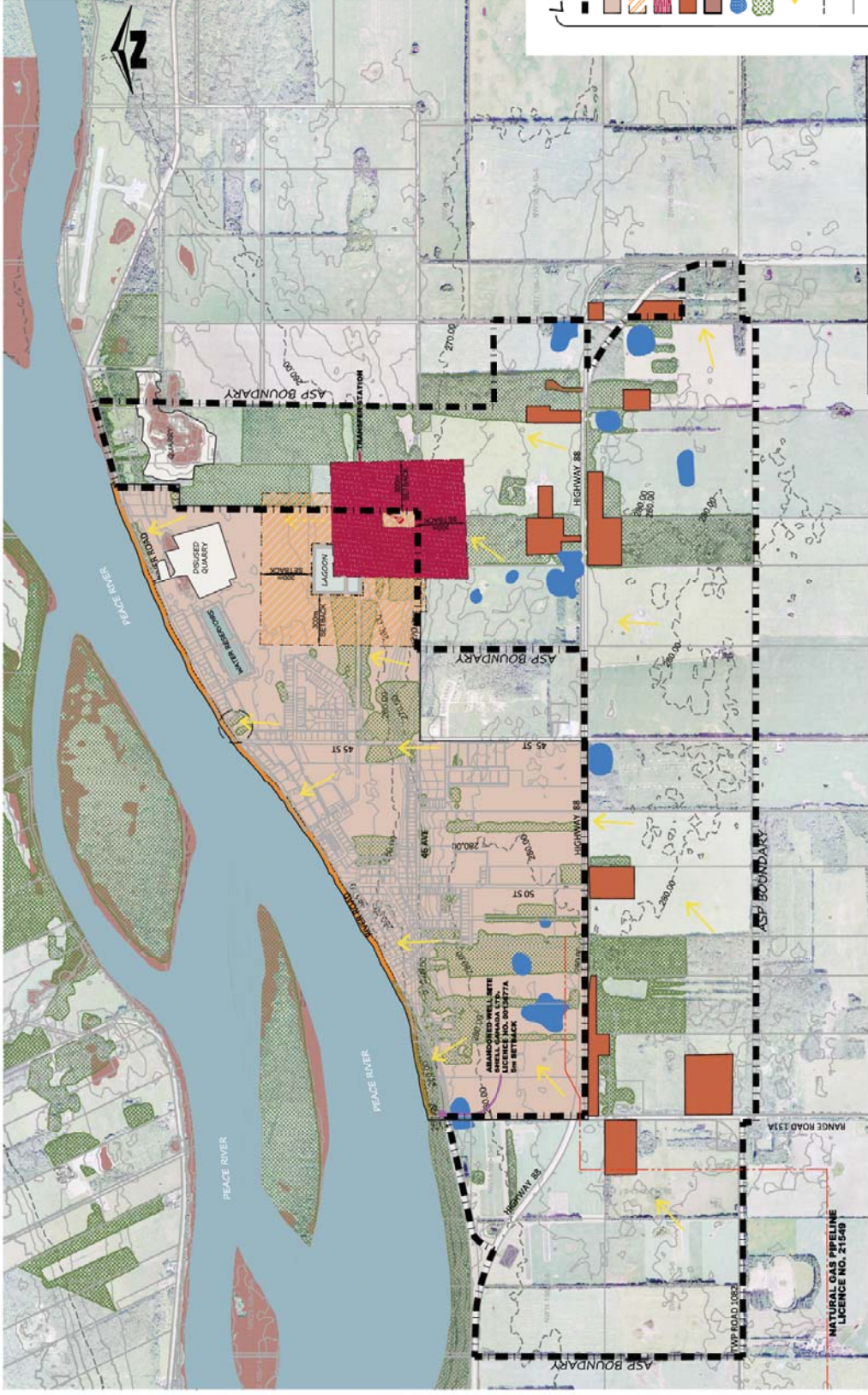
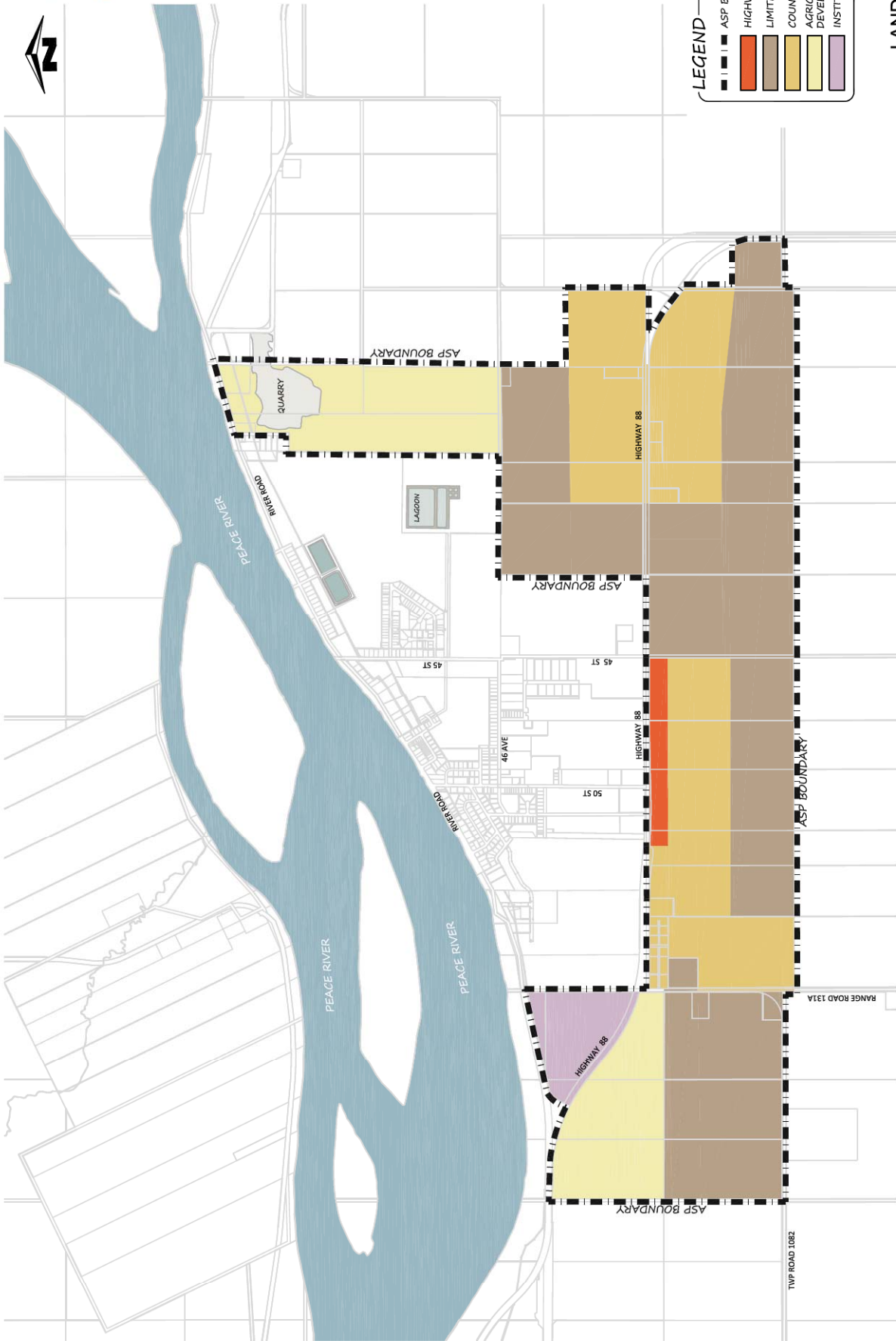


FIGURE 3
DEVELOPMENT CONSIDERATIONS
FORT VERMILION INDUSTRIAL ASP
 NOT TO SCALE
 MARCH 2013



LEGEND







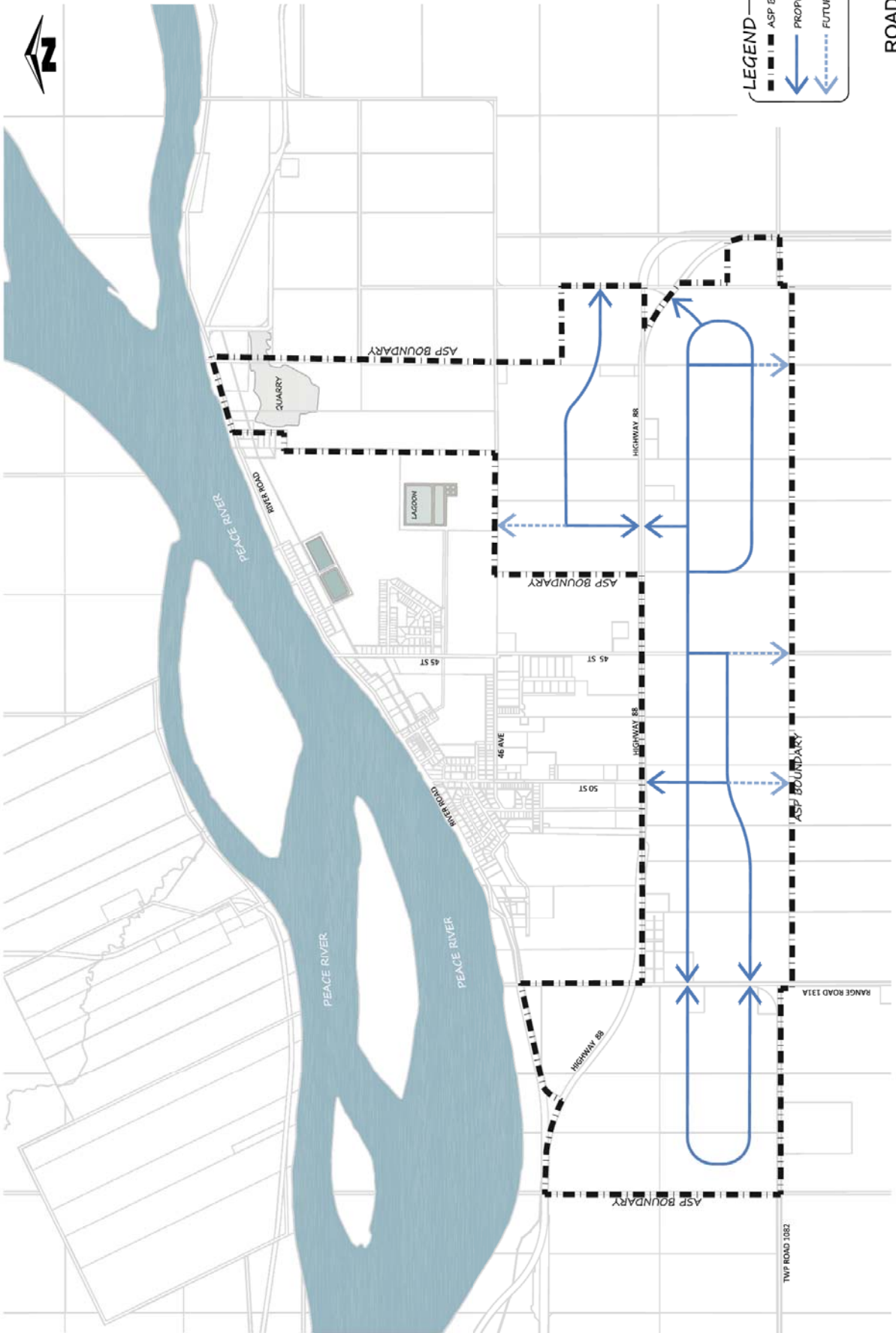
-  ASP BOUNDARY
-  HIGHWAY COMMERCIAL AREA
-  LIMITED GENERAL INDUSTRIAL
-  COUNTRY RESIDENTIAL
-  AGRICULTURAL & RURAL DEVELOPMENT
-  INSTITUTIONAL AREA

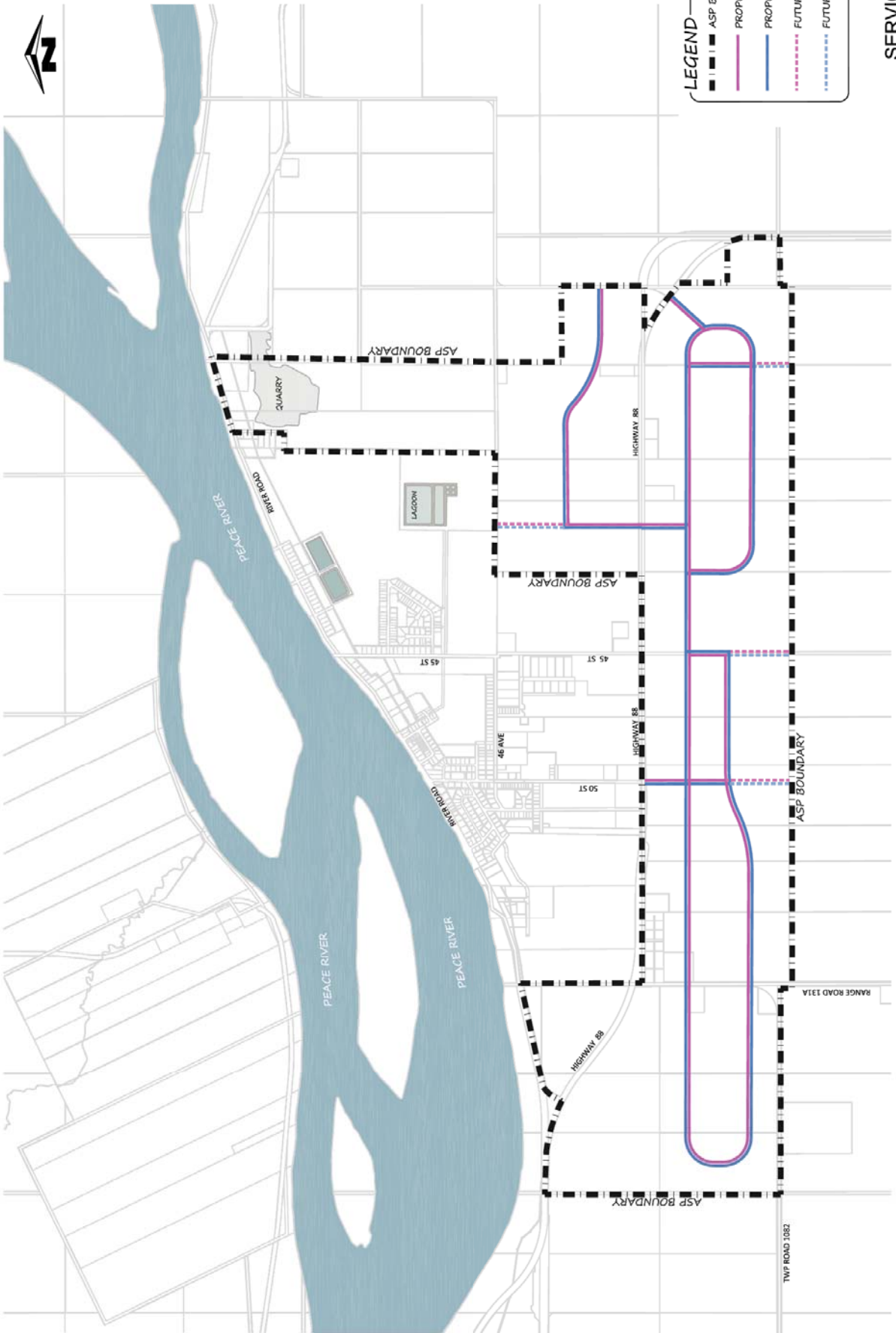
FIGURE 4
LAND USE CONCEPT
 FORT VERMILION INDUSTRIAL ASP
 NOT TO SCALE
 MARCH 2013



LEGEND

- ASP BOUNDARY
- PROPOSED MAJOR CONNECTION
- - - - FUTURE MAJOR CONNECTION

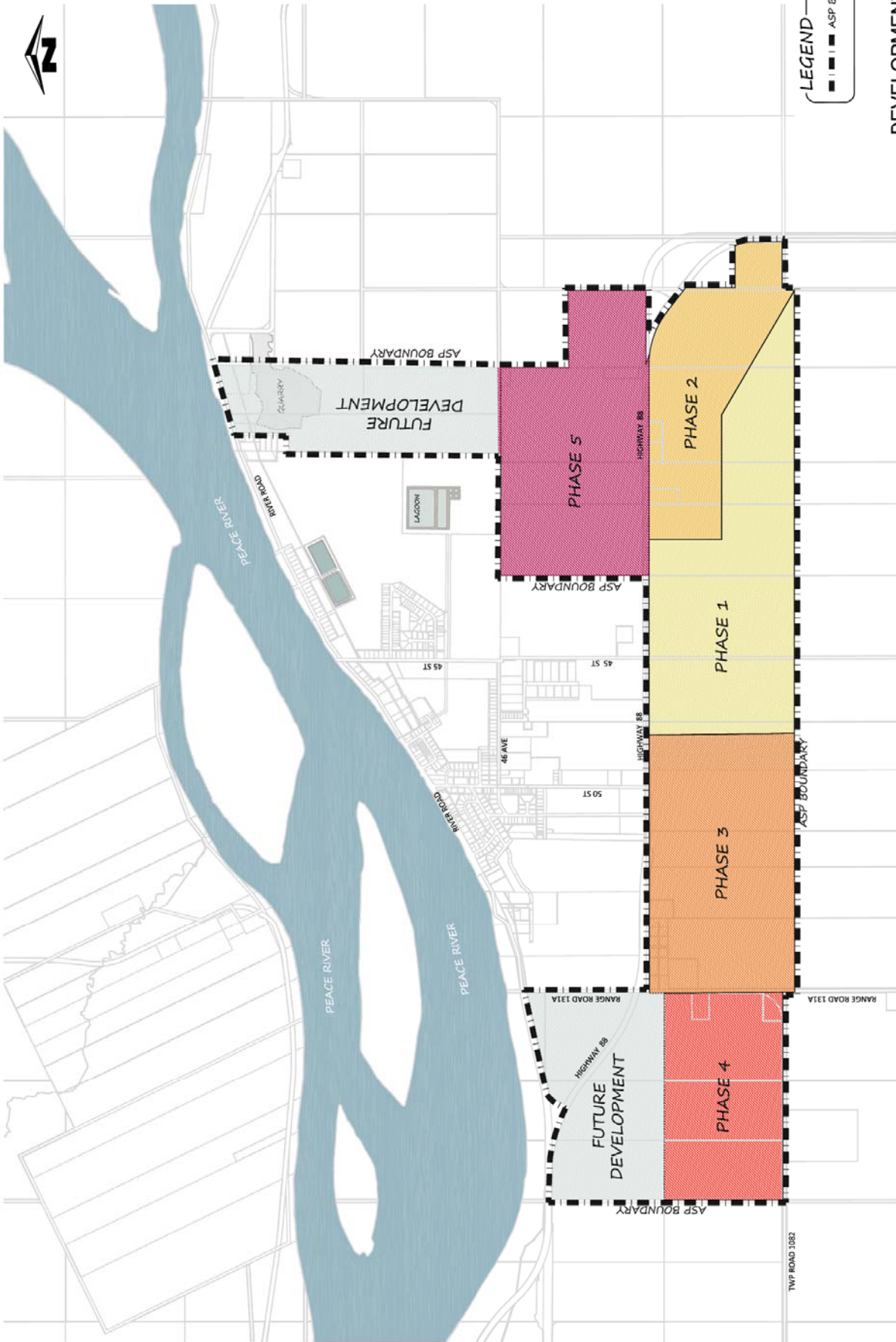
FIGURE 5
ROADS AND ACCESS
 FORT VERMILION INDUSTRIAL ASP
 NOT TO SCALE
 MARCH 2013



LEGEND

- ASP BOUNDARY
- PROPOSED SANITARY MAIN
- PROPOSED WATER CONNECTION
- - - FUTURE SANITARY CONNECTION
- - - FUTURE WATER CONNECTION

FIGURE 6
SERVICING CONCEPT
FORT VERMILION INDUSTRIAL ASP
 NOT TO SCALE
 MARCH 2013



LEGEND
 ASP BOUNDARY

FIGURE 7
DEVELOPMENT SEQUENCING
FORT VERMILION INDUSTRIAL ASP
 NOT TO SCALE
 MARCH 2013

Continued from page 6...

County Council Meeting Highlights

Bylaw 904-13 – Local Improvement Bylaw

Deputy Reeve Sarapuk made a motion that second reading be given to Bylaw 904-13 being a local improvement tax for Water and Sewer Extension on 43 Avenue and a portion of 50 Street for Plan 762 1591, Lots 1, 2 & 4, Block A and Plan 942 3306, Lot 5 & 6, Block A and Plan 580KS, Lot N in the Hamlet of Fort Vermilion. The motion was carried. Councillor Flett then made a motion that third reading be given to the bylaw. The motion was carried.

Bylaw 901-13 – Local Improvement Bylaw

Councillor Elmer Derksen made a motion that second reading be given to Bylaw 901-13 being a local improvement tax for: (A) Curb, Gutter and Sidewalk on 101 Street and 103 Avenue for Plan 942 0787, Lots 5 & 6, Block 6 and Plan 942 3391, Lot 5, Block 6 and Plan 5232TR, Lot 1, Block 6 and Plan 1160NY, Lot 1, Block 4 and Plan 792 1881, Lots 1, 2 & 5, Block 18 and Lots 1-3, Block 17 and a portion of Plan 8621341, Lot 38, Lot 17; and also for (B) Stand-alone Sidewalk on 101 Street from 103 Avenue to 105 Avenue for Plan 942 0787, Lot 7, Block 6 and Plan 5232TR, Lot 3, Block 6 and Plan 902 2145, Block 21 and Plan 862 1341, Lot 38, Block 17 and Plan 982 1128, Lot 39, Block 17 in the Hamlet of La Crete. Motion carried. Further, Councillor Driedger moved that third reading be given to the bylaw. That motion was carried.

Bylaw 902-13 – Local Improvement Bylaw

Councillor Flett made a motion that second reading be given to Bylaw 902-13 being a local improvement tax for Curb, Gutter and Sidewalk on 48 Avenue – 52 Street to 53 Street, and 53 Street – 48 Avenue to River Road for Plan 2938RS, Lots 2 & 3, Block 6, Lots 1, 2, 16, 17 & 18, Block 7, Lots 2, 3, 4, 5, & 6, Block 10, Lots 2, 6 & 7, Block 11, and Plan 7822018, lots 24, 25 & 26, Block 11 in the Hamlet of Fort Vermilion. The motion was carried. Further, Councillor Jorgensen made a motion that third reading be given to the bylaw. The motion was carried.

Alberta Health Services - Delegation

Last council meeting, Councillor Flett made a motion

that Sue Conroy, Vice-President for Emergency Medical Services, be invited to attend a Council meeting to discuss air ambulance services. On the July 16 council meeting, Conroy, Dr. Mark McKenzie made a power point presentation regarding the Alberta Air Ambulance Service Delivery Model Improvements. Later on in the meeting, Councillor Jorgensen made a motion that, whereas Mackenzie County Council considers the removal of Fort Vermilion ALS Medevac plane to be a reduction in the level of service to our area, in addition to the reduction of level of service created by the closure of the Edmonton City Centre Airport, and further considering that the proposed new air ambulance model negatively affects many municipalities across Northern Alberta, Council makes a request to the Minister Fred Horne to issue a formal directive to Alberta Health Services to reassess and reconsider the proposed new model, with the Health Quality Council of Alberta be involved in this review. The motion was carried unanimously.

Agricultural Land Use Planning

Councillor J. Driedger made a motion that a letter be sent to Alberta Environment and Sustainable Resource Development expressing the County's continuing interest in the agricultural land expansion West of High Level and how it corresponds with the County's economic development and sustainability plans. The motion was carried. Further, Councillor Jorgensen made a motion that the County requests letters of support from the Towns of High Level and Rainbow Lake for the future agricultural land expansion West of High Level. The motion was carried.

After further motions, the meeting was adjourned at 4:02 p.m.

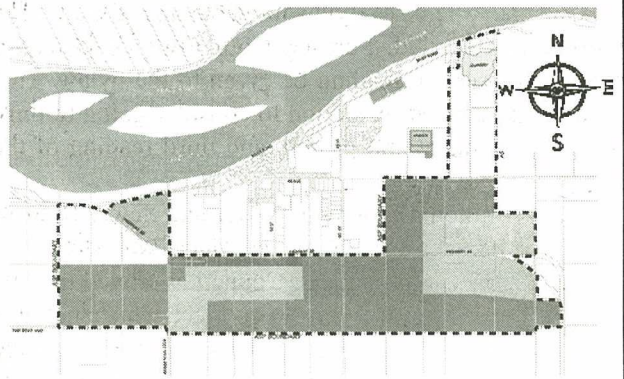


MACKENZIE COUNTY

Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 898-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 898-13, which enacts the Fort Vermilion Industrial Area Structure Plan near Fort Vermilion. The proposed Area Structure Plan encompasses:



The Public Hearing is to be held at **1:20 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.

MACKENZIE COUNTY

Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 906-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 906-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as Plan 982 5602, Block 19, Lot 4 within the Hamlet of La Crete, be rezoned from Hamlet Commercial 2 "HC2" to Hamlet Industrial 2 "HI2", to accommodate Industrial type development.

The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.

MACKENZIE COUNTY

Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 907-13

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 907-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as Part of NW 9-106-15-W5M within the Hamlet of La Crete, be rezoned from Mobile Home Subdivision 1 "MHS1" to Hamlet Residential 1B "HR1B" to accommodate stick built dwellings.

The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983. 193

MACKENZIE COUNTY

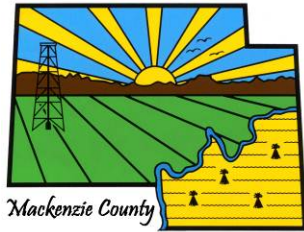
Mackenzie County

NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 910-13

Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 910-13 for an amendment to Land Use Bylaw No. 791-10. The proposed amendment is:

That the land use designation of the subject parcel known as: Plan 992 0983, Block 1, Lot 1 (9310-94 Street) within the Hamlet of La Crete, be rezoned from Hamlet Country Residential 2 "HCR2" to Public/Institutional "P", to accommodate a school.

The Public Hearing is to be held at **1:00 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Byron Peters, Director of Planning and Development
Title:	PUBLIC HEARING Bylaw 900-13 Mackenzie Highway Industrial Area Structure Plan

BACKGROUND / PROPOSAL:

The Area Structure Plans have progressed well, and input has been received from both Council and the public. The input received has been incorporated into the ASPs, creating a comprehensive 20 year planning document that reflects the desires of the community while directing the growth of the community based on current planning principles.

The Industrial ASPs all deviate to some degree from the direction provided within the MDP. While most of the principles are in compliance with the MDP, the locations indicated for Industrial development have not all been followed. In order to ensure that the ASPs are consistent with the MDP, a MDP amendment is necessary.

OPTIONS & BENEFITS:

To implement a new direction of rural industrial growth planning for the area south of High Level

COSTS & SOURCE OF FUNDING:

There are no additional costs involved with adopting the ASPs, however there may be additional costs incurred in future budgets to implement some of the strategies.

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

COMMUNICATION:

The public hearings were advertised in the local papers, progress updates have been included in the County Image, and notifications were posted on Facebook. Planning staff will communicate the changes to developers as they come in.

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 900-13 being the Mackenzie Highway Industrial Area Structure Plan.

Motion 2

That third reading be given to Bylaw 900-13 being the Mackenzie Highway Industrial Area Structure Plan.

Author: B. Peters Reviewed by: _____ CAO _____

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 900-13

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. 900-13
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO ENACT THE
MACKENZIE HIGHWAY INDUSTRIAL AREA STRUCTURE PLAN

WHEREAS, the Municipal Government Act provides that a Council may adopt an area structure plan, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it advisable to adopt an Area Structure Plan for all land within the designated boundary as indicated in the Area Structure Plan to provide for the orderly development of the area

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

1. That the following:
 - i) That the attached Area Structure Plan, effecting the lands as indicated in the attached Area Structure Plan, be designated as the Mackenzie Highway Industrial Area Structure Plan.

READ a first time this 24th day of April, 2013.

READ a second time this _____ day of _____, 2013.

READ a third time and finally passed this _____ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

Industrial Area Structure Plan Mackenzie Highway

Bylaw No. XXXX



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1 Purpose and Scope

The Mackenzie Highway Industrial Area Structure Plan (Plan) has been prepared for a 2840 hectare area of land south west of the Town of High Level at the request of Mackenzie County.

The Plan is intended to provide a framework for future subdivision, servicing, and development of land in order to ensure a supply of heavy and light industrial lands which benefit from access to Highway 35 and CN rail. This Plan is one of four industrial plans being prepared concurrently in the County for industrial land uses. The location of the plan area is illustrated in Figure 1: Location.

The Plan is primarily based on Council direction and policies from the Municipal Development Plan Bylaw 735-09. It sets out a vision and specifies actions and policies needed to achieve that vision based on the requirements of the Municipal Government Act (MGA). The MGA requires an Area Structure Plan to identify:

- Sequence of development for the Plan area;
- Land uses proposed for the area, either generally or with respect to specific parts of the area;
- Density of population proposed for the area either generally or with respect to specific parts of the area;
- General location of major transportation routes and public utilities; and
- Other matters Council considers necessary.

Area Structure Plans are long-term “living documents.” As the land use, socio-demographic and economic context changes it is not uncommon for plans to be reviewed and amended. Despite such changes, the vision of this Area Structure Plan should remain consistent. However, it is anticipated that more detailed components may be amended in accordance with Hamlet and County needs on an ongoing basis.

The policies and actions identified in this Plan are intended to influence the Mackenzie County Land Use Bylaw, development standards, Outline Plans, subdivision design, and development approvals to ensure that the long term vision for growth determined by this process is achieved.

1.1 Background Report

Along with the Plan, a background report has been prepared. The Mackenzie County Industrial Area Structure Plans Background Report contains most of the analysis undertaken to identify the vision, goals and policies for this Plan and three other industrial plans. This includes a review of the planning context; an update of economic and demographic considerations; review of existing land uses, natural features, facilities and infrastructure; and identification of opportunities associated with the same.

1.2 Municipal Development Plan

As the highest level municipal planning document for the County, the Mackenzie County Municipal Development Plan (MDP) is a primary factor in determining the policy direction of the Plan.

1.2.1 Objectives for Industrial Development

The Mackenzie County MDP addresses future industrial growth and development in the County. Key objectives expressed in the MDP involving industrial development include:

- Facilitate industrial developments that support agriculture;
- Support a concentrated pattern of industrial development;
- Emphasize the forestry sector as a key component of Mackenzie County's economy and to facilitate its continued growth and diversification;
- Support Mackenzie County's role as a centre for oil and gas exploration and development in the surrounding fields;
- Promote and diversify Mackenzie County's economy by emphasizing manufacturing, transportation, and the supply of industrial goods and services;
- Minimize the negative impacts of rural industrial development; and,
- Ensure all industrial areas in Mackenzie County are attractive and feasible.

1.3 Community Consultation

Community consultation forms the cornerstone of the vision, policies and actions identified in the Plan. Early stakeholder consultation helped focus the direction of this Plan, while a public open house ensured wider input into the Plan's vision, policies and concepts. Results of this consultation can be found in the background report for this Plan.

Key points recorded during public consultation were:

1.3.1 Early Stakeholder Feedback

- Lots should be large enough for large trucks to manoeuvre within the property.
- Buildings should appear clean and well kept, architectural controls may be suitable as long as long as financial challenges on business owners are considered.
- There is support for a tree line or treed buffer between Highway 35 and the industrial facilities to preserve rural character and create a cleaner looking development.
- Power lines should be run underground to improve the visual appearance of the development.
- Setbacks could be used to minimize impacts of industrial development or nearby existing residences.
- There should be a setback between residential uses and industrial uses to reduce noise and other impacts.
- Municipal services should be extended to the new industrial areas.
- Most respondents feel that the County offers considerable opportunity for manufacturing development.

1.3.2 Open House Feedback

An open house was held in High Level on May 23, 2013 with 12 people in attendance.

- Existing yard site development, or modular and manufactured homes should be able to become stick-built permanent homes when the ASP is implemented.
- Smaller agricultural operations should be permitted uses.
- Plan area should be smaller.
- Concern over impacts from industrial uses on nearby residences.
- All areas should be heavy industrial.

2 Creating a Vision

Mackenzie County has prepared this plan to clarify, communicate, and deliver its vision for future industrial development and redevelopment in the Plan area.

2.1 Vision

At build out, the Plan is envisioned to be an area that provides for an efficient and diversified resource-based industrial economy that generates a long-term benefit to County residents, businesses, and surrounding rural communities.

In order to implement this vision, the Plan seeks to achieve specific objectives that recognize and build on the industrial policies of the MDP. The objectives of this plan are to:

- Guide interim and long-term industrial and resource-based growth in a deliberate manner that coordinates with existing and planned infrastructure provisions.
- Promote existing assets in and around the plan area, such as highways, airports, railways, major employment nodes that can be used to strengthen the local economy.
- Protect existing rural residences, institutional uses and agricultural operations adjacent to the plan area from potential land use conflicts.
- Preserve (and where possible, enhance) important features of the local environment.
- Recognize the changing needs of the local economy by allowing a range of industrial subdivision options, including large and small lots and serviced and un-serviced alternatives.
- Ensure that development within the plan area allows for the orderly expansion of municipal, provincial, and federal infrastructure, such as roads, airports, railways, water and waste water services, trails and community recreation facilities.

As a part of delivering these objectives, the Plan must be consistent with existing municipal, provincial, and federal policies, regulations and plans for the areas.

2.2 Land Use Concept

The Land Use Concept generally identifies the Plan area’s future land uses and integrates natural and man-made considerations (as illustrated in Figure 3: Development Considerations) with the needs of the County, while meeting all relevant policy guides and regulatory requirements.

The land use areas illustrated in Figure 4: Land Use Concept are conceptual. They are intended to provide a broad road map for future development. Further planning through Outline Plans, or a similar planning mechanism, may refine the designation and area of land uses. Major deviations from this concept will require amendments to the Plan.

The Land Use Concept recognizes the established development pattern within the surrounding area, and integrates compatible land uses to maintain a distinct rural industrial character. The Land Use Bylaw should be in general accordance with the Land Use Concept and may need to be updated to reflect the identified land uses.

Policies affecting the land use designations of the Land Use Concept are described in Section 3: Development Policies. The breakdown of developable areas from the Land Use Concept is included in the following table.

Table 1 Land Use Statistics

	Area (ha)	% of GDA
Gross Developable Area	2578	100%
Net Developable Areas		
Light Industrial	447	17%
General Industrial	2001	78%
Natural	129	5%

Note: Rounding may cause inconsistencies in column totals.

3 Achieving the Vision

This section sets out policies to guide development in a manner that can achieve the vision for the Plan, as well as fulfill the requirements of the MGA.

3.1 General Development Policies

The following policies reflect the intent of the vision for the Plan and apply to all areas of the Plan.

- All Areas 1. Mackenzie County supports the clustering of similar and complementary industrial uses and supports the sharing of information, products and linkages to resource and transportation networks within clusters.*
- All Areas 2. The County should encourage orderly sequences of development, following a contiguous pattern consistent with the economical use and extension of existing services.*
- All Areas 3. Development should maintain the natural drainage pattern of the land to reduce impacts from development. A stormwater management plan may be required for any development.*
- All Areas 4. Detailed biophysical, geotechnical, hydrological, and similar studies have not been completed as part of this high level planning process. The County should consider requiring such studies along with applications for development.*
- All Areas 5. Developers should be encouraged to retain existing trees during design and development in order to maintain environmental habitat and local landscapes, particularly in buffer areas and beside adjacent roads.*
- All Areas 6. The planning area is considered to have high potential to contain archaeological, paleontological and/or historic period resources. A Historic Resource Impact Assessment may be required prior to development. All development proposals should be referred to the Historic Resources Management Branch for review and will require an application for Historical Resources Act clearance.*
- All Areas 7. Outline Plans shall be generally consistent with the Land Use Concept; however:*
 - 1. They may deviate from the Land Use Concept provided the objectives of the Plan are maintained.*
 - 2. They may deviate from the affected Land Use Concept when a site specific constraint is identified that requires a change.*
 - 3. Amendments to this Plan may be required.*

3.2 Industrial Development

The majority of the Plan is intended for industrial development. Within the industrial development areas, both light and heavy industrial uses may be developed.

The General Industrial Area is intended primarily to be developed with heavy uses such as manufacturing, processing, assembly, distribution, service and repair on lands that are setback away from existing land uses that are potentially sensitive to industrial nuisances. Typical uses in this area will carry out a portion of their operations outdoors and are not necessarily compatible with residential uses. Examples include heavy industrial uses such as manufacturing, processing, assembly, distribution, service and repair. The Footner Forest Products facility is one example of such a use already in operation.

Light Industrial Areas are intended to provide a transition between General Industrial Areas and nearby land uses that are potentially sensitive to the level of nuisance generated by heavy industry (e.g. noise, vibration, dust, odours, gases, particulate substances, toxic substances). Examples of light industrial uses include agricultural machinery sales and service, automotive equipment and vehicle services, contractor's business and yard, outdoor storage, some oil and gas services and warehousing and similar uses. In general, these uses will generate few offsite impacts.

3.2.1 General Industrial Area Policies

- General Industrial 1. As shown in Figure 4: Land Use Concept, heavy industrial uses should be located in areas that are away from existing residential uses. Heavy industrial uses may consist of activities that generally require a large amount of land for outdoor storage space and may or may not conduct industrial activities outdoors. Examples of these uses include heavy manufacturing, oilfield services, construction, warehousing, and outdoor storage yards. These uses are expected to emit odours, noise, particulate matter, and light due to the character of their operations that can cause negative impacts on nearby sensitive land uses.*
- General Industrial 2. Industrial uses in this area should be developed in a manner that minimizes the potential impacts on adjacent or nearby properties. Methods to ensure industrial developments do not negatively impact adjacent properties and roadways may include the construction of landscaped berms, architectural treatments, landscaping and fencing, distance separation, and the retention or planting of native vegetation and onsite treatment of stormwater.*
- General Industrial 3. Landscaping should be required adjacent to Highway 35. It should be of sufficient depth and massing to screen views from passersby and to maintain the rural character of the area.*

3.2.2 Light Industrial Area Policies

- Light Industrial 1. Light industrial uses should be developed in a manner that minimizes the potential impacts on adjacent or nearby properties. Methods to ensure industrial developments do not negatively impact adjacent properties and roadways may include the construction of landscaped berms, architectural treatments, landscaping and fencing, distance separation, and the retention or planting of native vegetation.*
- Light Industrial 2. As shown in Figure 4: Land Use Concept, light industrial uses should be located in areas that are adjacent to existing residential uses. Light Industrial uses are intended to be more compatible with nearby residential development than industrial uses in the General Industrial Area.*
- Light Industrial 3. Landscaping should be required adjacent to Highway 35. It should be of sufficient depth and massing to screen views from passersby and to maintain the rural character of the area.*
- Light Industrial 4. The construction of landscaped berms on the boundary of Industrial lands may be required to act as a visual and noise buffer for existing residential areas.*

3.3 Country Residential

Within the Plan area are nodes of existing Country Residential developments. This large lot, low density form of rural residential development is an attractive option for some residents because it provides a land-base suitable for rural activities such as small scale agricultural operations, home-based business opportunities, and outdoor recreation, while also remaining in close proximity to major social and commercial services.

Mackenzie County recognizes that the long range vision for the Plan area is to support industrial development; therefore, the long term transition of Country Residential to industrial uses is supported. However, during the transition period existing residential use of these properties should be protected from interference caused by new industrial uses. New industrial uses should be developed and operated in a manner that mitigates negative impacts and potential land use conflicts with Country Residential uses.

3.3.1 Country Residential Policies

- Country Residential 1. No new Country Residential developments should be permitted within the Plan.*
- Country Residential 2. No new subdivisions for Country Residential within existing Country Residential parcels should be permitted within the Plan.*
- Country Residential 3. Mackenzie County should support the redesignation of Country Residential lands to a designation that supports industrial development.*
- Country Residential 4. It is intended that new residential uses be prohibited from industrial areas of the plan. However, existing residential yard sites and manufactured homes should be permitted to develop into single family dwellings.*

3.4 Natural Areas and Open Spaces

Open spaces, both formally landscaped and natural, are essential components to the physical structure of the Land Use Concept. Open spaces can add to and also help retain the rural character of the Plan area as development takes place. The benefits that can be achieved with Open Space include:

- Lending rural character to the industrial development.
- Visual transition and noise/odour buffering between uses.
- Habitat and corridors for local wildlife.

At the time of development or subdivision, additional areas may be identified through the preparation of technical studies and reports prepared by qualified professionals, as required by the County and paid for by the developer. Where suitable, natural areas should be dedicated as Environmental Reserve or Municipal Reserve, or protected through similar measures.

3.4.1 Natural Areas and Open Spaces Policies

- Natural Areas 1. In accordance with the provisions of the Municipal Government Act, upon subdivision of land the County should require that any portion of lands that meet the definition of Environmental Reserve as outlined in the Municipal Government Act be dedicated as Environmental Reserve or otherwise protected.*
- Natural Areas 2. Any land within the Plan that becomes subject to an Environmental Reserve Easement should remain in its natural state in accordance with the provisions of the Municipal Government Act.*
- Natural Areas 3. Mackenzie County should require the 10% of Municipal Reserve entitled to the County for subdivisions within the plan area in accordance with the Municipal Government Act as land or cash in lieu.*
- Natural Areas 4. Mackenzie County may consider the deferral of Municipal Reserve dedications to other lands owned by the same developer.*

3.5 Stormwater, Water and Wastewater Servicing

Currently, municipal services for water and wastewater are available through the Town of High Level north east of the Plan boundary but require an extension of services to the Plan area.

Stormwater, water and wastewater facilities identified in this Plan are conceptual, and therefore it is anticipated that landowners and developers will address detailed future servicing options for land use developments within the Plan area with Outline Plans and development and subdivision applications. It is anticipated that developments in the Plan area will be serviced by onsite private services until such time as municipal water and wastewater services are available, and that stormwater management facilities will be incorporated into site development and subdivision design.

It is expected that developments in the Plan area should contribute proportionately to the installation and expansion of municipal services from which they benefit.

3.5.1 Water and Wastewater Servicing Policies

- Servicing 1. All development should be connected to municipal water and/or wastewater. On site or truck in/out services are suitable until such time as municipal services are available.*
- Servicing 2. Infrastructure should be designed to accommodate lands outside of the Plan boundaries where requested by the County.*
- Servicing 3. Municipal services should be provided by a developer at their cost.*
- Servicing 4. A servicing study may be required to be completed to the satisfaction of the County prior to developing any lands.*
- Servicing 5. Developers are encouraged to explore the most cost efficient servicing options available.*
- Servicing 6. Developers should take into consideration the long-term operation and maintenance cost to the County when evaluating servicing options.*
- Servicing 7. The layout of municipal utilities is likely to be subject to refinement at the subdivision stage.*
- Servicing 8. When municipal services are available, all water services should be metered and designed for peak servicing requirements and adequate fire suppression needs.*

3.5.2 Stormwater Servicing Policies

- Servicing 9. A stormwater management plan should be required for all new industrial developments.*
- Servicing 10. The stormwater management plan should encourage the design of landscaping that reduces the need for water and incorporates alternative designs that promote water conservation.*
- Servicing 11. Stormwater management facilities (SWMFs) should be incorporated in the initial planning stages for any portion of the Plan area and be designed to improve water quality and to control runoff from future development.*
- Servicing 12. SWMFs should be designed to avoid pollution entering existing stormwater systems, drainage courses and natural areas.*
- Servicing 13. Developments should strive to retain stormwater on-site and discharge at a post development rate that does not exceed pre-development release rates.*
- Servicing 14. Naturally occurring wetlands and low-lying areas are preferred as locations for stormwater retention facilities however locations for SWMFs are subject to provincial legislation, regulation, policy and procedures.*
- Servicing 15. All design and installation of SWMFs should be in compliance with provincial legislation, regulation, policy and procedures.*
- Servicing 16. All costs associated with construction of SWMFs should be borne by the benefitting developers.*
- Servicing 17. All costs associated with the maintenance of SWMFs should be borne by the benefitting developers.*

3.6 Shallow Utilities

It is anticipated that more detailed land use and subdivision plans will be completed in the future to identify specific shallow utility design and requirements. Northern Lights Gas Co-op and ATCO are the main utility service providers in the Plan area.

3.6.1 Shallow Utilities Policies

- Shallow Utilities 1. The County will work with utility providers to ensure production and capacity for power and natural gas services are not a constraint to development.*
- Shallow Utilities 2. Where desirable utility corridors should accommodate passive recreation opportunities such as multi-use trails.*
- Shallow Utilities 3. A developer may be required to provide rights-of way for shallow services.*
- Shallow Utilities 4. Development should not be rejected based on the absence of power and natural gas services.*

3.7 Roads and Access

As this Plan incorporates residential and industrial development, future roads and access both within the plan area and connecting to adjacent lands need to be able to accommodate a wide variety of vehicles, volumes and traffic patterns. The Land Use Concept and Figure 5: Roads and Access describes how current, upgraded and new roadways can service existing and planned developments.

3.7.1 Roads and Access Policies

- Roads and Access 1. All roadways, intersections and accesses should be developed to Mackenzie County standards.*
- Roads and Access 2. The County should require all benefitting developers to contribute proportionally to the cost of road upgrades.*
- Roads and Access 3. The County should work with Alberta Transportation and other relevant agencies to incorporate a dangerous goods route that can adequately serve planned developments.*
- Roads and Access 4. The County may consider deviation from the Plan's road and access network if the deviation is to avoid creating isolated undevelopable parcels, enable safer intersection design, or achieve an identifiable better outcome.*
- Roads and Access 5. All new development should be accessed from the internal transportation network. Individual lots will not have direct access to Highway 35.*
- Roads and Access 5. The County should work with developers and CN Rail in the Plan area to provide safe and efficient road crossings of the existing railway.*
- Roads and Access 6. The County should promote the CN Rail network as a key regional transportation connection.*

3.8 Fire Smart

As the Plan area develops over time, it will be important to ensure that emergency preparedness and fire prevention is incorporated into the site design of future industrial businesses.

The proximity of the Plan area to existing natural areas, combined with the presence of densely treed areas throughout the Plan area highlights the fact that forest fires are a real and tangible threat. The ability of local emergency services to provide effective fire protection is dependent, in large part, on future development patterns and onsite preventative measures.

3.8.1 Fire Smart Policies

Fire Smart 1. Mackenzie County should require developers to prepare an emergency preparedness plan as a part of a subdivision or as part of an Outline Plan for multi-lot industrial subdivisions and also for individual industrial development as appropriate. This plan should address applicable recommendations contained in the *Fire Smart Guide Book for the Oil and Gas Industry*, produced by the Alberta Partners in Protection, including:

- Vegetation removal/conversion/reduction;
- Siting and orientation of buildings;
- Siting and orientation of flarestacks;
- Siting and orientation of power lines;
- Siting and orientation of roads and emergency routes;
- External building materials (i.e. siding and roofing materials);
- Storage of flammable materials; and,
- Notification and communication with applicable provincial, municipal and emergency response agencies.

Fire Smart 2. Developers may be required to prepare an emergency plan as part of a subdivision plan, Conceptual Plan, Outline Plan, or similar plan for residential and community uses. The emergency plan would address recommendations in the *Fire Smart: Protecting your Community from Wild Fire* manual published by Partners in Protection.

4 Implementation

The implementation strategy addresses planning processes and development sequence for the Plan area.

4.1 Implications for Other Municipal Plans and Bylaws

The Plan has been prepared to be generally consistent with the MDP. To achieve consistency between plans and existing policy documents, the following is required:

- Review and update the Mackenzie County and Town of High Level Inter Municipal Development Plan (IMDP) as necessary. The IMDP also states that all development applications (including the Plan) within the IMDP area shall be determined by the Inter Municipal Planning Commission.
- Amend the MDP to re-designate the Plan area to Rural Industrial.
- Amend the Land Use Bylaw to reflect any differences between the Land Use Concept and the current land use districts. A delay in completing this task runs the risk of an increase in Country Residential development during the interim, increasing the opportunity for land use conflicts.

Also, all applications for subdivision and development within the Mackenzie County and High Level Inter-Municipal Development Plan area should be determined by the Inter-Municipal Planning Commission. This includes approval of this Plan.

4.2 Outline Plans

The Plan addresses future development in conceptual terms. Prior to development, and at the discretion of the County, an application for subdivision and development may require the preparation of an Outline Plan or similar area planning mechanism. The boundary of future area plans should be based on good planning practice and not necessarily land ownership.

4.3 Municipal Reserve

Mackenzie County requires that 10% of all subdivision areas be dedicated as Municipal Reserve, in accordance with the provisions of the Municipal Government Act. To create a complete and functional community, cooperation and a strategy is required to ensure that Municipal Reserve is located in appropriate locations to serve future residents. To accomplish this where there are multiple land owners in an area, it is often necessary for some land owners to have to provide more than their share of the 10% reserve dedication, while others are requested to pay 'money in lieu' of dedicating land to compensate those land owners who provided the land so that in effect every developer makes a similar contribution of 10%. The County should take Municipal Reserve dedications through the cash-in-lieu option of the land is not required. These funds should be used for new or upgraded recreation facilities in nearby areas of the County.

4.4 Conceptual Development Sequence

Conceptual Development Sequencing is shown in Figure 6. Development staging should follow a general practice of contiguous expansion and it is anticipated that future development will generally occur in areas adjacent to existing industrial developments and major transportation corridors. However, while the various industrial Plans being developed concurrently provide a large amount of industrial land supply throughout the County, the sequencing and extent of development within the boundaries of this Plan will largely be governed by the market demand for industrial land locally. Therefore, non-contiguous development may be considered, provided the developer pays for service extension costs to the satisfaction of the County.

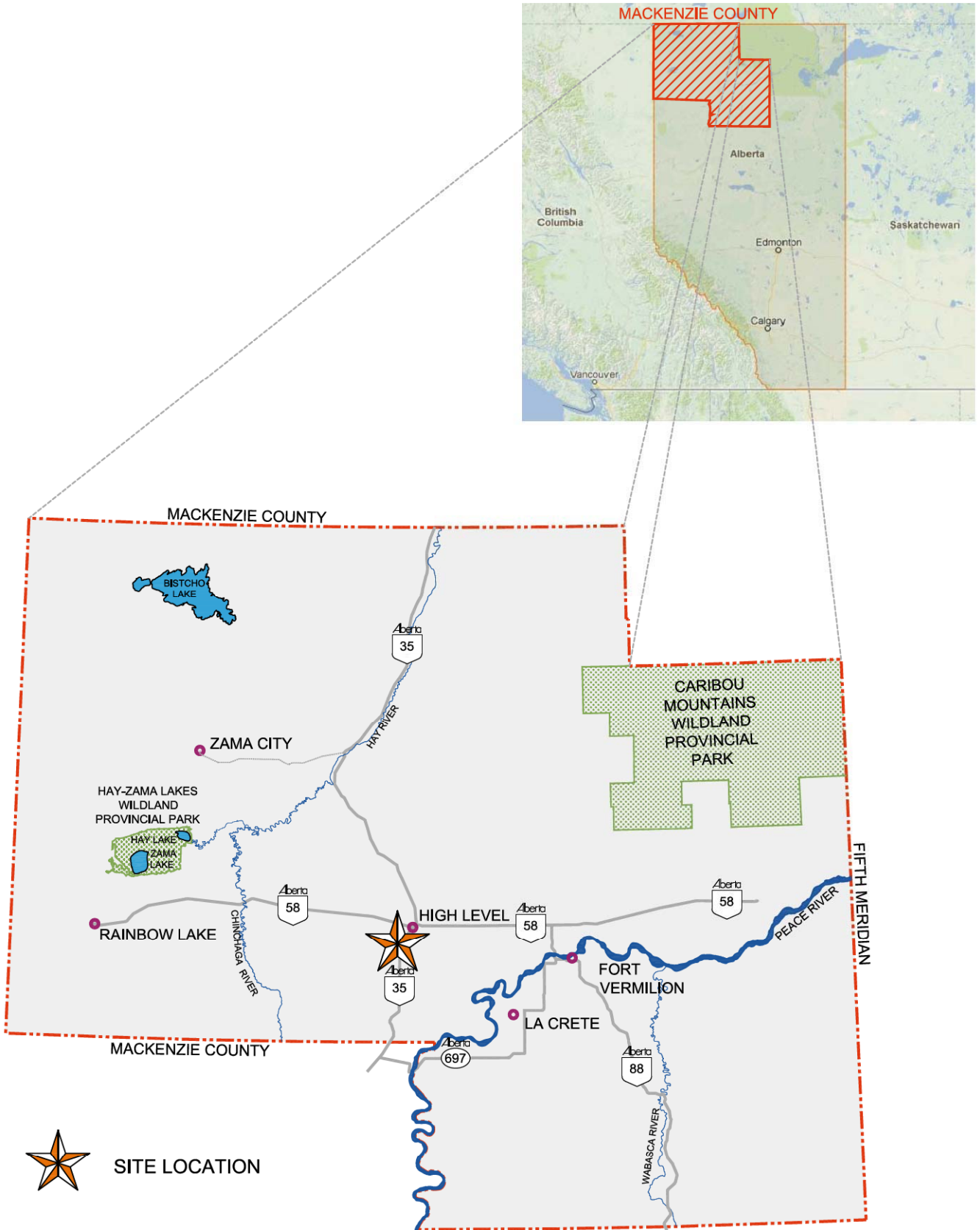
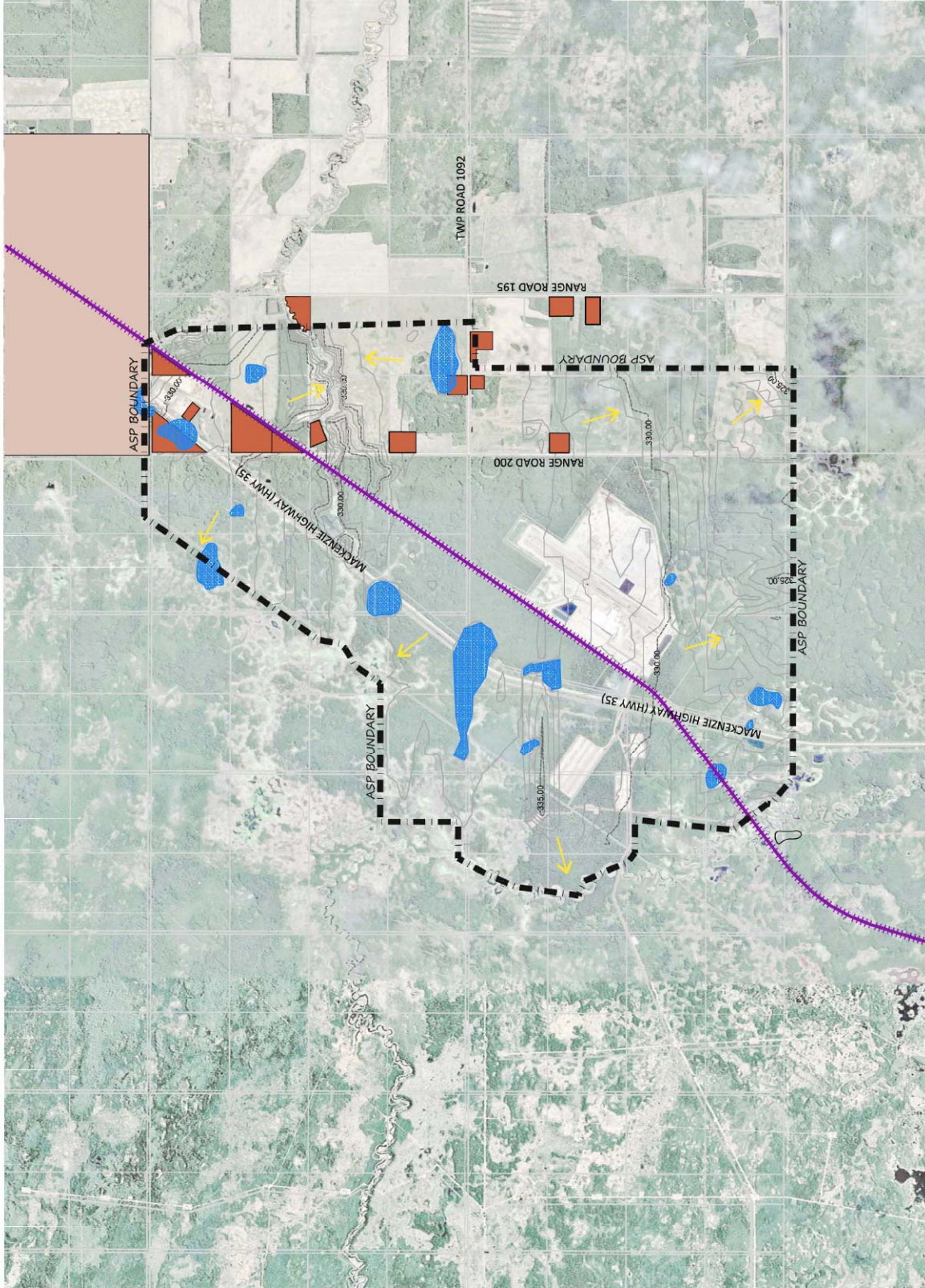


FIGURE 1
LOCATION PLAN
MACKENZIE INDUSTRIAL ASP
NOT TO SCALE
FEBRUARY 2013



LEGEND
 - - - ASP BOUNDARY

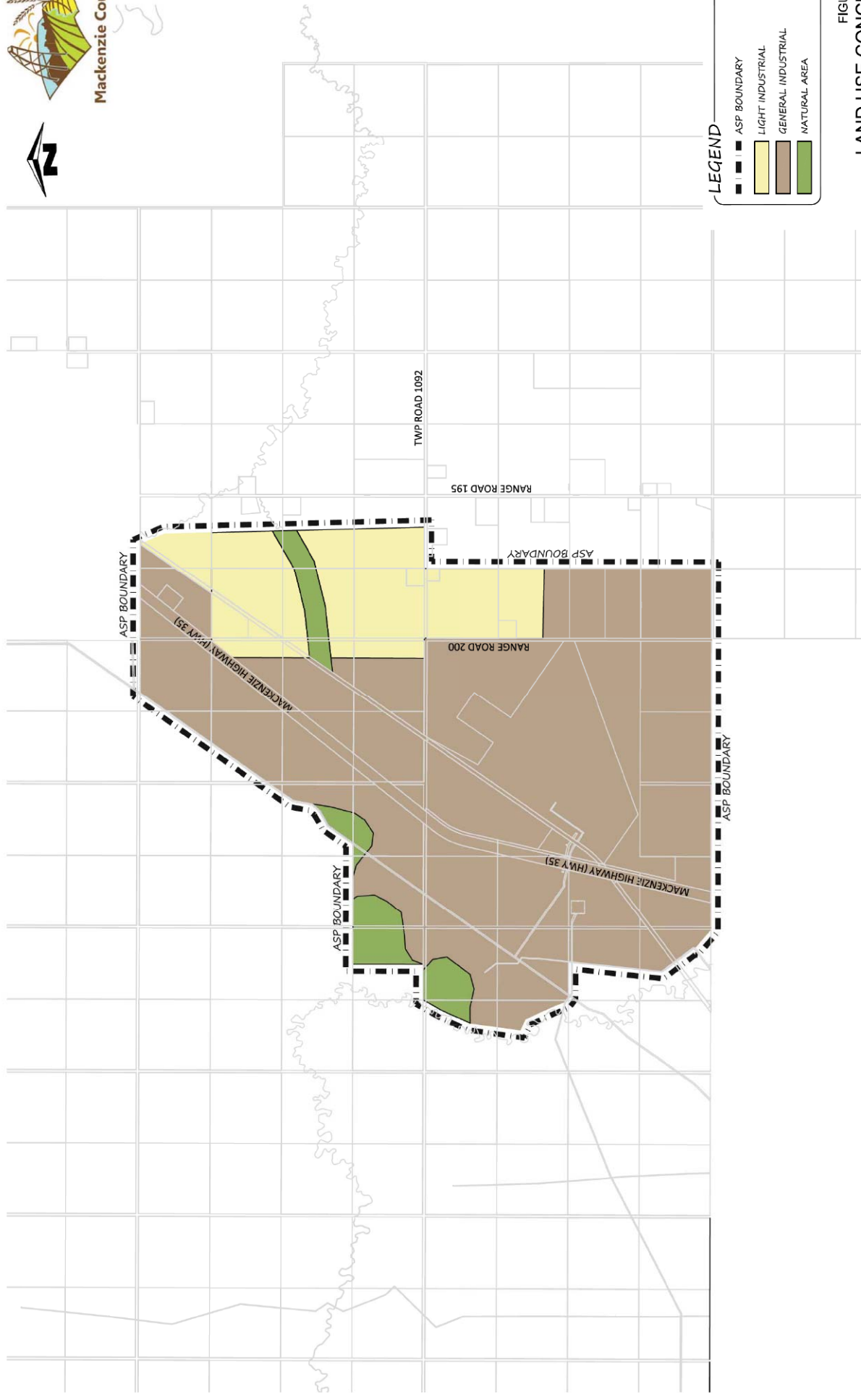
FIGURE 2
PLAN BOUNDARY
MACKENZIE INDUSTRIAL ASP
 SCALE 1:40,000
 FEBRUARY 2013



LEGEND

- ASP BOUNDARY
- CN RAILWAY
- TOWN OF HIGH LEVEL
- EXISTING RESIDENCE
- POTENTIAL LOW AREAS
- CONCEPTUAL OVERLAND FLOW
- MAJOR EXISTING GROUND CONTOUR, 5m INTERVAL
- MINOR EXISTING GROUND CONTOUR, 1m INTERVAL
- PIPELINE

FIGURE 3
 DEVELOPMENT CONSIDERATIONS
 MACKENZIE INDUSTRIAL ASP
 SCALE 1:40,000
 FEBRUARY 2013



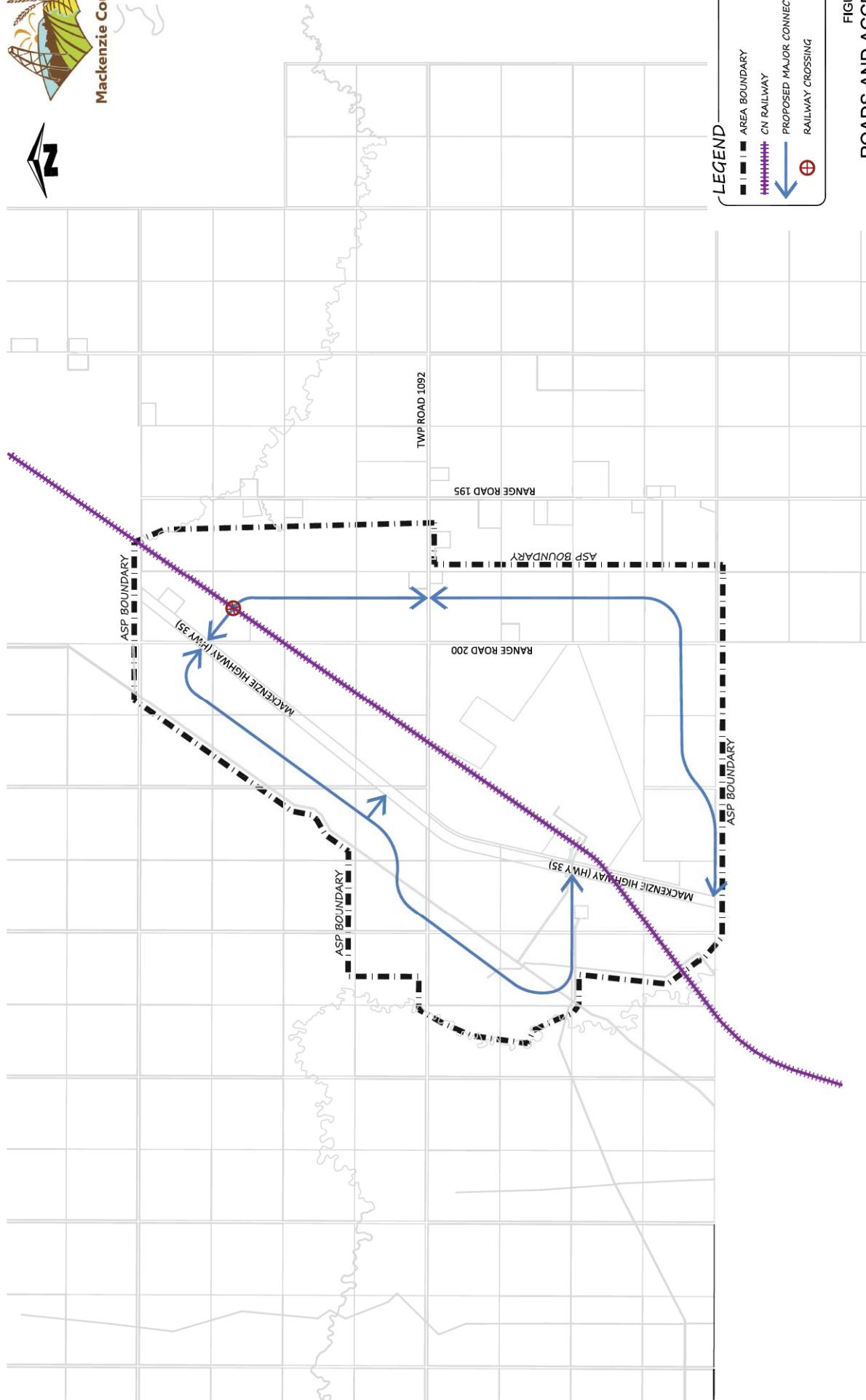
LEGEND

- ASP BOUNDARY
- LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL
- NATURAL AREA

FIGURE 4
LAND USE CONCEPT
MACKENZIE INDUSTRIAL ASP
 SCALE 1:40,000
 FEBRUARY 2013



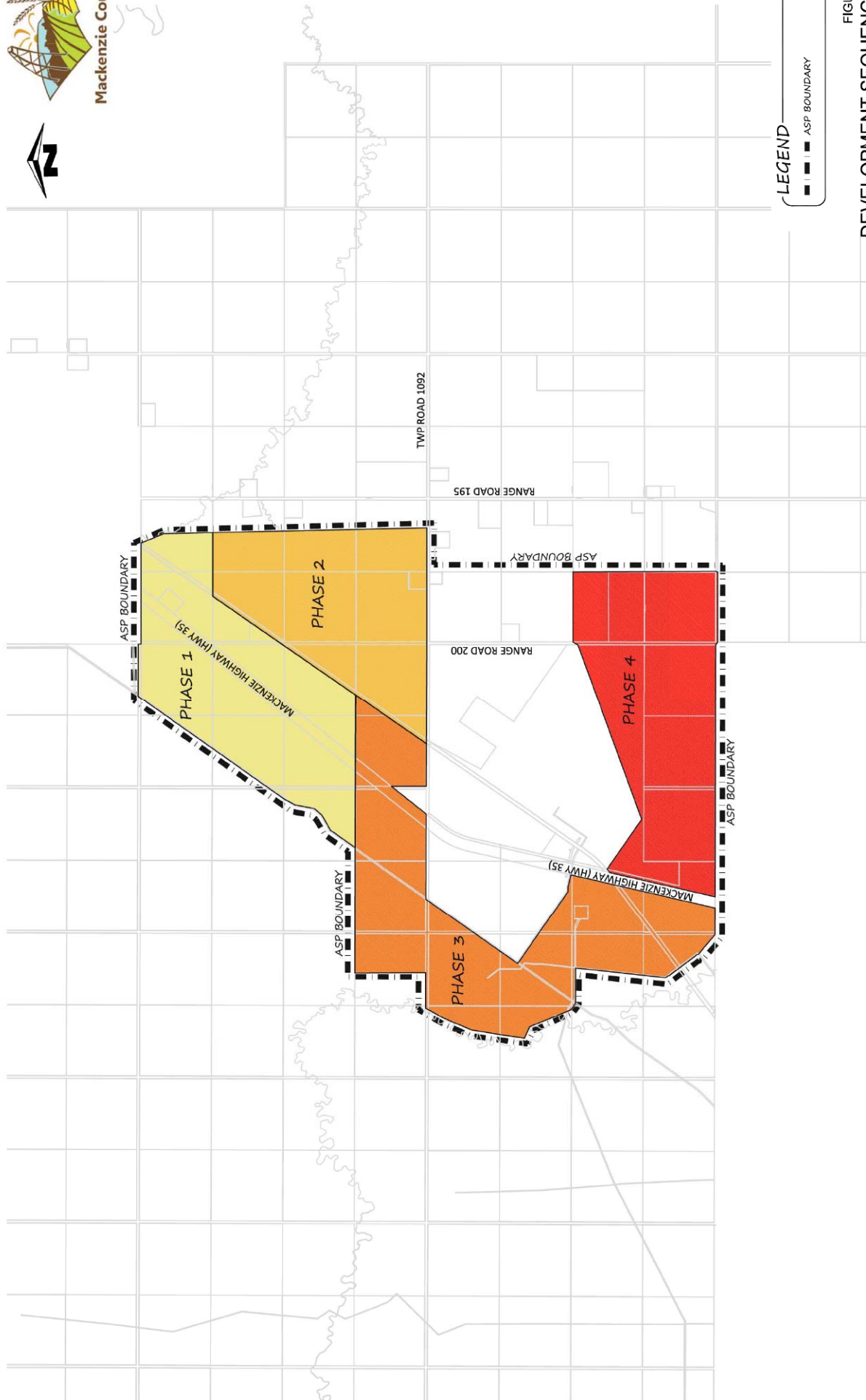
Mackenzie County



LEGEND

- | — | AREA BOUNDARY
- | — | CN RAILWAY
- | — | PROPOSED MAJOR CONNECTION
- | — | RAILWAY CROSSING

FIGURE 5
ROADS AND ACCESS
MACKENZIE INDUSTRIAL ASP
 NOT TO SCALE
 MARCH 2013



LEGEND
--- ASP BOUNDARY

FIGURE 6
DEVELOPMENT SEQUENCING
MACKENZIE INDUSTRIAL ASP
SCALE 1:40,000
FEBRUARY 2013



MACKENZIE COUNTY

Council Meeting Highlights

Regular meeting held Tuesday, July 16, 2013 in Fort Vermilion

Adam Kveton

Amend Bylaw 770-10 – Unightly Premises

In a previous council meeting, Council discussed amending Bylaw 770-10 Unightly Premises to reduce the number of days the owner has to comply with the cleanup order, and increase the owners' expense to double, if a contractor was hired to complete the work. At the July 16 council meeting, Councillor Peter Braun made a motion that first reading be given to Bylaw 908-13 being the Unightly Premises Bylaw for Mackenzie County. The motion was carried. Further, Councillor D. Driedger moved that second reading be given to the bylaw. That motion was carried. A motion to consider going to third reading was made and passed, and third reading of the bylaw was carried.

Fort Vermilion 43rd Avenue Water and Sewer Relocation and Upgrades and 50th Street Water Extension

In the 2013 capital budget, Council approved the 50th Street Water and Sewer Extension project, which included water and sewer relocation and upgrade of 43rd Avenue in Fort Vermilion, south of the Public High School, as well as a water line extension down 50th Street from 43rd Avenue to Hwy 88. Council had passed a local improvement bylaw to recover 30 per cent of costs for the 43rd Ave. water and sewer relocation and upgrade in Fort Vermilion. For the 50th Street water line extension, Council held a meeting with the affected property owners, explaining their intention to collect 100 per cent of cost from them. Property owners were receptive to the project. However, because Mackenzie County owns a portion of the affected area, the county would have to pay over \$430,000. Councillor Odell Flett moved that the scope of the work for Fort Vermilion 43rd Avenue Water and Sewer Relocation and Upgrades and 50th Street Water Extension project be amended by proceeding with the 43rd Avenue Water and Sewer Relocation construction and engineering only

for the 50th Street Water Extension, inclusive of the sewer extension component, and that the 50th Street Water and Sewer Extension project be reviewed for the 2014 budget. The motion was carried.

La Crete Lagoon Upgrade Project

In the 2013 capital budget, Council had approved just under \$4 million for the La Crete lagoon upgrades, however, of the seven tenders received, bids ranged from \$2.7 million to \$10.6 over the budget. Council moved in camera for twenty minutes, and upon moving out of camera, Councillor Braun made a motion that a recommendation be made to Alberta Transportation to award the contract for the La Crete Lagoon Upgrades and Expansion project to the lowest bidder based on Option #2 for revised scope of work and costs. The motion was carried. Further, Deputy Reeve Walter Sarapuk moved that the 2013 Capital Budget be amended to increase the total project cost for the La Crete Lagoon Upgrades and Expansion project to \$6,247,000; postpone the Rural Water Pumping Station capital project to 2014; along with several other amendments. The motion was carried. Further Councillor Braun moved that a supplementary application be submitted to AB Transportation under the AB Water and Waste Water Program from the La Crete Lagoon Upgrades

and Expansion project for the amount in excess of the prior approval. The motion was carried.

Highway 88 Connector (Ph. II & III)

A motion was made that the Highway 88 Connector (Phase II & III) tenders be opened. Three tenders were received: Ledcor for \$7,999,000.00, Wapiti for \$6,304,636.81, and Knelsen Sand & Gravel for \$6,863,097.50. Councillor John Driedger made a motion that the Highway 88 Connector (Phase II & III) tender be awarded to the lowest qualifying bidder subject to engineer's review. The motion was carried unanimously.

CONTINUED ON PAGE 7

Student Wellness Coach

La Crete and area schools – one part-time position

Fort Vermilion School Division #52 is accepting applications for one part-time Student Wellness Coach position (0.8 FTE) to work 4 days a week to work with children and youth in the La Crete and area schools. The coach will work collaboratively under the direction of one of the FVSD Mental Health therapists to provide individual and group interventions as well as universal programs to help children and youth develop the skills needed to self-protect their mental and emotional well being.

Ideal candidates will possess the following qualifications and characteristics:

- A degree/diploma/certificate in Social Work/Psychology/Counseling/Child and Youth Care Work or related health services field
- Experience in child and family counseling
- Ability to establish rapport with students and their families
- Strong interpersonal, communication and collaboration skills
- Strong organizational and case management skills
- A valid driver's license
- Knowledge of local cultures an asset
- Knowledge of area schools and communities an asset

Salary Range & Work Year:

- Up to \$45,949 per year, depending on qualifications and experience
- Applicable benefits following a successful probationary period of 3 months, may apply
- Maximum of 200 days per year around the school year calendar

Application Package should contain the following:

- Cover Letter
- Resume outlining educational background and experience
- Post-secondary education transcripts
- Names, addresses and contact numbers of at least 2 current references
- Current Criminal Record check and current Child and Youth Information Module (CYIM) check

Specific details regarding this position may be obtained from Kathryn Kirby, Assistant Superintendent, Fort Vermilion School Division.

Application Package should be submitted by **August 14, 2013** by email, mail, fax or dropped off to:



Human Resources Department
Fort Vermilion School Division No. 52
P.O. Bag #1, 5213 River Road
Fort Vermilion, AB T0H 1N0
Phone: 780-927-3766 Fax: 780-927-4625
Email: gayled@fvsd.ab.ca

FORT VERMILION SCHOOL DIVISION No. 52



MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 894-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 894-13, which repeals and replaces Bylaw 012/95 and Bylaw 537/05 being the Area Structure Plan for Hamlet of Fort Vermilion.

The Public Hearing is to be held at **1:10 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 895-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 895-13, which repeals and replaces Bylaw 013/95 being the Area Structure Plan for the Hamlet of La Crete.

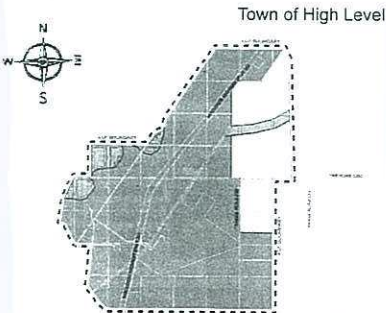
The Public Hearing is to be held at **1:15 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



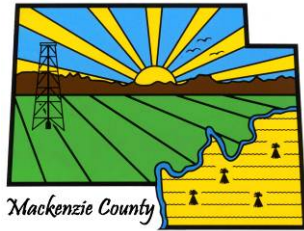
MACKENZIE COUNTY

**NOTICE OF PUBLIC HEARING
PROPOSED BYLAW NO. 900-13**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 900-13, which enacts the Mackenzie Highway Industrial Area Structure Plan near High Level. The proposed Area Structure Plan encompasses:



The Public Hearing is to be held at **1:20 p.m. Monday, August 12, 2013** in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, August 09, 2013**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	John Klassen, Director of Environmental Services & Operations
Title:	Fee for Sewer Camera Services

BACKGROUND / PROPOSAL:

As the demand grows for sewer camera services within the County administration feels there is a need to implement a fee for this type of service. Currently we have fees for the following equipment:

EQUIPMENT AND LABOUR

Item	Amount	GST
Sewer Auger	\$20.00 per hour \$100.00 per 24 hours	Applicable
Water Line Thawing Unit	\$20.00 per hour \$100.00 per 24 hours	Applicable
Sanding Unit & Tandem Truck	\$110.00/hour (minimum charge 1 hr)	Applicable
Alberta Agriculture's Irrigation Pump/Pipe	\$300.00/48 hours \$100.00/each additional 24 hours	Applicable
Labour	\$25.00 per hour (minimum charge 1 hr.)	Applicable
Weed Eater	\$30.00 per hour (minimum charge 1 hr.)	Applicable
35 HP Tractor Mower 6'	\$50.00 per hour (minimum charge 1 hr.)	Applicable
75 HP Tractor Mower 15'	\$75.00 per hour (minimum charge 1 hr.)	Applicable

Author: John Klassen **Reviewed by:** _____ **CAO** _____

Note: County equipment that is not listed in this bylaw will be charged according to the current Alberta Roadbuilders and Heavy Equipment Association Equipment Rental Rates Guide.

Fees and Deposits

Description	Fee Amount
Application fee for new account move in	\$20.00
Transfer from one account to another	\$20.00
Reconnection of account due to non-payment of account	\$50.00
Fee for services required upon the request of the customer <u>within</u> the one (1) working day requirement	\$50.00
Fee for hamlet water and/or sewer service tie-in	\$100.00
Fee for hamlet water and/or sewer main tie-in	\$500.00 plus cost of installation
Fee for rural water tie-in	Summer \$8,000.00 Winter (Nov 1-May 1) \$9,000.00
Fee for rural water multi-lot subdivision	\$2,800.00/lot
Fee for water meter testing. Refundable if variance of meter reading is greater than 3%.	\$100.00
Fee for county employee services, including regular working hours and overtime hours, required to construct, repair, inspect, or service where the responsibility for work was borne by the developer, consumer or corporation	\$50.00/hr.
Fee for after hour emergency call out of County employee for services born by the consumer	\$75.00
Deposit for cardlock	\$100.00 for residential \$500.00 for commercial

In consultation with a private company that does this kind work it was confirmed that the rate we might apply under our current bylaw is substantially lower than the private sector, the rate that they charge is, \$125/hour with a minimum charge of \$300. This is based on 2 operators, the vehicle, and the camera plus any other equipment and tools (generator, adjustment tools for the camera)

Author: John Klassen Reviewed by: _____ CAO _____

OPTIONS & BENEFITS:

Administration suggests that the County create a sewer camera fee that is higher than the private sector to avoid being direct competition in that field. A suggested rate may be in the area of \$150/Hr and minimum charge of \$350.

COSTS & SOURCE OF FUNDING:

NA

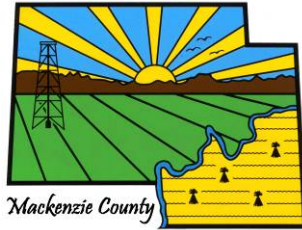
COMMUNICATION:

NA

RECOMMENDED ACTION:

That the fee schedule bylaw be brought back to Council with the inclusion of a sewer camera rate of \$150/hr and a minimum charge of \$350.

Author: John Klassen Reviewed by: _____ CAO _____



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	John Klassen, Director of Environmental Services & Operations
Title:	Traffic Control on 109th Street & 100th Avenue (La Crete)

BACKGROUND / PROPOSAL:

A number of collisions have occurred at this location and requested by some members of the public for administration to take this up with Council to discuss the option of installing a 4 way stop at this intersection. (Please see attached)

OPTIONS & BENEFITS:

For discussion.

COSTS & SOURCE OF FUNDING:

The funding could come from the 2013 general operating budget.

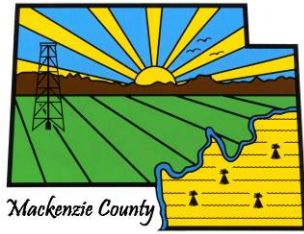
COMMUNICATION:

RECOMMENDED ACTION:

For discussion.

Author: John Klassen Reviewed by: _____ CAO _____





MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Byron Peters, Director of Planning and Development
Title:	Bylaw 914-13 Land Use Bylaw Amendment Application to rezone Part of NE 5-106-15-W5M from Urban Fringe (UF) to Hamlet General (HG) (Hamlet of La Crete)

BACKGROUND / PROPOSAL:

The Planning and Development Department has received a Land Use Bylaw Amendment Application to rezone Part of NE 5-106-15-W5M from Urban Fringe (UF) to Hamlet General (HG) in order to allow for the construction of a Shop/Large Garage.

The current property zoning, Urban Fringe “UF” allows for the development of a Garage – Attached or Detached not exceed 100 sq m (1076 square feet). It does not allow for a shop as either a permitted or a discretionary use.

The applicant is proposing to construct a 3000 square foot Shop. Even with a size variance to Garage – Detached this would not be allowed.

Background History

**At the time the first development permit application was received, Urban Fringe “UF” was called Urban Reserve “UR”*

On July 2011, the applicant was refused a development permit for an Ancillary building (Garage-Detached) on the same location for the following reasons:

The subject lands are located within the Hamlet of La Crete. The Municipal Development Plan (MDP) shows the subject lands as being for Hamlet Residential purposes. The La Crete Area Structure Plan (ASP) shows the subject lands as being intended for residential purposes however the ASP also includes a conceptual design for the future development and subdivision of the lands. The Planning Department required the applicant to submit a surveyed plan showing

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

RECOMMENDED ACTION:

That first reading be given to Bylaw 914-13, being a Land Use Bylaw amendment to add “Shops” to Section 8.27 A of the Land Use Bylaw, subject to public hearing input.

Author: L. Lambert Reviewed by: B. Peters CAO

BYLAW NO. 914-13 (Option 1)

**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 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate a shop.

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

1. That the land use designation of the subject parcel known as:

Part of NE 5-106-15-W5M

be rezoned from Urban Fringe "UF" to Hamlet General "HG" as outlined in Schedule "A" hereto attached.

READ a first time this ___ day of _____, 2013.

READ a second time this ___ day of _____, 2013.

READ a third time and finally passed this ___ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer

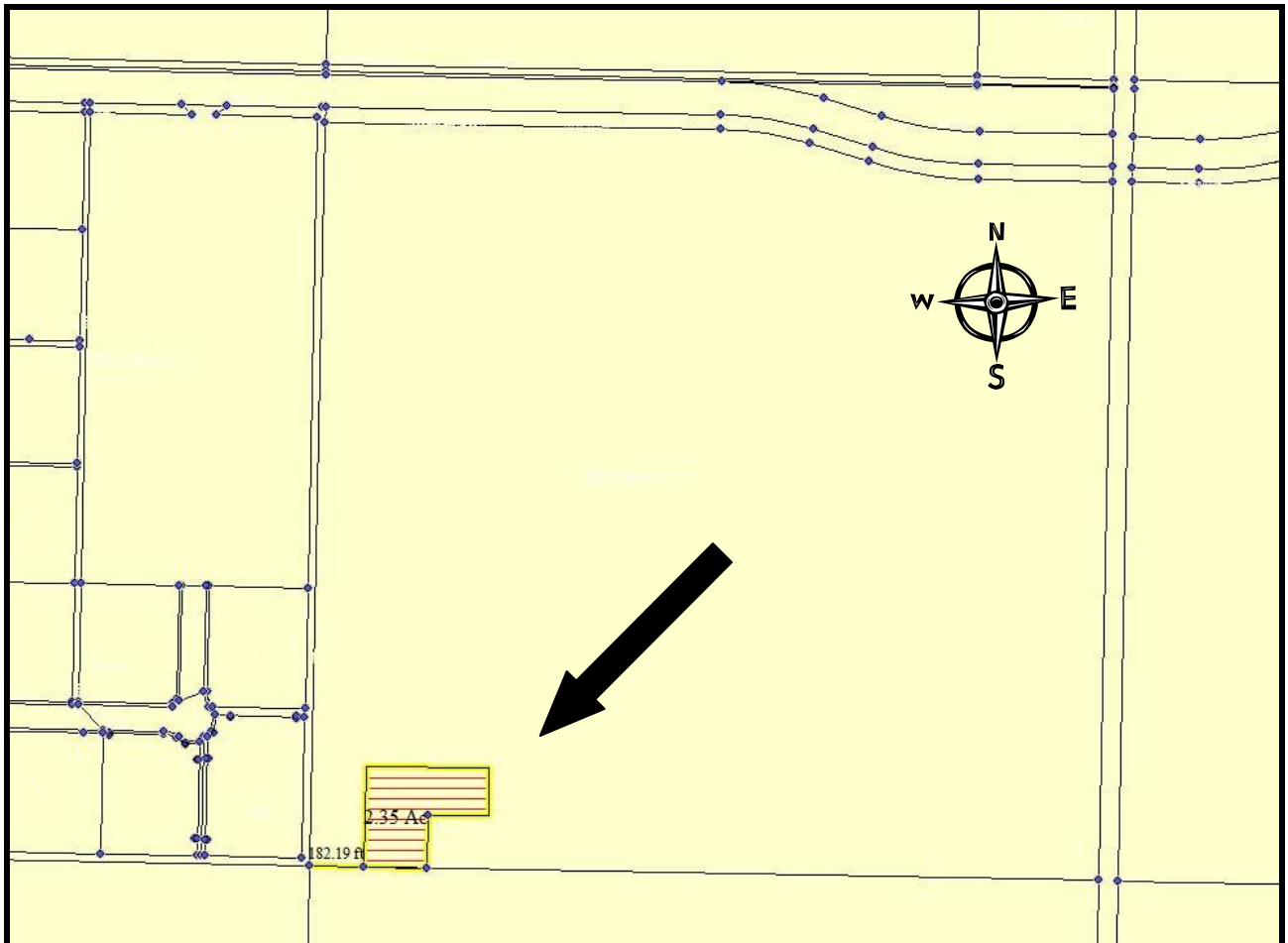
BYLAW No. 914-13

SCHEDULE "A"

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

Part of NE 5-106-15-W5M

within the Hamlet of La Crete, be rezoned from Urban Fringe "UF" to Hamlet General "HG", to accommodate a Shop.



FROM: Urban Fringe "UF"

TO: Hamlet General "HG"

BYLAW NO. 914-13 (Option 2)

**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 2004, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate the development of a shop.

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 8.27 URBAN FRINGE “UF” be amended to:

8.27 URBAN FRINGE “UF”

The general purpose of this LAND USE DISTRICT is to control DEVELOPMENT around urban centers to those uses which requires a larger Lot or parcel on which to operate, to protect future growth areas for urban centers, and to minimize conflicts between urban and rural uses in accordance with an approved INTER-MUNICIPAL DEVELOPMENT PLAN and/or MUNICIPAL DEVELOPMENT PLAN.

A. DISCRETIONARY USES
a) ANCILLARY BUILDING/SHED
b) BED AND BREAKFAST BUSINESS
c) CHURCH
d) COMMUNICATION TOWER
e) CEMETERY
f) DWELLING – SINGLE FAMILY
g) EXTENSIVE AGRICULTURE
h) FARM SUBDIDIARY BUSINESS
i) GARAGE – ATTACHED

- j) GARAGE – DETACHED
- k) GARDEN SUITE
- l) HOME BASED BUSINESS
- m) INSTITUTIONAL USE
- n) INTENSIVE AGRICULTURE 1
- o) KEEPING OF LIVESTOCK
- p) MANUFACTURING FIRM
- q) MANUFACTURED HOME – SINGLE WIDE
- r) MANUFACTURED HOME – DOUBLE WIDE
- s) MANUFACTURED HOME – MODULAR
- t) **SHOP**
- u) TEMPORARY/PORTABLE UNIT
- v) VETERINARIAN CLINIC

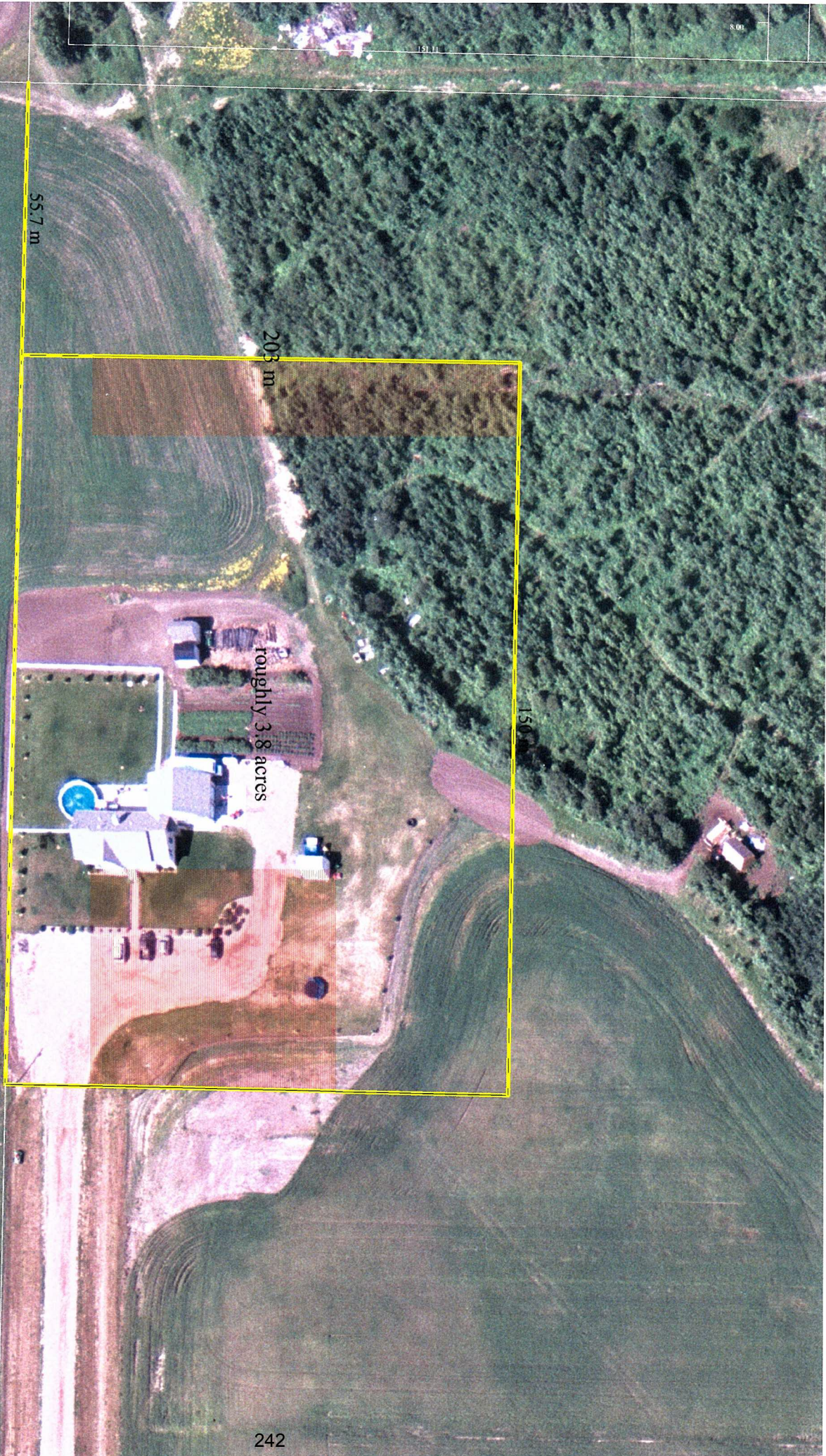
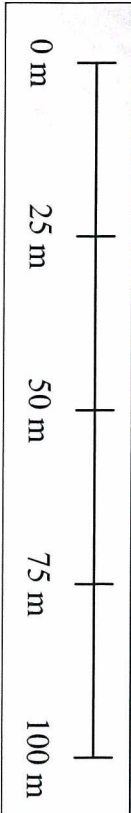
READ a first time this ___ day of _____, 2013.

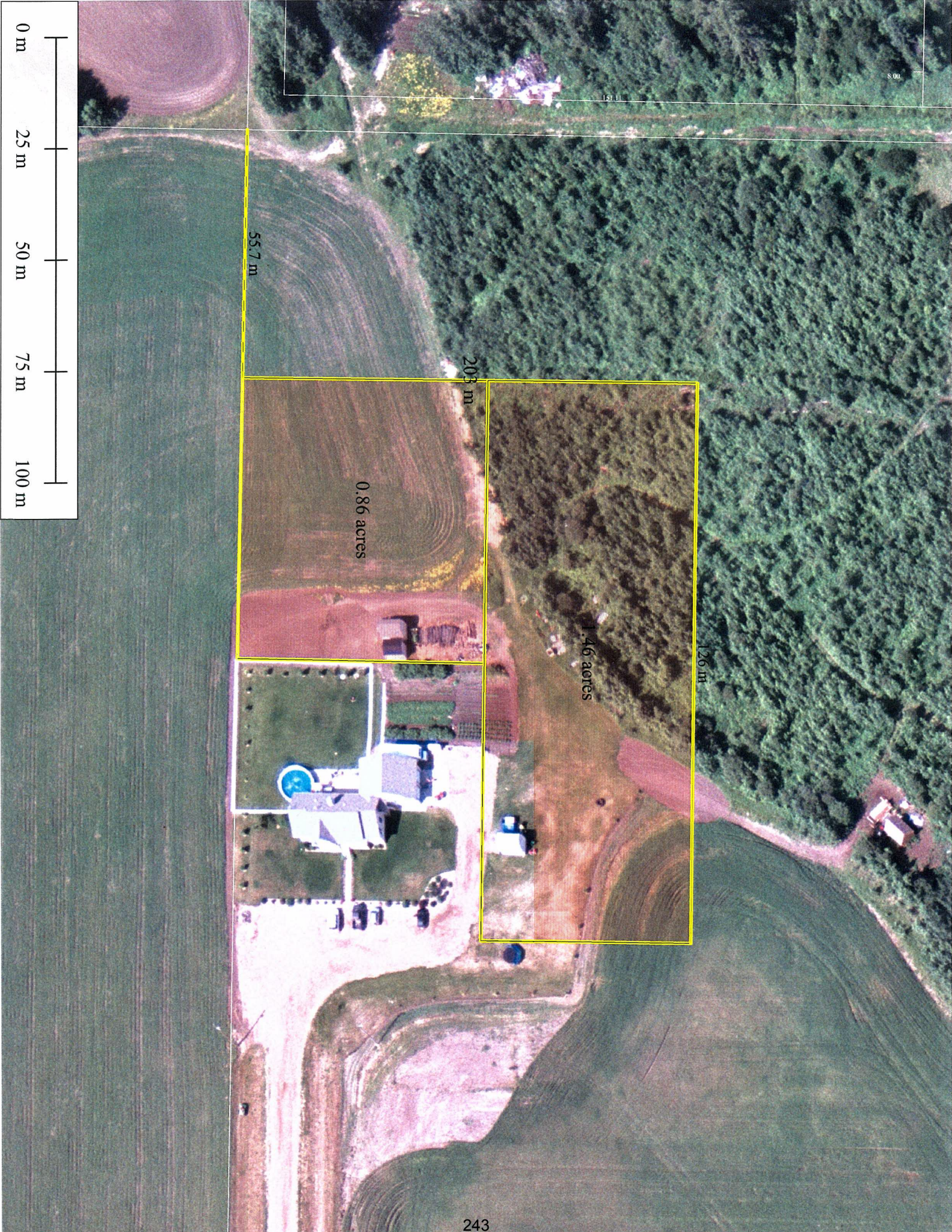
READ a second time this ___ day of _____, 2013.

READ a third time and finally passed this ___ day of _____, 2013.

Bill Neufeld
Reeve

Joulia Whittleton
Chief Administrative Officer





0 m 25 m 50 m 75 m 100 m

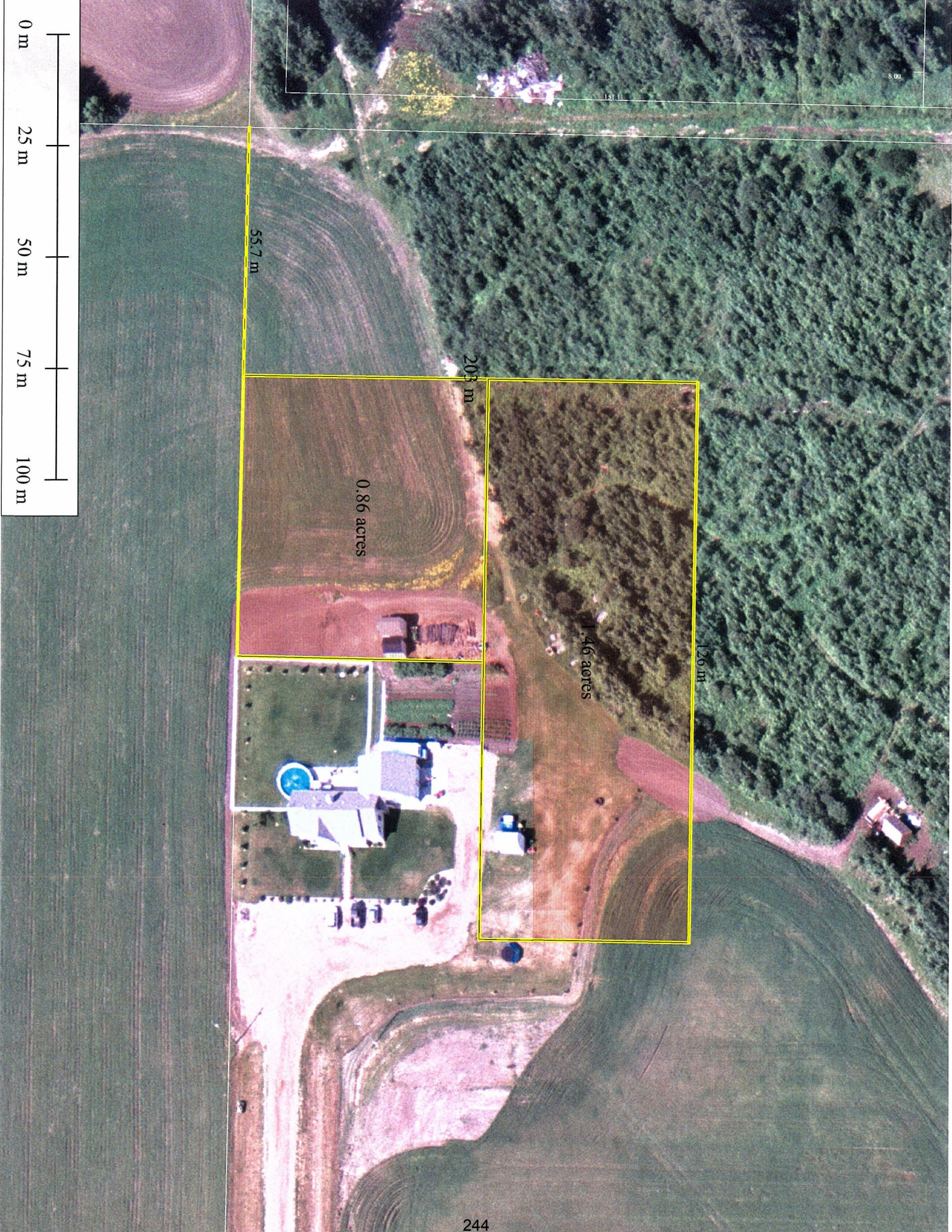
55.7 m

203 m

0.86 acres

1.46 acres

126 m



8.00

15.11

55.7 m

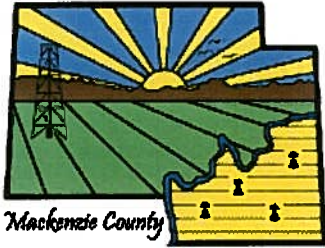
203 m

126 m

0.86 acres

11.46 acres

0 m 25 m 50 m 75 m 100 m



Mackenzie County
P.O Box 1690, La Crete, AB T0H 2H0
Phone (780) 928-3983 Fax (780) 928-3636

Development Approving Authority


Application No.: **139-DP-11**
Legal Description: NE 5-106-15-W5M
Applicant: Henry Fehr
Address: Box 618
La Crete AB T0H 2H0
Development: **Ancillary Building (Detached Garage)
with Height Variance**
DECISION: **REFUSED**

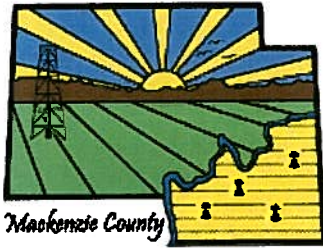
Development Permit

This permit is refused.

See the attached "Reasons for Refusal".

Dated August 8, 2011


Municipal Planning Commission



Mackenzie County
P.O. Box 1690, La Crete, AB T0H 2H0
Phone (780) 928-3983 Fax (780) 928-3636

Development Approving Authority


139-DP-11

The Development Permit application has been refused for the following reasons:

The Development Permit application is for an Ancillary Building (Detached Garage) with Height Variance in an Urban Reserve District (UR). An Ancillary Building is a permitted use in this zoning district provided this it meets the other requirements of the Land Use Bylaw.

1. In accordance with the County Land Use Bylaw, no Ancillary Building shall be higher than 15 feet from grade to peak. The applicant requested a height variance of 7 feet,
2. The proposed parcel exceeds the maximum Country Residential lot area (2.02 hectares/5.0 acres) as specified in the Urban Reserve District (UR), and
3. The proposed location of the Ancillary Building (Detached Garage) with Height Variance does not comply with the La Crete Area Structure Plan (ASP) Community Concept Plan.

August 8, 2011
Date of Issue of Notice of Decision


Municipal Planning Commission

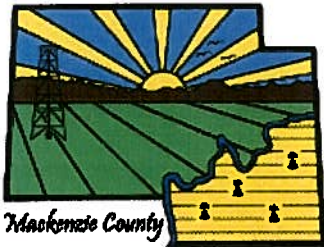
Important Notices

1. You may wish to appeal the decision of the Development Authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of Subdivision and Development Appeal Board at the Mackenzie County office not later than fourteen (14) days after the date of Issue of Notice of Decision.
2. The Land Use Bylaw 462/04 provides that any person claiming to be affected by a decision of the Development Authority may appeal to the Secretary of the Subdivision and Development Appeal Board within fourteen days after the Notice of Decision is published in the local newspaper.
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject to an appeal upon a question of law or jurisdiction pursuant to section 688 of The Municipal Government Act. An application for leave to appeal to the Court of Appeal must be made:
 - (a) to judge of the Court of Appeal; and
 - (b) within thirty (30) days after the issue of the decision sought to be appealed.

Right of Appeal

Sections 683, 684, 685, and 686 of the Municipal Government Act, 2008, states:

- 683 Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.
- 684 An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days after receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.
- 685 (1) If a development authority
- (a) Fails or refuses to issue a development permit to a person,
 - (b) issues a development permit subject to conditions, or
 - (c) issues an order under section 645,
- the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.
- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
 - (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.
- 686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,
- (a) in the case of an appeal made by a person referred to in section 685 (1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
 - (ii) if no decision is made with respect to the application within the 40-day period or within any extension under section 684, the date the period or extension expires,
 - (b) in the case of an appeal made by a person referred to in section 685 (2), after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.
- (2) The subdivision and development appeal board must hold an appeal hearing within 30 days of receipt of a notice of appeal.
 - (3) The subdivision and development appeal board must give at least 5 days notice in writing of the hearing
 - (a) to the applicant,
 - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
 - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
 - (4) The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
 - (a) the application for the development permit, the decision and the notice of appeal, or
 - (b) the order under section 645.
 - (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



DEVELOPMENT PERMIT APPLICATION

Admin Use Only
Development Permit # 139-DP-11
Date Received June 8, 2011
Date Accepted July 11, 2011

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the supporting information submitted which will form part of this application.

APPLICANT INFORMATION					
Applicant Name Henry Fehr			Registered Landowner Name (If different than Applicant) Henry & Irma Fehr		
Address Box 618 La Crete AB			Address		
Postal Code T0H 2H0	Telephone (Res) (780) 21-3307	Work or Cell	Postal Code	Telephone (Res)	Work or Cell

LAND INFORMATION										
Legal description of proposed development site										
QTR./LS NE	SEC 5	TWP. 106	RG 15	M 5	or	Registered Plan #	Block	Lot	Stall	
Quarter Section <input checked="" type="checkbox"/>	Acreage	Hamlet Lot	MLL/MSL/TFA	Acres/Ha	Civic Address					
					Lot Length			Lot Width		
Description of existing use of land JED										

DEVELOPMENT INFORMATION				
Describe proposed development: Single detached garage				
<input type="checkbox"/> Dwelling (Inc home additions) <input type="checkbox"/> Temporary Structure <input type="checkbox"/> Other _____ <input type="checkbox"/> Secondary residence <input type="checkbox"/> Garage, shop, shed (circle one) <input type="checkbox"/> Commercial /Industrial Building <input type="checkbox"/> Modular/Manufactured Home <input type="checkbox"/> Moved in Building <input type="checkbox"/> Public Use Building				
Setbacks from Property Lines <table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; padding: 5px;">FRONT YARD <input type="checkbox"/> ft _____ <input type="checkbox"/> m</td> <td style="border: 1px solid black; padding: 5px;">REAR YARD <input type="checkbox"/> ft _____ <input type="checkbox"/> m</td> <td style="border: 1px solid black; padding: 5px;">SIDE YARD (1) <input type="checkbox"/> ft _____ <input type="checkbox"/> m</td> <td style="border: 1px solid black; padding: 5px;">SIDE YARD (2) <input type="checkbox"/> ft _____ <input type="checkbox"/> m</td> </tr> </table>	FRONT YARD <input type="checkbox"/> ft _____ <input type="checkbox"/> m	REAR YARD <input type="checkbox"/> ft _____ <input type="checkbox"/> m	SIDE YARD (1) <input type="checkbox"/> ft _____ <input type="checkbox"/> m	SIDE YARD (2) <input type="checkbox"/> ft _____ <input type="checkbox"/> m
FRONT YARD <input type="checkbox"/> ft _____ <input type="checkbox"/> m	REAR YARD <input type="checkbox"/> ft _____ <input type="checkbox"/> m	SIDE YARD (1) <input type="checkbox"/> ft _____ <input type="checkbox"/> m	SIDE YARD (2) <input type="checkbox"/> ft _____ <input type="checkbox"/> m	

Building Size

Length 30' Width 28' Sq² 1064 Other Height 22'

The land is adjacent to: Primary Highway Secondary Highway Local Road Hamlet Road

Estimate project time and cost:

A. Start Date June 27, 2011 B. End Date October 1, 2011 c. Completed Project Cost \$ 70,000.00

Attached is: (a) Site plan Yes (b) Floor plans Yes

A site plan and blueprints are required for all Development Permit applications unless otherwise specified by the County Planning Department. In addition, all commercial, industrial and multi-family Development Permit applications are required to include a site plan prepared by a surveyor or engineer and such site plan shall show the proposed building with setbacks from property lines, parking stalls, entry onto and exits off of the lot and any other information as required by the County to render a decision.

GEOGRAPHIC INFORMATION

Is there any of the following within 1/2 mile of the proposed development: (mark Y (yes) or N (no) and provide details for Y)

Land Fill or garbage disposal site Confined Feedlot Operation Slope /Coulee/Valley or Ravine
 Sewage treatment or Sewage Lagoon Sour Gas Well or pipeline
 River or Waterbody Multi lot Residential subdivision

Access:

Is there a County approved Access to proposed site?
 Yes No
A County approved access is required before a Development Permit can be issued (except for site development).

Does the site location require an access or road to be built to the proposed site?
 Yes No

DECLARATION

I/We hereby declare that the information on this application is, to the best of my/our knowledge, factual and correct.

Applicant Name (Print)		Registered Land Owner Name (Print)	
Applicant Name (Signature)		Registered Land Owner (Signature)	
Date		Date	

Henry Fehr *June 8 2011*

NOTE: The signature of the Registered Land Owner is required if the applicant is not the registered landowner. The signing of this application, by the applicant and/or registered landowner, grants permission for necessary inspections of the property to be conducted by authorized persons of Mackenzie County.

FOR ADMINISTRATIVE USE ONLY

Land Use Classification: UR Tax Roll No: 075327
 Class of Use: Residential Permitted/Discretionary: Permitted
(Commercial/Industrial/Residential/Institutional/Home Based Business)
 Proposed Use: Ancillary Building (Detached Garage) with Driveway
 Development Application Fee Enclosed: Yes No Amount \$ 2500 Receipt No: B3372

I/We understand that this application will not be accepted without the following: (a) appropriate development information (b) \$25 (residential, farm, public institution) \$50 (commercial, industrial, home based business)

Fort Vermilion Office: P.O. Box 640 Fort Vermilion AB T0H 1N0 Phone: (780) 927-3718 Fax: (780) 928-4266 Email: llambert@mackenziecounty.com

La Crete Office: P.O. Box 1690 La Crete AB T0H 2H0 Phone: (780) 928-3983 Fax: (780) 928-3636 Email: cafriesen@mackenziecounty.com or mkrahn@mackenziecounty.com



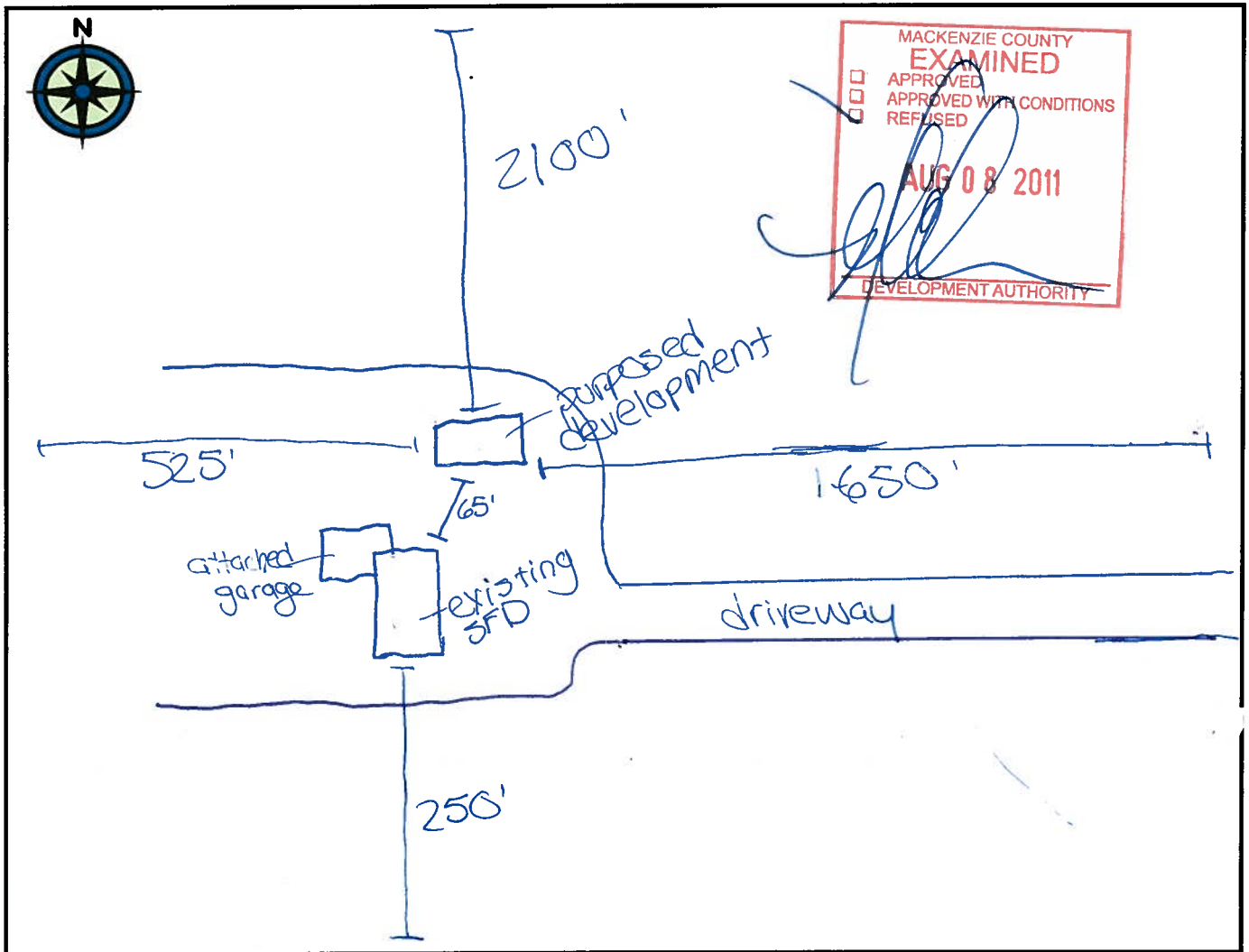
Development Permit Application

SITE PLAN

QTR./L.S.	SEC	TWP	RG	M	or	PLAN NO.	BLK.	LOT	and	Size of Parcel
NE	5	106	15	5						ac. ha.

Date of site plan: _____

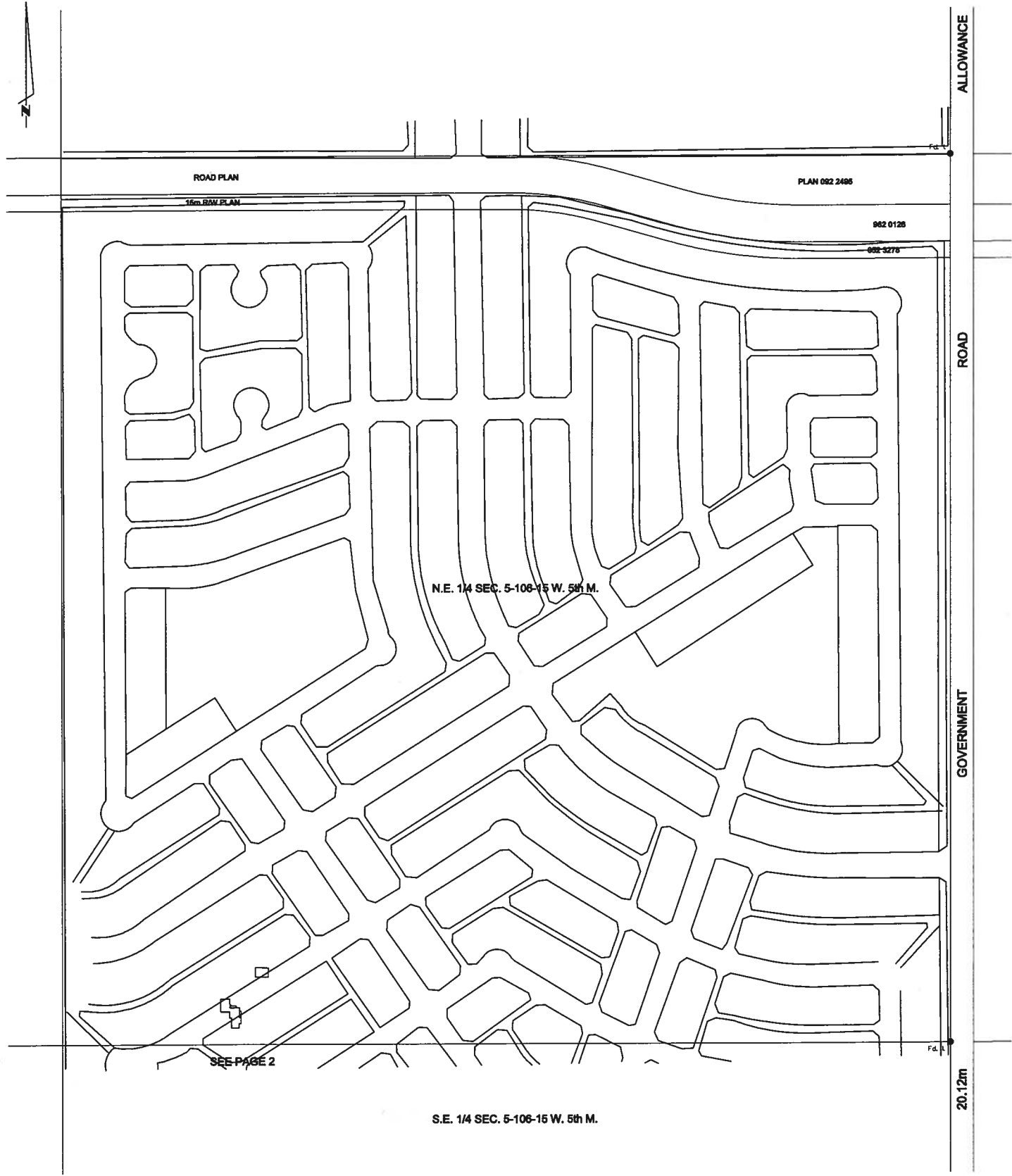
Remarks: _____



Information Checklist for site plan

- ___ location/distance of existing buildings from property lines
- ___ location of access/driveway, and distance from intersections
- ___ location of shelterbelts and/or treed areas
- ___ location of parking and loading areas

- ___ location/distance of proposed buildings from property lines
- ___ ravines, creeks, lakes, sloughs, and any other water bodies
- ___ location of road(s), road allowances
- ___ length and width of property



PLOT PLAN
 SHOWING PROPOSED
 LOCATION OF GARAGE AND
 EXISTING RESIDENCE
 La Crete, Alberta

CLIENT:
 Client Henry Fehr
 Box 1284
 La Crete, AB



Suite 304, 10013-101 Ave., Box 190, La Crete, AB, T0H 2H0

Ph. (780) 928-4890
 (780) 928-4899
 Fax (780) 928-4891

NOTE :
 - Distances show are in metres and
 decimals thereof.
 - Section ties to existing and
 proposed structures are relative
 to the easterly section line.

DRAWN : MB
 CHECKED : WSB
 JULY, 07, 2011
 DWG No. 114-111



5311

542 ft

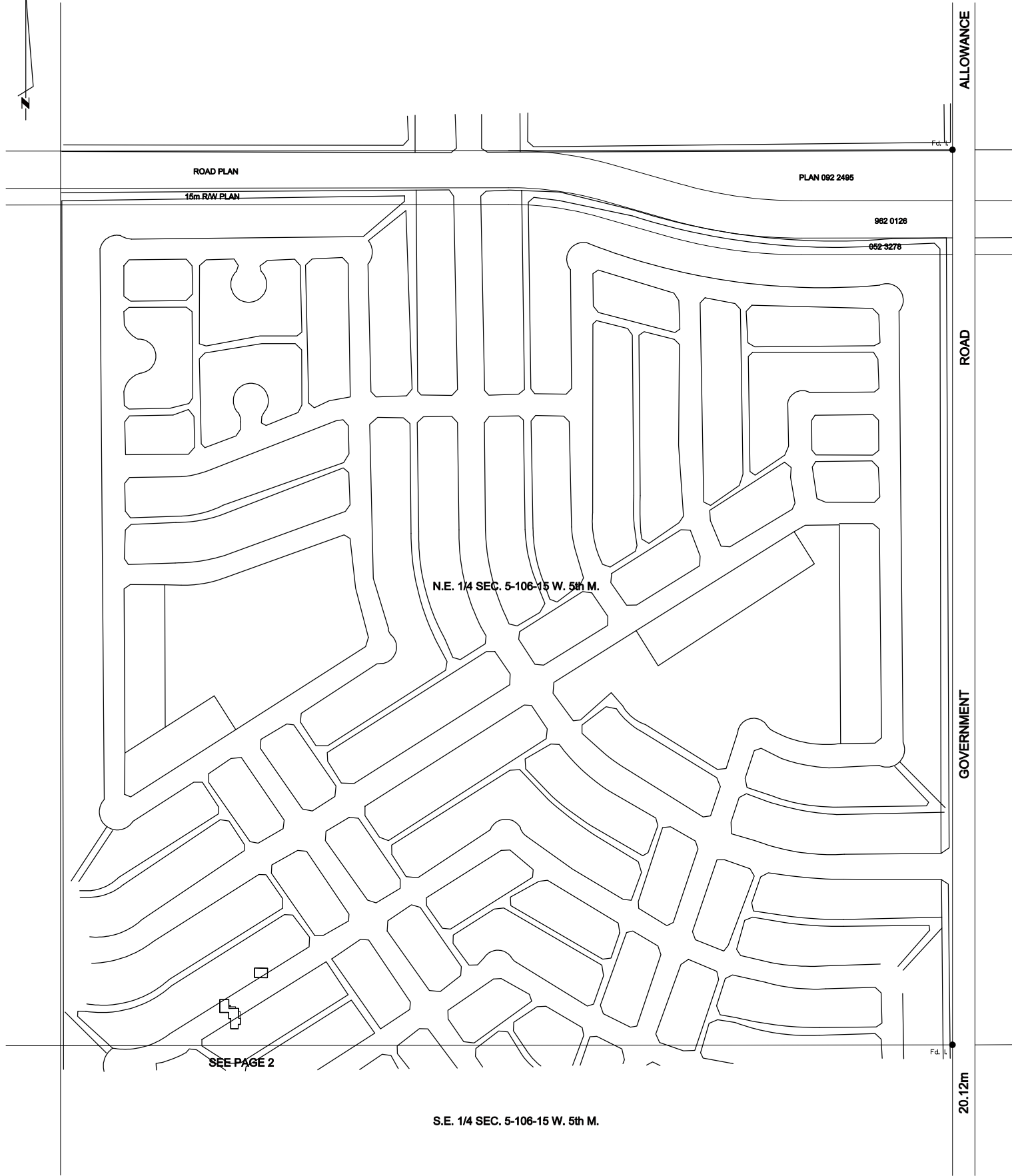
177.8 ft

65.2 ft

28.37 ft

38.23 ft

N



PLOT PLAN
 SHOWING PROPOSED
 LOCATION OF GARAGE AND
 EXISTING RESIDENCE
 La Crete, Alberta

CLIENT:
 Client Henry Fehr
 Box 1284
 La Crete, AB

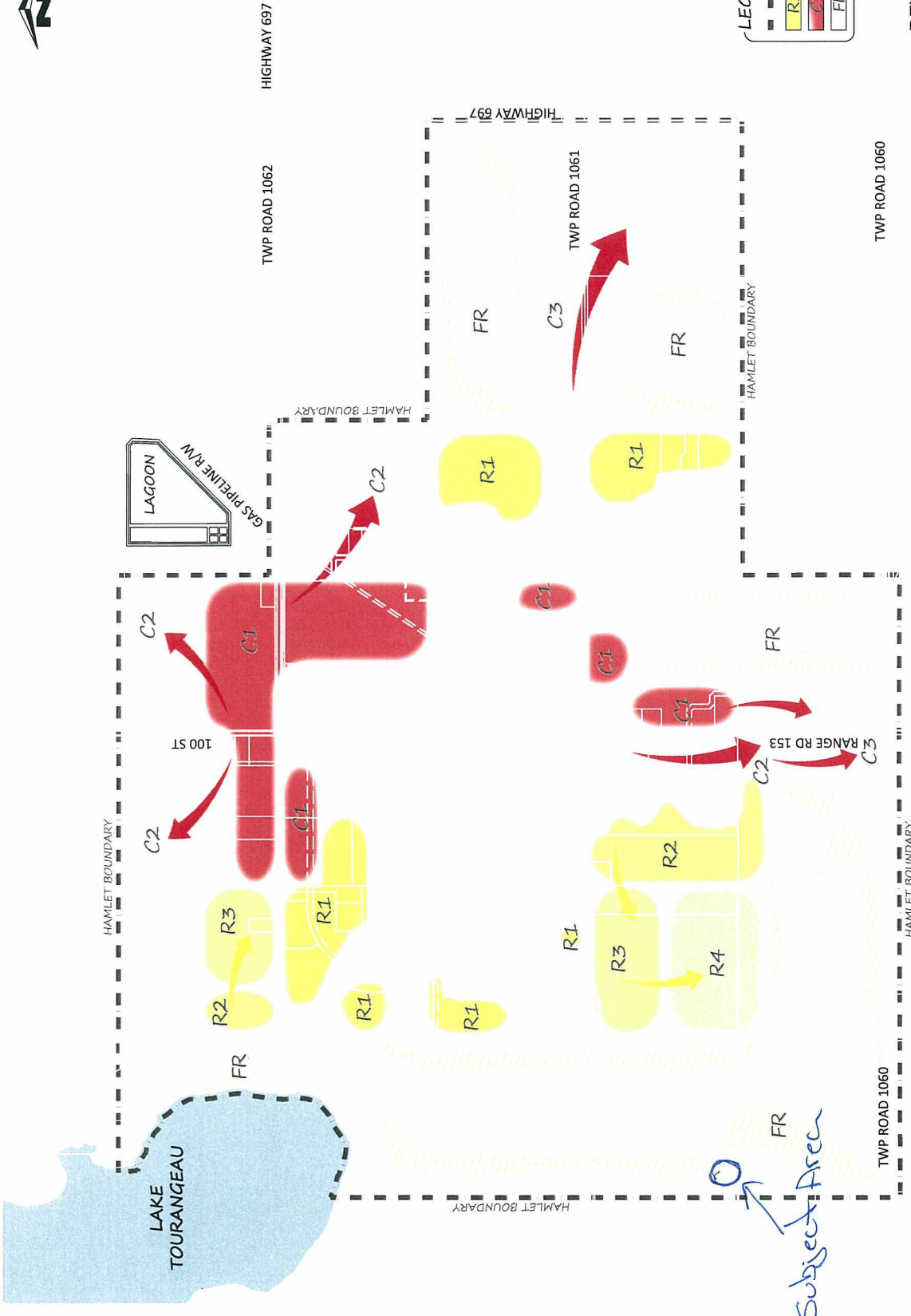


Suite 304, 10013-101 Ave., Box 190, La Crete, AB, T0H 2H0

Ph. (780) 928-4890
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NOTE :
 - Distances show are in metres and decimals thereof.
 - Section ties to existing and proposed structures are relative to the easterly section line.

DRAWN : MB
 CHECKED : WSB
 JULY, 07, 2011
 DWG No. 114-111



LEGEND

	HAMLET OF LA CRETE
	RESIDENTIAL - STAGE NUMBER
	COMMERCIAL - STAGE NUMBER
	FUTURE RESIDENTIAL

FIGURE 12
DEVELOPMENT STAGING
 LA CRETE AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

4
N

SE8 106-15-5

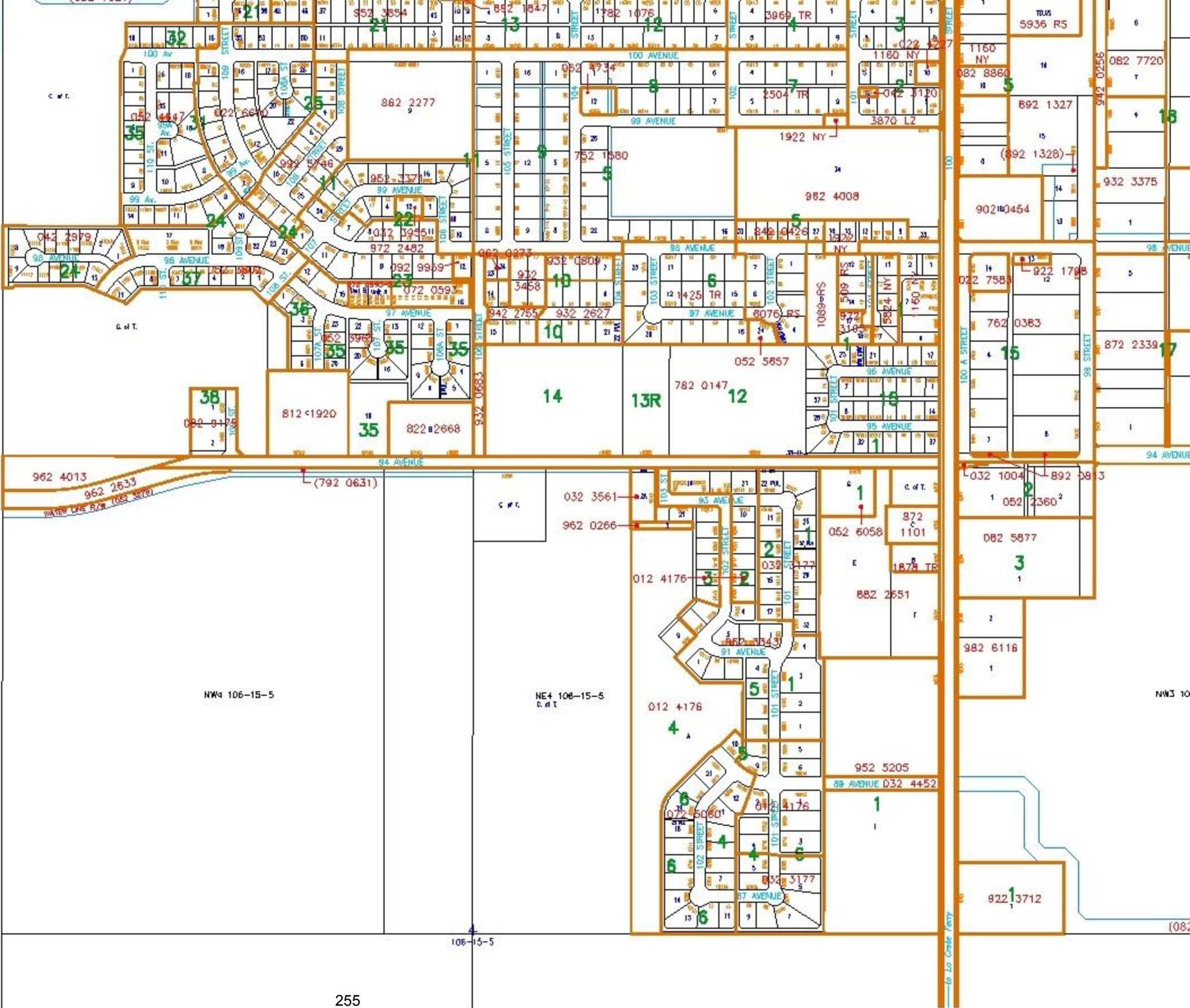
992 6738

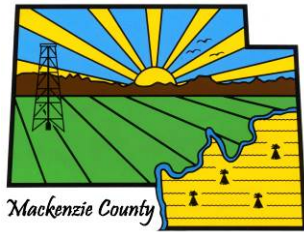
1
2
082 1497

092 2495 3
902 0126

NE5 106-15-5

Subject Property





MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Alison Kilpatrick, Director of Corporate Services
Title:	Bylaw 912-13 Fee Schedule Bylaw

BACKGROUND / PROPOSAL:

Council establishes various fees for services in the County's Fee Schedule Bylaw.

OPTIONS & BENEFITS:

Bylaw 912-13 is presented to Council to incorporate Bylaw 911-13, Business License Bylaw, which was passed by Motion 13-07-499 on July 16, 2013.

Administration was directed by Motion 13-07-500 to bring the Fee Schedule bylaw to the next Council meeting, incorporating the business license fees as presented.

Please review the attached Fee Schedule bylaw.

COSTS & SOURCE OF FUNDING:

N/A

COMMUNICATION:

N/A

RECOMMENDED ACTION

Motion 1: (requires 2/3)

That first reading be given to Bylaw 912-13 being the Fee Schedule Bylaw for Mackenzie County.

Author: A. Kilpatrick **Review Date:** _____ **CAO** _____

Motion 2: (requires 2/3)

That second reading be given to Bylaw 912-13 being the Fee Schedule Bylaw for Mackenzie County.

Motion 3: (requires unanimous)

That consideration be given to proceed to third reading of Bylaw 912-13 being the Fee Schedule Bylaw for Mackenzie County.

Motion 4: (requires 2/3)

That third reading be given to Bylaw 912-13 being the Fee Schedule Bylaw for Mackenzie County.

Author: A. Kilpatrick Review Date: _____ CAO _____

BYLAW NO. 912-13

**BEING A BYLAW OF THE
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA
TO ESTABLISH A FEE SCHEDULE FOR SERVICES**

WHEREAS, pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, requires fees to be established by bylaw.

NOW THEREFORE, the Council of Mackenzie County, in the province of Alberta, duly assembled, enacts as follows:

1. SHORT TITLE

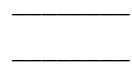
This bylaw may be cited as the “Fee Schedule Bylaw”

2. That the fees for services be approved as follows:

ADMINISTRATION

Item	Amount	GST
Photocopying	\$0.25/sheet	Applicable
Laminating (up to 11 x 17")	\$10.00 per page	Applicable
Tax Certificates	\$25.00	N/A
Email, fax or written confirmation of assessment by legal description (legal description to be provided by a requestor in writing)	\$25.00/per request	Applicable
Compliance Certificates	\$50.00	N/A
Land Titles	As per Alberta Government rates in force at the time of the request plus 25% for administration	Applicable
County Ownership Maps	\$25.00	Applicable
County Ownership Map Booklet –Laminated Individual Pages - Laminated	\$50.00 \$10.00	Applicable
Hamlet Maps	\$10.00	Applicable

Item	Amount	GST
Aerial Photos	Size 8.5 x 11 to 11 x 17": black & white - \$5.00 color - \$10.00; Size over 11 x 17 up to 30 x 41.5" black & white - \$50.00 color - \$100.00	Applicable
Boardroom Rental (no charge to non-profit community groups)	\$50.00/day	Applicable
Council or other Board Minutes	\$5.00/set	Applicable



BUSINESS LICENSES

Item	Amount	GST
Fees:		
Annual Business License (ABL) – First Year (2013) – Optional	\$0.00	N/A
ABL – Second Year (2014) – Mandatory	\$50.00	N/A
ABL – Amendment	\$25.00	N/A
ABL – Replacement	\$25.00	N/A
Penalties:		
No ABL (false information, etc.) – 1 st Offence	\$250.00	N/A
No ABL (false information, etc.) – 2 nd Offence	\$500.00	N/A
Failure to Comply with ABL – 1 st Offence	\$250.00	N/A
Failure to Comply with ABL – 2 nd Offence	\$500.00	N/A
Failure to Display ABL	\$50.00	N/A

DEVELOPMENT

Item	Amount	GST
Area Structure Plan	\$25.00 Hard Copy	Applicable
Municipal Development Plan	\$50.00 Hard Copy	Applicable
Land Use Bylaw	\$50.00 Hard Copy	Applicable
General Municipal Standards Manual	\$50.00 Hard Copy	Applicable
File Search	\$50.00	Applicable
Business Certificate	\$50.00	N/A
Written Zoning Confirmation Request	\$25.00 Per Lot	Applicable
Compliance Request – Residential	\$50.00 Per Lot	Applicable
Compliance Request – Commercial/Industrial	\$75.00 Per Lot	Applicable
Revised Letter of Compliance (within 3 months)	50% of Full Price	Applicable
Rush Compliance Request (1-3 Business Days)	Double Listed Price	Applicable
Municipal Development Plan Amendment	\$2,000.00	N/A
Area Structure Plan Amendment	\$2,000.00	N/A
Land Use Bylaw Amendment	\$700.00	N/A
Land Use Bylaw Rezoning	\$400.00	N/A
Road Closure Bylaw	\$400.00	N/A
Bylaw Amendment Advertising & Notification Cost	Invoice According to Cost + 5% Administration Fee	Applicable
Development Permit - Other than Commercial or Industrial – Permitted Use	\$50.00	N/A
Development Permit - Other than Commercial or Industrial – Permitted Use with Variance	\$75.00	N/A
Development Permit - Other than Commercial or Industrial – Discretionary Use	\$75.00	N/A
Development Permit - Other than Commercial or Industrial – Discretionary Use with Variance	\$75.00	N/A

Development Permit – Commercial and Industrial – Permitted Use	\$100.00	N/A
Development Permit – Commercial and Industrial – Permitted Use with Variance	\$125.00	N/A
Development Permit – Commercial and Industrial – Discretionary Use	\$125.00	N/A
Development Permit – Commercial and Industrial – Discretionary Use with Variance	\$125.00	N/A
Development Permit after Legal Counsel Intervention	Permit Cost Plus Legal Fee Cost	NA
Development Permit Time Extension	\$50.00	N/A
Development Prior to Development Permit Issuance	\$250.00 Fine	N/A
Subdivision and Development Appeal (refundable if appeal is successful)	\$250.00	N/A
Subdivision Time Extension (Single Lot)	\$250.00	N/A
Subdivision Time Extension (Multi-Lot)	\$500.00	N/A
Subdivision or Boundary Adjustment Application (all or a portion of the subdivision application may be refundable at the discretion of the MPC)	\$700 + \$200/lot created	N/A

Note: Stop Orders will be issued and delivered to the site and/or the individual(s) conducting unauthorized development requiring all construction to cease immediately and to remain ceased until such time as the necessary Development Permit has been applied for and approved.

SAFETY CODES FEES

BUILDING PERMIT FEES

RESIDENTIAL	HOMEOWNER	CONTRACTOR
Main Floor (basement included)	\$0.65/sq ft	\$0.55/sq ft
Additional Storey's	\$0.40/sq ft	\$0.30/sq ft
Garages (Attached/Detached)/Sheds (over 200 sq ft)	\$0.40 sq/ft	\$0.30/sq ft
Additions	\$0.50/sq ft	\$0.40/sq ft
Relocation of a Building on a Basement or Crawlspace	\$0.60/sq ft	\$0.50/sq ft
Placement of House/Modular/Mobile Home/Garage/Addition only	\$175.00	\$150.00
Major Renovations (Any Structural Change)	\$0.50/sq ft	\$0.40 sq ft

Fireplaces/Wood Burning Appliances	\$175.00	\$150.00
Decks (Greater Than 2 Feet Above Grade)	\$175.00	\$150.00
Minimum Residential Building Permit Fee	\$175.00	\$150.00

COMMERCIAL/ INDUSTRIAL/ INSTITUTIONAL
\$6.00 per \$1,000 of project value
Minimum fee is \$300.00
Notes: 1. Project value is based on the actual cost of material and labour. 2. Verification of cost may be requested prior to permit issuance.

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

SAFETY CODES FEES (CONT)

INDUSTRIAL CAMP FEES

BUILDING	FEE
1 to 50 person capacity	\$500.00
51 to 100 person capacity	\$750.00
101 to 200 person capacity	\$1,250.00
201 to 250 person capacity	\$2,000.00
251 to 300 person capacity	\$3,000.00

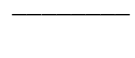
PLUMBING	FEE
1 to 50 person capacity	\$150.00
51 to 100 person capacity	\$200.00
101 to 200 person capacity	\$300.00
201 to 250 person capacity	\$450.00
251 to 300 person capacity	\$650.00

ELECTRICAL	FEE
1 to 50 person capacity	\$250.00
51 to 100 person capacity	\$300.00
101 to 200 person capacity	\$400.00
201 to 250 person capacity	\$550.00
251 to 300 person capacity	\$750.00

GAS	FEE
1 to 50 person capacity	\$250.00
51 to 100 person capacity	\$300.00
101 to 200 person capacity	\$400.00
201 to 250 person capacity	\$550.00
251 to 300 person capacity	\$750.00

PRIVATE SEWAGE	FEE
1 to 50 person capacity	\$250.00
51 to 100 person capacity	\$300.00
101 to 200 person capacity	\$400.00
201 to 250 person capacity	\$550.00
251 to 300 person capacity	\$750.00

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560



SAFETY CODES FEES (CONT)

ELECTRICAL PERMIT FEES

RESIDENTIAL INSTALLATIONS		
Square footage of area to be wired	HOMEOWNER	CONTRACTOR
Up to 1200	\$190.00	\$160.00
1201 to 1500	\$250.00	\$190.00
1501 to 2000	\$285.00	\$240.00
2001 to 2500	\$315.00	\$260.00
2501 to 3000	\$340.00	\$280.00
3001 to 3500	\$365.00	\$300.00
3501 to 4000	\$380.00	\$320.00
4001 to 5000	\$400.00	\$350.00

DESCRIPTION	HOMEOWNER	CONTRACTOR
Mobile/Modular Home Connection only	\$100.00	\$75.00
Temporary and Underground Services (125 amps or less)	Contractor Required	\$75.00

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

OTHER THAN NEW RESIDENTIAL		
INSTALLATION COST	HOMEOWNER	CONTRACTOR
\$0 – 300	\$85.00	\$75.00
\$301 – 500	\$95.00	\$85.00
\$501 – 1,000	\$105.00	\$95.00
\$1,001 – 1500	\$115.00	\$105.00
\$1,501 – 2,000	\$125.00	\$115.00
\$2,001 – 2,500	\$135.00	\$120.00
\$2,501 – 3,000	\$140.00	\$125.00
\$3,001 – 3,500	\$147.00	\$130.00

INSTALLATION COST	HOMEOWNER	CONTRACTOR
\$3,501 – 4,000	\$156.00	\$135.00
\$4,001 – 4,500	\$173.00	\$144.00
\$4,501 – 5,000	\$177.00	\$148.00
\$5,001 – 5,500	\$191.00	\$159.00
\$5,501 – 6,000	\$200.00	\$167.00
\$6,001 – 6,500	\$207.00	\$173.00
\$6,501 – 7,000	\$216.00	\$180.00
\$7,001 – 7,500	\$225.00	\$188.00
\$7,501 – 8,000	\$234.00	\$195.00
\$8,001 – 8,500	\$242.00	\$202.00
\$8,501 – 9,000	\$251.00	\$209.00
\$9,001 – 9,500	\$260.00	\$217.00
\$9,501 – 10,000	\$269.00	\$224.00
\$10,001 – 11,000	\$276.00	\$230.00
\$11,001 – 12,000	\$285.00	\$238.00
\$12,001 – 13,000	\$294.00	\$245.00
\$13,001 – 14,000	\$303.00	\$253.00
\$14,001 – 15,000	\$311.00	\$259.00
\$15,001 – 16,000	\$329.00	\$265.00
\$16,001 – 17,000	\$338.00	\$274.00
\$17,001 – 18,000	\$345.00	\$282.00
\$18,001 – 19,000	\$354.00	\$288.00
\$19,001 – 20,000	\$365.00	\$295.00
\$20,001 – 21,000	Contractor required	\$303.00
\$21,001 – 22,000	Contractor required	\$305.00
\$22,001 – 23,000	Contractor required	\$313.00
\$23,001 – 24,000	Contractor required	\$320.00
\$24,001 – 25,000	Contractor required	\$328.00
\$25,001 – 26,000	Contractor required	\$334.00

INSTALLATION COST	HOMEOWNER	CONTRACTOR
\$26,001 – 27,000	Contractor required	\$342.00
\$27,001 – 28,000	Contractor required	\$349.00
\$28,001 – 29,000	Contractor required	\$357.00
\$29,001 – 30,000	Contractor required	\$363.00
\$30,001 – 31,000	Contractor required	\$369.00
\$31,001 – 32,000	Contractor required	\$374.00
\$32,001 – 33,000	Contractor required	\$380.00
\$33,001 – 34,000	Contractor required	\$387.00
\$34,001 – 35,000	Contractor required	\$392.00
\$35,001 – 36,000	Contractor required	\$398.00
\$36,001 – 37,000	Contractor required	\$403.00
\$37,001 – 38,000	Contractor required	\$409.00
\$38,001 – 39,000	Contractor required	\$415.00
\$39,001 – 40,000	Contractor required	\$420.00
\$40,001 – 41,000	Contractor required	\$427.00
\$41,001 – 42,000	Contractor required	\$432.00
\$42,001 – 43,000	Contractor required	\$438.00
\$43,001 – 44,000	Contractor required	\$444.00
\$44,001 – 45,000	Contractor required	\$449.00
\$45,001 – 46,000	Contractor required	\$455.00
\$46,001 – 47,000	Contractor required	\$460.00
\$47,001 – 48,000	Contractor required	\$467.00
\$48,001 – 49,000	Contractor required	\$473.00
\$49,001 – 50,000	Contractor required	\$478.00
\$50,001 – 60,000	Contractor required	\$529.00
\$61,001 – 70,000	Contractor required	\$587.00
\$70,001 – 80,000	Contractor required	\$644.00
\$80,001 – 90,000	Contractor required	\$702.00
\$90,001 – 100,000	Contractor required	\$759.00

INSTALLATION COST	HOMEOWNER	CONTRACTOR
\$100,001 – 110,000	Contractor required	\$788.00
\$110,001 – 120,000	Contractor required	\$830.00
\$120,001 – 130,000	Contractor required	\$874.00
\$130,001 – 140,000	Contractor required	\$917.00
\$140,001 – 150,000	Contractor required	\$960.00
\$150,001 – 160,000	Contractor required	\$1,003.00
\$160,001 – 170,000	Contractor required	\$1,047.00
\$170,001 – 180,000	Contractor required	\$1,089.00
\$180,001 – 190,000	Contractor required	\$1,133.00
\$190,001 – 200,000	Contractor required	\$1,175.00
\$200,001 – 210,000	Contractor required	\$1,205.00
\$210,001 – 220,000	Contractor required	\$1,262.00
\$220,001 – 230,000	Contractor required	\$1,305.00
\$230,001 – 240,000	Contractor required	\$1,348.00
\$240,001 – 250,000	Contractor required	\$1,392.00
\$250,001 – 300,000	Contractor required	\$1,520.00
\$300,001 – 350,000	Contractor required	\$1,664.00
\$350,001 – 400,000	Contractor required	\$1,808.00
\$400,001 – 450,000	Contractor required	\$1,952.00
\$450,001 – 500,000	Contractor required	\$2,095.00
\$500,001 – 550,000	Contractor required	\$2,239.00
\$550,001 – 600,000	Contractor required	\$2,383.00
\$600,001 – 650,000	Contractor required	\$2,527.00
\$650,001 – 700,000	Contractor required	\$2,670.00
\$700,001 – 750,000	Contractor required	\$2,814.00
\$750,001 – 800,000	Contractor required	\$2,958.00
\$800,001 – 850,000	Contractor required	\$3,102.00
\$850,001 – 900,000	Contractor required	\$3,245.00
\$900,001 – 950,000	Contractor required	\$3,389.00

SAFETY CODES FEES (CONT)

INSTALLATION COST	HOMEOWNER	CONTRACTOR
\$950,001 – 1,000,000	Contractor required	\$3,533.00

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

ANNUAL ELECTRICAL PERMIT PROCESS

An Annual Electrical Permit may be issued to an establishment that employs a full time qualified Electrician or hires an electrical contractor to perform minor electrical upgrades or renovations (an electrical project value of less than \$10,000.00) on the premises identified on the permit application. Installations over \$10,000.00 in job value require a separate electrical permit.

The establishment shall maintain a current and accurate two-year record of all electrical upgrades or renovations and shall make it available to Mackenzie County upon request. The establishment is responsible for the electrical work required to satisfactorily complete the electrical installation covered by the permit.

A single Annual Electrical Permit may be issued to cover all minor electrical upgrades or renovations performed during a full calendar year or for a lesser period of time when required. The permit fee shall be based on a full calendar year.

ANNUAL ELECTRICAL PERMIT FEES	
Rating of Establishment (KVA)	Fee
100 or less	\$300.00
101 to 2,500	\$300.00 plus \$15.00 per 100 KVA over 100 KVA
2,501 to 5,000	\$660.00 plus \$12.00 per 100 KVA over 2,500 KVA
5,001 to 10,000	\$960.00 plus \$9.00 per 100 KVA over 5,000 KVA
10,001 to 20,000	\$1,410.00 plus \$6.00 per 100 KVA over 10,000 KVA
Over 20,000	\$2,010.00 plus 3.00 per 100 KVA over 20,000 KVA

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

SAFETY CODES FEES (CONT)

GAS PERMIT FEES

RESIDENTIAL INSTALLATIONS		
Number of Outlets	HOMEOWNER	CONTRACTOR
1	\$85.00	\$75.00
2	\$105.00	\$85.00
3	\$125.00	\$105.00
4	\$156.00	\$130.00
5	\$195.00	\$163.00
6	\$215.00	\$179.00
7	\$234.00	\$195.00
8	\$252.00	\$210.00
9	\$273.00	\$228.00
10	\$293.00	\$244.00
11	\$305.00	\$254.00
12	\$318.00	\$265.00
13	\$330.00	\$275.00
14	\$344.00	\$287.00
15	\$356.00	\$297.00
16	\$371.00	\$309.00
17	\$383.00	\$319.00
18	\$396.00	\$330.00
19	\$408.00	\$340.00
20	\$422.00	\$352.00
Add \$15.00 per outlet over 20		

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

SAFETY CODES FEES (CONT)

GAS PERMIT FEES

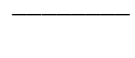
RESIDENTIAL PROPANE TANK SET	HOMEOWNER	CONTRACTOR
Propane Tank Set	\$90.00	\$75.00
Additional Propane Tanks	\$15.00/tank	\$15.00/per tank
Temporary Heat	\$100.00	\$75.00

Grain Dryer	Contractor Required	\$250.00
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NON- RESIDENTIAL PROPANE TANK SET	HOMEOWNER	CONTRACTOR
Propane Tank Set	Contractor Required	\$75.00
Additional Propane Tanks	Contractor Required	\$15.00/per tank
Gas/Propane Cylinder Refill Center	Contractor Required	\$150.00

REPLACEMENT OF NON-RESIDENTIAL APPLIANCES	FEE
First Appliance Add \$15.00 for each additional appliance	\$70.00

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560



SAFETY CODES FEES (CONT)

GAS PERMIT FEES		
NON-RESIDENTIAL INSTALLATIONS		
BTU Input	HOMEOWNER	CONTRACTOR
0-100,000	Contractor Required	\$75.00
100,001-110,000	Contractor Required	\$85.00
110,001-120,000	Contractor Required	\$95.00
120,001-130,000	Contractor Required	\$125.00
130,001-140,000	Contractor Required	\$135.00
140,001-150,000	Contractor Required	\$145.00
150,001-170,000	Contractor Required	\$150.00
170,001-190,000	Contractor Required	\$155.00
190,001-210,000	Contractor Required	\$160.00
210,001-230,000	Contractor Required	\$165.00
230,001-250,000	Contractor Required	\$170.00
250,001-300,000	Contractor Required	\$175.00
300,001-350,000	Contractor Required	\$180.00
350,001-400,000	Contractor Required	\$190.00
400,001-450,000	Contractor Required	\$195.00
450,001-500,000	Contractor Required	\$200.00
500,001-550,000	Contractor Required	\$205.00
550,001-600,000	Contractor Required	\$210.00
600,001-650,000	Contractor Required	\$220.00
650,001-700,000	Contractor Required	\$230.00
700,001-750,000	Contractor Required	\$240.00
750,001-800,000	Contractor Required	\$250.00
800,001-850,000	Contractor Required	\$260.00
850,001-900,000	Contractor Required	\$270.00
900,001-950,000	Contractor Required	\$280.00
950,001-1,000,000	Contractor Required	\$290.00
Add \$8.00 for each 100,000 BTU (or portion thereof) over 1,000,000 BTU		

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

SAFETY CODES FEES (CONT)

GAS PERMIT FEES

NON-RESIDENTIAL INSTALLATIONS		
TEMPORARY HEAT		
BTU Input	OWNER	CONTRACTOR
0 to 250,000	Contractor Required	\$75.00
250,001 to 500,000	Contractor Required	\$125.00
Over 500,000	Contractor Required	\$125.00 plus \$10.00 per 100,000 BTU (or portion thereof) over 500,000 BTU

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

REPLACEMENT GAS APPLIANCES		
BTU Input	OWNER	CONTRACTOR
0 to 400,000	Contractor Required	\$80.00
400,001 to 1,000,000	Contractor Required	\$150.00
Over 1,000,000	Contractor Required	\$150.00 plus \$5.00 per 100,000 BTU (or portion thereof) over 1,000,000 BTU

SAFETY CODES FEES (CONT)

PLUMBING PERMIT FEES

RESIDENTIAL INSTALLATIONS		
Number of Fixtures	HOMEOWNER	CONTRACTOR
1	\$85.00	See contractor fees
2	\$95.00	See contractor fees
3	\$105.00	See contractor fees
4	\$115.00	See contractor fees
5	\$125.00	See contractor fees
6	\$135.00	See contractor fees
7	\$140.00	See contractor fees
8	\$149.00	See contractor fees
9	\$164.00	See contractor fees
10	\$176.00	See contractor fees
11	\$186.00	See contractor fees
12	\$195.00	See contractor fees
13	\$204.00	See contractor fees
14	\$215.00	See contractor fees
15	\$224.00	See contractor fees
16	\$234.00	See contractor fees
17	\$245.00	See contractor fees
18	\$252.00	See contractor fees
19	\$263.00	See contractor fees
20	\$273.00	See contractor fees
Add \$8.00 for each fixture over 20		

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

SAFETY CODES FEES (CONT)

PLUMBING PERMIT FEES

Number of Fixtures	CONTRACTOR
1	\$75.00
2	\$85.00
3	\$90.00
4	\$95.00
5	\$105.00
6	\$110.00
7	\$115.00
8	\$124.00
9	\$137.00
10	\$147.00
11	\$155.00
12	\$163.00
13	\$170.00
14	\$179.00
15	\$187.00
16	\$195.00
17	\$204.00
18	\$210.00
19	\$219.00
20	\$228.00
21	\$234.00
22	\$242.00
23	\$248.00
24	\$254.00
25	\$262.00

Number of Fixtures	CONTRACTOR
26	\$268.00
27	\$274.00
28	\$282.00
29	\$288.00
30	\$294.00
31	\$302.00
32	\$309.00
33	\$314.00
34	\$322.00
35	\$329.00
36	\$335.00
37	\$342.00
38	\$349.00
39	\$357.00
40	\$362.00
41	\$369.00
42	\$377.00
43	\$382.00
44	\$389.00
45	\$397.00
46	\$402.00
47	\$409.00
48	\$417.00
49	\$422.00
50	\$429.00

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

SAFETY CODES FEES (CONT)

PLUMBING PERMIT FEES

Number of Fixtures	CONTRACTOR
51	\$435.00
52	\$440.00
53	\$445.00
54	\$450.00
55	\$457.00
56	\$463.00
57	\$467.00
58	\$473.00
59	\$478.00
60	\$484.00
61	\$488.00
62	\$494.00
63	\$500.00
64	\$505.00
65	\$510.00
66	\$515.00
67	\$522.00
68	\$527.00
69	\$532.00
70	\$537.00
71	\$543.00
72	\$549.00
73	\$553.00
74	\$559.00
75	\$564.00

Number of Fixtures	CONTRACTOR
76	\$570.00
77	\$574.00
78	\$580.00
79	\$587.00
80	\$592.00
81	\$594.00
82	\$597.00
83	\$599.00
84	\$602.00
85	\$604.00
86	\$608.00
87	\$610.00
88	\$613.00
89	\$617.00
90	\$618.00
91	\$620.00
92	\$623.00
93	\$627.00
94	\$629.00
95	\$632.00
96	\$635.00
97	\$638.00
98	\$639.00
99	\$642.00
100	\$645.00

Add \$1.00 for each fixture over 100

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

SAFETY CODES FEES (CONT)

PRIVATE SEWAGE TREATMENT SYSTEMS

DESCRIPTION OF WORK	HOMEOWNER	CONTRACTOR
Holding Tanks and Open Discharges	\$200.00	\$200.00
Fields, Mounds, Sand Filters, Treatment Tanks, etc	\$275.00	\$275.00

* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

OTHER CHARGES AND PAYMENTS

Mackenzie County will collect all permit fees and no remuneration will be remitted to the contracted Safety Codes Agency until such time as the permit is closed in accordance with Mackenzie County's Quality Management Plan (QMP). The contracted Safety Codes Agency will invoice and return closed permits to the County on a monthly basis.

Charges for additional services are as follows:

DESCRIPTION OF SERVICE	HOURLY CHARGE
Appeal services	\$75.00
Audit Representation	No charge
Code Seminars	No charge
Consultative Services	\$75.00
Emergency Services	\$125.00
Enforcement Services	No charge
Investigation Services	\$125.00
Public Works Complaints	No charge

Additional Inspection Services

In addition to addressing the needs of Mackenzie County's Accreditation, the contracted Safety Codes Agency shall offer to the residents of the County the full spectrum of Inspection Services, including:

- Wood Stove Inspections,
- Progress Payment Inspections (Bank Inspections),
- Private Home Inspections for real estate deals (all disciplines),
- Insurance Inspections,
- Electrical Equipment Approvals,

SAFETY CODES FEES (CONT)

- New Code Book Sales, and
- Code Seminars in all disciplines for local contractors.

These types of inspections may not be required under County Accreditation but are, none the less, important services Mackenzie County's residents need on a fairly regular basis. These fees shall be at a competitive rate and billed directly to the customer.

MISCELLANEOUS	
DESCRIPTION	FEE
Permit Cancellation – before plan review complete	Complete refund minus \$50
Permit Cancellation – after plan review complete	65% of permit fee
Amendments to Permit Application	Any additional fees shall be payable and any decrease in permit fees over \$20 shall be refunded
Additional Inspection (within 100 km radius)	\$75.00
Additional Inspection (over 100 km radius)	\$125.00
Permit Extension Requests	Shall be provided in writing and must contain reason for request and additional time requested. Permit extensions, where granted, shall be provided in writing.

PUBLIC WORKS

Item	Amount	GST
Winter Maintenance Flags	\$20.00/up to 1/4 mile	Applicable
Senior/Handicapped Snowplow Flags (Where the Senior/Handicapped person lives in a rural residence where all other persons, excluding spouse or dependent, residing on the property are also Senior Citizens or Handicapped persons)	No Charge	N/A
Dust Control Calcium Chloride	\$500/200 linear meters per application	Applicable
Dust Control for Seniors	No Cost.	

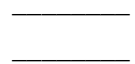
EQUIPMENT AND LABOUR

Item	Amount	GST
Sewer Auger	\$20.00 per hour \$100.00 per 24 hours	Applicable
Water Line Thawing Unit	\$20.00 per hour \$100.00 per 24 hours	Applicable
Sanding Unit & Tandem Truck	\$110.00/hour (minimum charge 1 hr)	Applicable
Alberta Agriculture's Irrigation Pump/Pipe	\$300.00/48 hours \$100.00/each additional 24 hours	Applicable
Labour	\$25.00 per hour (minimum charge 1 hr.)	Applicable
Weed Eater	\$30.00 per hour (minimum charge 1 hr.)	Applicable
35 HP Tractor Mower 6'	\$50.00 per hour (minimum charge 1 hr.)	Applicable
75 HP Tractor Mower 15'	\$75.00 per hour (minimum charge 1 hr.)	Applicable

Note: County equipment that is not listed in this bylaw will be charged according to the current Alberta Roadbuilders and Heavy Equipment Association Equipment Rental Rates Guide.

AIRPORTS

Item	Amount	GST
Fuel Flow Charge	\$0.045 per liter for each liter of aviation fuel dispensed	Applicable
Land lease fee for hangars and associated uses	Fort Vermilion Airport – \$1.25 per square meter annually; La Crete Airport – \$1.30 per square meter annually	Applicable
Long Term Aircraft Parking (30 days or more)	\$250.00 annually (no power)	Applicable
Aircraft & Vehicle Parking	\$5.00 per day (power)	Applicable
Terminal Fees	No charge	N/A
Landing Fees	No charge	N/A



SOLID WASTE

Section 1: General Solid Waste Fees

At Regional Landfill	
Current rate as set by the Mackenzie Regional Landfill Authority	
At Transfer Station	
½ ton pickup truck	\$10.00
¾ ton pickup truck	\$15.00
1 ton truck	\$25.00
2 ton truck	\$30.00
3 ton truck	\$35.00
5 ton truck	\$100.00
Trailers shorter than 8'	\$10.00
Trailers 8' - 20'	\$30.00
Trailers over 20'	\$50.00
Untarped loads of commercial, construction, industrial and/or institutional material	\$50.00
Trucks larger than 5 ton are to be directed to the regional landfill.	

Definitions:

- a) **“Commercial waste”** means any waste generated from businesses such as stores, garages, hotels, motels and restaurants.
- b) **“Construction waste”** waste generated due to construction/demolition/renovation of property and or buildings.
- c) **“Industrial waste”** means any waste generated from an industry such as forestry and energy.
- d) **“Institutional”** is waste generated from institutions such as hospitals, schools, long-term care facilities and lodges.

Note: Residential and farming garbage (not including construction waste) is exempt from charges.

Note: Mackenzie County reserves the right to control the type and nature of refuse which may be deposited at the transfer station and no refuse may be deposited at the transfer station except in accordance with the transfer station operations manual.

Section 2: Residential Waste Collection – Hamlet of La Crete

Residential Waste	Fees
Monthly Collection Waste	\$5.95 per month per residence
One-Time Use Refuse Bin Tags	\$1.50 per tag
Refuse Receptacle (including GST)	\$58.59 per residence
Replacement of Waste Receptacle	At cost

The fees are applicable to all residential properties identified in the County's Hamlet Residential Waste Collection Bylaw.

PARKS

Section 1: General Park Fees

Day Use	Overnight	Weekly	Group Camping	Seasonal or Monthly Camping Stalls	Marina Dock Rental
Wadlin Lake					
No Charge	\$20	\$120	\$50 basic fee plus \$16/unit/day plus \$250 damage deposit	<u>Seasonal:</u> May 1-Sept.30: \$1,500 plus \$250 damage deposit	\$28/day with camping stall; \$10/day without camping stall
Machesis Lake					
No Charge	\$20	\$120	N/A	N/A	N/A
Hutch Lake					
No Charge	\$20	\$120	N/A	N/A	N/A
Zama Community Park					
No Charge	Non-Serviced: \$10 Partially Serviced: \$15 Fully Serviced: \$20	Non-Serviced: \$60 Partially Serviced: \$90 Fully Serviced: \$100	N/A	<u>Monthly:</u> Non-Serviced: \$200 Partially Serviced: \$275 Fully Serviced: \$400	N/A
Tourangeau Lake					
No Charge	N/A	N/A	N/A	N/A	N/A
Fort Vermilion Bridge Campsite					
No Charge	N/A	N/A	N/A	N/A	N/A

Note: Where available, the Group Camping Fee allows for reservation of shelter for renter's use only. Basic fee is applicable for shelter only (no R.V.s).

Section 2: Penalties

The voluntary payment, which may be accepted in lieu of prosecution for a contravention of any of the sections set out below, shall be the sum set out opposite the section number:

Section (Municipal Parks Bylaw)	Offence	Penalty
Section 3.1 (a)	Fail to keep land in a clean/tidy condition	\$50.00
Section 3.1 (b)	Fail to comply with lawfully posted signs and/or notices	\$50.00
Section 3.2	Fail to restore land to a clean/tidy condition when vacating park	\$50.00
Section 3.3(a)	Interfere with others quiet enjoyment of park	\$50.00
Section 3.3(b)	Deface/injure/destroy object in park	\$75.00
Section 3.3(c)	Excavate or remove plants/plant fixtures from a park	\$75.00
Section 3.3(d)	Remove park equipment	\$75.00
Section 3.3(e)	Unauthorized display signs/ads in park	\$25.00
Section 3.3(f)	Remove/damage etc. authorized signs/notices in park	\$50.00
Section 3.3(g)	Bathe/clean clothing/ fish/utensils etc. at/near drinking fountain/pump in park	\$25.00
Section 3.4	Unauthorized construction in park	\$50.00
Section 3.5	Unauthorized business in park	\$50.00
Section 4.1	Failure to register when entering park	\$50.00
Section 4.2	Failure to obtain camping permit	\$50.00
Section 4.7	Camping in area not designated for that purpose	\$50.00
Section 4.8	Alteration of camping permit	\$50.00
Section 4.9	Failure to produce camping permit upon request	\$50.00
Section 4.12/4.13	Unauthorized combination of vehicles in campsite	\$50.00
Section 4.14	Camping more than fourteen consecutive days	\$50.00
Section 4.18	Failure to vacate site	cost recovery
Section 4.21	Remain in day use area after 11:00 p.m.	\$50.00
Section 6.1	Unlawfully enter/remain in park	\$50.00
Section 7.1	Set, light, or maintain fire in unauthorized place	\$50.00
Section 7.3	Set, light, or maintain fire after signs/notices have been erected prohibiting same	\$50.00

Section 2: Penalties Cont'd

Section (Municipal Parks Bylaw)	Offence	Penalty
Section 7.4	Leave fire unattended/allow to spread	\$50.00
Section 7.5	Deposit/dispose of hot coals/ashes etc. in unauthorized place	\$50.00
Section 7.6	Fail to extinguish fire etc. before leaving	\$50.00
Section 7.7	Remove firewood from a park	\$100.00
Section 8.1	Operate off-highway vehicle where prohibited	\$50.00
Section 8.2	Enter park when prohibited	\$50.00
Section 8.3	Parking in a manner or location that impedes traffic	\$50.00
Section 8.4	Exceed posted speed limit	\$50.00
Section 9.1(a)	Animal running at large	\$50.00
Section 9.1(b)	Animal in prohibited area	\$50.00
Section 9.7	Bring/allow horse/pony etc. unauthorized into the park	\$100.00
Section 10.1(a)	Deposit waste matter in unauthorized area of park	\$50.00
Section 10.1(b)	Deposit waste water or liquid waste in unauthorized area	\$250.00
Section 10.1(c)	Dispose of commercial/residential waste in park	\$50.00
Section 10.2	Fail to carry waste matter from areas in park without receptacles	\$50.00
Section 11.3	Attempt to enter park within 72 hours of removal from a park	\$100.00
Section 12.1	Discharging of firearm	\$100.00
Section 12.2	Improper storage of firearm	\$75.00
Section 12.3	Hang big game in park	\$50.00

Note:

Every person who contravenes a section of the Municipal Parks Bylaw is guilty of an offence and liable to the penalty as set out above or, on summary conviction to a fine not exceeding two thousand dollars (\$2,000.00) or imprisonment for a term of not more than six (6) months or to both a fine and imprisonment (in accordance with Provincial Regulations).

TRAFFIC REGULATIONS

Traffic Regulation Bylaw Part 2: Parking

Section	Offence	Fine
Section 3(1)(a)	Prohibited Parking – Emergency Exit Door	\$50.00
Section 3(1)(b)	Prohibited Parking – Entrance to Emergency Service	\$50.00
Section 4(1)	Park in No Parking Zone Prohibited by Traffic Control Device	\$30.00
Section 4(2)	Park in No Parking Zone During Prohibited Times	\$30.00
Section 5 (2)	Park in No Parking Zone Prohibited by Temporary Traffic Control Device	\$30.00
Section 6	Stop in a No Stopping Zone Prohibited by Traffic Control Device	\$30.00
Section 7(2)	Park in a Disabled Person’s Parking Space	\$50.00
Section 8(2)	Park in Fire Lane	\$50.00
Section 9	Park an Unattached Trailer on Highway	\$30.00
	Park in Alley	\$30.00

Traffic Regulation Bylaw Part 3: Rules for Operation of Vehicles

Section	Offence	Fine
Section 11(1)	Drive Tracking Vehicle on Highway Without Authorization	\$100.00
Section 11(2)	Fail to Produce Tracked Vehicle Authorization	\$50.00

Traffic Regulation Bylaw Part 4: Controlled and Restricted Highways

Section	Offence	Fine
Section 13(1)	Operate / Park Heavy Vehicle in Prohibited Area	\$75.00

Traffic Regulation Bylaw Part 5: Miscellaneous

Section	Offence	Fine
Section 14	Proceed Beyond Designated Point Near Fire	\$50.00
Section 15(1)	Cause Damage to Street Furniture	Court
Section 15(2)	Cause Damage to Highway	Court
Section 15(3)	Damage Costs for Sections 14(1) / 14(2)	amount expended

Note:

Every person who contravenes a section of the Traffic Regulation Bylaw is guilty of an offence and shall forfeit and pay a penalty as set out above or on summary conviction to a fine not exceeding Two Thousand Dollars (\$2,000.00) and/or imprisonment for not more than six (6) months.

FIRE SERVICES FEES

Provincial Roadways Incidents

Item	Amount
<u>Response fees including man power:</u>	
Pumper Unit	\$400.00 per hour
Ladder Unit (Aerial)	\$400.00 per hour
Tanker Unit	\$400.00 per hour
Rescue Unit	\$400.00 per hour
Contracted Services (i.e water haulers, equipment, labour, etc.)	Cost plus 15%
<u>Manpower Fee:</u> (if only manpower is requested/needed)	
Officers	\$50.00 per man hour
Firefighter	\$40.00 per man hour

Other Incidents:

Item	Amount
<u>Response fees including man power:</u>	
Pumper Unit	\$200.00 per hour
Ladder Unit (Aerial)	\$200.00 per hour
Tanker Unit	\$200.00 per hour
Rescue Unit	\$200.00 per hour
Contracted Services (i.e water haulers, equipment, labour, etc.)	Cost plus 15%
Consumable Items	Cost plus 15%
<u>Manpower Fee:</u> (if only manpower is requested/needed)	
Officers	\$25.00 per man hour
Firefighter	\$20.00 per man hour

Note:

- a) Travel time to and from the scene of an accident shall be free of charge;
- b) A residential invoice shall not exceed \$5,000 per incident. Residential means property that is not classed as farm land, machinery and equipment or non-residential by the County's assessor and as described in Municipal Government Act. When a titled property has multiple structures such as a residential and non-residential structure, a determination shall be made regarding origin of the fire by the Fire Chief. If the fire originated from the residential structure, the \$5,000 limit per incident shall apply.

False Alarms

Item	Amount
Response to False Alarm 1 st Call	No charge
(within same year as 1 st Call) 2 nd Call	\$100.00
(within same year as 1 st Call) 3 rd Call	\$200.00
(within same year as 1 st Call) 4 nd Call	\$300.00

Other Fees

Item	Amount
Violation Ticket*– 1 st Offence	\$250.00
Violation Ticket* – 2 st and Subsequent Offences	\$500.00
Fire Works Permit (no charge to non-profit groups)	\$50.00 per permit
Filling of Air Cylinders (breathing air)	
i) Small cylinder (30 min)	\$25.00
ii) Cascade cylinder	\$100.00
Water Flow Testing Reports	\$100.00
File Search (fire inspections and investigations)	\$35.00 per search
Fire Permit	No charge
Fire Inspection Services Within the County	\$50.00 per hour plus expenses
Fire Inspection Services Outside of the County	\$75.00 per hour plus expenses
Re-inspection with Outstanding Fire Code Violations	\$50.00 per visit
Training course(s) to other individuals/groups	Cost plus \$15% administrative fee
Expert Witness Services – Civil Litigation	\$25.00 per hour to a maximum of \$350.00 per

	day plus expenses
Occupant Load Determination (no charge to non-profit groups)	\$100.00 per certificate

*As specified in Fire Services Bylaw

Note:

- a) Every person who violates a provision of Fire Services Bylaw is guilty of an offense and is punishable upon summary conviction, to a fine not exceeding two thousand dollars (\$2,000.00) or to a term of imprisonment not exceeding one (1) year or to both.
- b) Nothing shall prevent a Peace Officer from:
 - (i) immediately issuing a Violation Ticket for the mandatory Court appearance to any person who contravenes any provision of the Mackenzie County Fire Services Bylaw, or
 - (ii) issuing a Voluntary Payment ticket in lieu of a mandatory Court appearance for \$100.00.

DOG CONTROL FEES

Fees & Penalties	General	Dogs	Dangerous Dogs
Failure to obtain a valid license penalty		\$35.00	\$50.00
Failure to wear a dog tag penalty	\$35.00		
Annual Fees			
– neutered male or spayed female		\$10.00	\$50.00
– unneutered male or unspayed female		\$25.00	\$100.00
Lifetime Fee			
– neutered male or spayed female		\$50.00	\$50.00
– unneutered male or unspayed female		\$200.00	\$200.0
Replacement for misplaced, lost, or stolen dog tag	\$5.00		
Failure to obtain a kennel license penalty	\$50.00		
Dog running at large – Handling fee			
1 st offence		\$50.00	\$500.00
2 nd offence		\$100.00	\$1,000.00

Fees & Penalties	General	Dogs	Dangerous Dogs
3 rd offence and subsequent		\$200.00	\$1,500.00
Bite a person penalty		\$250.00	\$1,000.00
Injure a person penalty		\$250.00	\$1,000.00
Chase or threaten a person penalty		\$150.00	\$1,000.00
Bite, bark at, chase stock, bicycles, wheelchairs, or other vehicles penalty		\$250.00	\$1,000.00
Bark, howl or disturb any person penalty			\$50.00
Worry or annoy any other animal penalty	\$50.00		
Damage to public or private property penalty		\$50.00	\$250.00
Upset waste receptacles or scatter contents thereof (Section 1. (b) or Dog Control Bylaw)	\$100.00		
Leave dog unattended in motor vehicle penalty		\$50.00	\$250.00
Fail to provide water, food, shelter or proper care penalty	\$100.00		
Abuse or abandonment of dog penalty	\$250.00		
Dog in prohibited areas as set by Council penalty	\$100.00		
Failure to report dog with a communicable disease penalty	\$100.00		
Failure to confine a dog with a communicable disease penalty	\$100.00		
Failure to keep dog confined for not less than ten (10) days penalty	\$50.00		
Interfere or threaten an Animal Control Officer penalty	\$250.00		
Induce a dog or assist a dog to escape capture penalty	\$250.00		
Falsely represent him/herself as being in charge of a dog penalty	\$100.00		
Allow, or attempt to allow, a dog(s) to escape from a vehicle, cage, or live trap penalty	\$100.00		
Remove or attempt to remove a dog from an Animal Control Officer penalty	\$250.00		
Unconfined female dog in heat penalty	\$50.00		
Failure to remove defecation	\$50.00		
Impoundment fees (to be verified with the veterinarian)		Amount expended	Amount expended

Fees & Penalties	General	Dogs	Dangerous Dogs
Veterinary fees (to be verified with the veterinarian)		Amount expended	Amount expended
Destruction of dog fees (to be verified with the veterinarian)		Amount expended	Amount expended
Failure to keep a dangerous dog(s) confined penalty			\$500.00
Improper pen or other structure penalty			\$200.00
Give false information when applying for dangerous dog license penalty			\$500.00
Failure to keep dangerous dog muzzled penalty			\$500.00
Failure to harness of leash a dangerous dog properly penalty			\$500.00
Failure to keep a dangerous dog under the control of an adult person penalty			\$500.00

No penalties will be levied for “dog at large: under part 4 section 18 or 22 if impoundment fee and handling fees are paid.

Note:

- a) Any person who contravenes, disobeys, refuses or neglects to obey any provisions of this Bylaw is guilty of an offense and is liable on summary conviction to a fine not exceeding two thousand dollars (\$2,000) in addition to any other fees according to Mackenzie County Fee Schedule Bylaw, and in default of payment to imprisonment for a term not exceeding ninety (90) days.

WATER/SEWER RATES, PENALTIES, AND FEES AND DEPOSITS

Water/Sewer Rates

Rate Description	Fixed Fee	Consumption Fee
Water Rates for Metered Users	Up to February 29, 2012 - \$30.67/month	Up to February 29, 2012 - \$2.43/m ³
	March 1, 2012 - \$28.76/month	March 1, 2012 - \$3.20/m ³
Water Rates for Cardlock Users (treated water)	NA	February 1, 2012 - \$3.20/m ³
Water Rates for Cardlock Users (untreated water)	NA	February 1, 2012 - \$2.38/m ³
Sewer Rate for Metered users		Up to February 29, 2012 – 33.5%
		March 1, 2012 - 26% of the total water charge amount

Penalties

One time 10% penalty will be charged on all current charges if the utility bill is not paid by the due date.

Fees and Deposits

Description	Fee Amount
Application fee for new account move in	\$20.00
Transfer from one account to another	\$20.00
Reconnection of account due to non-payment of account	\$50.00
Fee for services required upon the request of the customer <u>within</u> the one (1) working day requirement	\$50.00
Fee for hamlet water and/or sewer service tie-in	\$100.00
Fee for hamlet water and/or sewer main tie-in	\$500.00 plus cost of installation
Fee for rural water tie-in	Summer \$8,000.00 Winter (Nov 1-May 1) \$9,000.00
Fee for rural water multi-lot subdivision	\$2,800.00/lot
Fee for water meter testing. Refundable if variance of meter reading is greater than 3%.	\$100.00
Fee for county employee services, including regular working hours and overtime hours, required to construct, repair, inspect, or service where the responsibility for work was borne by the developer, consumer or corporation	\$50.00/hr.
Fee for after hour emergency call out of County employee for services born by the consumer	\$75.00
Deposit for cardlock	\$100.00 for residential \$500.00 for commercial

- (i) Deposits may be transferable from one service to another by the same consumer.
- (ii) The fee shall be retained by Mackenzie County and applied against any outstanding balance upon disconnection of the service. In the event there is no outstanding balance or service charges remaining on the account upon disconnection of the service, Mackenzie County shall refund money to the customer within forty (40) days.

- (iii) In any case money deposited with Mackenzie County as a guarantee deposit remains unclaimed for a period of five years after the account of the consumer so depositing has been discontinued, the amount of the deposit shall be transferred to the general revenue account of Mackenzie County.
- (iv) Mackenzie County remains liable to repay the amount of the deposit to the person lawfully entitled thereto for a period of ten years next following the discontinuance of the account but after the ten year period the deposit becomes the absolute property of Mackenzie County free from any claim in respect thereof.

Meter Fees

Size of Meter	Cost of Meter and Install
5/8"	\$400.00
3/4" Residential	\$440.00
3/4" Commercial	\$520.00
1"	\$620.00
1 1/2"	\$980.00
2"	\$1,260.00

* 15% administrative fee is included in all meter costs.

** The consumer will be given the option of paying the complete cost upon application, having the cost applied to their first water bill, or having the cost applied to their water bill in 6 equal payments.

*** Meters of a greater size than identified above will be dealt with on an individual basis.

Fines for Water/Sewer

The voluntary payment, which may be accepted in lieu of prosecution for a contravention shall be the sum as set in the following table:

DESCRIPTION	PENALTY
Failing to connect to Municipal Utility	\$2,500.00
Failing to provide grease, oil & sand traps & maintain catch basins	\$1,000.00
Interfering/Tampering with Municipal Utility	\$2,500.00
Operation or use of Municipal Utility without authorization	\$250.00
Failing to allow County staff or agent to enter premises	\$250.00

Failing to maintain water or sewer system	\$100.00
Failure to use proper material	\$250.00
Failure to install sewer backflow preventer	\$150.00
Failure to install cross connection control device	\$500.00
Failure to execute proper tapping or backfilling	\$250.00
Covering a water or sewer system prior to inspection	\$250.00
Failure to uncover a water or sewer system at the request of an authorized employee after it has been covered	\$500.00
Failure to report broken seal to County	\$50.00
Obstruction of Fire Hydrants/Valves	\$100.00
Illegal disposal of water	\$1,500.00
Well or other source of water supply	\$250.00
Illegal disposal in sewer or storm drainage system	\$2,500.00

Note: A person who contravenes a provision of the Water and Sewer Bylaw is guilty of an offence and liable on summary conviction to the penalty as prescribed in this Bylaw or, on summary conviction to a fine not less than fifty (\$50.00) dollars and not more than five thousand (\$5,000.00) dollars, and in the event of a failure to pay the fine to imprisonment for a period not exceeding six (6) months.

3. This Bylaw shall come into force and effect upon receiving third reading and shall repeal and replace Bylaw 883-13.

In the event that this bylaw is in conflict with any other bylaw, this bylaw shall have paramountcy.

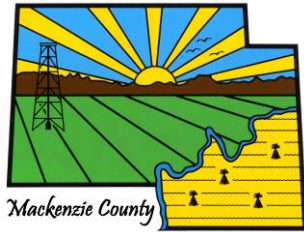
READ a first time this _____ day of August, 2013.

READ a second time this _____ day of August, 2013.

READ a third time and finally passed this _____ day of August, 2013.

Bill Neufeld
 Reeve

Joulia Whittleton
 Chief Administrative Officer



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Alison Kilpatrick, Director of Corporate Services
Title:	Drake Energy Ltd. – Tax Roll 410991

BACKGROUND / PROPOSAL:

This Linear property went into receivership on May 26, 2012 and was placed in the hands of Ernst & Young, LLP. On July 29, 2013, we received an assessment amendment for the Linear property bringing the assessment to zero. This company is now defunct. There is currently an outstanding balance of \$56.06 on the tax roll made up of penalties from 2013 of \$3.92 (January) and \$19.45 (July) and \$32.69 from prior years.

OPTIONS & BENEFITS:

Administration recommends that the penalties of 2013 totalling \$23.37 be voided, and \$32.69 from prior years be written off.

COSTS & SOURCE OF FUNDING:

Property Tax Write-offs, Operating Budget.

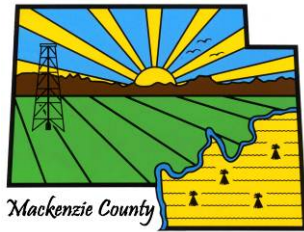
COMMUNICATION:

N/A

RECOMMENDED ACTION: (requires 2/3)

That penalties of \$19.45 and \$3.92 from 2013 be voided, and the remaining penalties from prior years of \$32.69 be written off, for tax roll 410991.

Author: D. Pawlik/A. Kilpatrick **Review Date:** _____ **CAO** _____



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Policy PW023 Rural Road Specification

BACKGROUND / PROPOSAL:

Policy PW039 Rural Road, Access Construction and Surface Water Management was approved on December 11, 2012 and several policies were rescinded as they were incorporated into this new policy. Policy PW023 Rural Road Specification was also incorporated into this new policy however was not rescinded.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

N/A

COMMUNICATION:

N/A

RECOMMENDED ACTION:

That Policy PW023 Rural Road Specification be rescinded as it was incorporated into Policy PW039 Rural Road, Access Construction and Surface Water Management.

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

Municipal District of Mackenzie No. 23

Title	Rural Road Specification	Policy No.	PW023
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Legislation Reference	Municipal Government Act, Section 18
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Purpose:

To establish rural roads specifications.

Policy Statement and Guidelines

The Municipal District of Mackenzie hereby establishes rural road specifications according to the attached schedule.

1. All major modifications (construction changes that increase the cost of the project by more than 10%) to road specifications shall be approved by council.
2. All minor modifications to road specifications shall be approved by the Director of Operational Services.

ROAD SPECIFICATION - RURAL

	Unit of Measure	Paved	Secondary Highway Equivalent	Collector	Local Road	Low Volume Farm Access	Forestry Road
Examples			88 Connector Zama Access	Blue Hills Rd West La Crete Rd Heliport Rd Rocky Lane Rd 27th Baseline Wilson Prairie Ed Lizotte Loop Machesis Rd			
Short Description of Roadway							
Road top width	meter	9 meter initial	12	8	8	8	7
Average Height of Fill	meter	N/A	1.0 min	1.0 min	0.9	0.6	0.3 min
Normal Side Slope		4:1	5:1	5:1	4:1	4:1	3:1
Normal Ditch Width	meter	3	3	3	3	3	V-ditch up to 3 meters
Normal Backslope		4:1	4:1	4:1	4:1	4:1	3:1

Compaction @ Construction	% of Standard Proctor Density	100%	100%	95%	93%; one packer on SP; no packer on Constr.	93% no packer on Constr.	93%
Moisture Content @ Construction	% of Standard Proctor Density	100%	100%	95%	95%	93%	93%
Rate of Regravelling		N/A	500m ³ /mile for 3 yrs	300m ³ / mile for first 3 yrs	200m ³ /mile	200m ³ /mile	150m ³ /mile at initial construction, then as needed
Private Approach Radius	meter	15	15	15	15	15	15
Crown Rate		3%	4%	4%	4%	4%	4%

	Date	Resolution Number
Approved	December 19, 2001	01-708
Amended	August 31, 2005	05-415
Amended		



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	AAMDC – MGA Consultation Workshops

BACKGROUND / PROPOSAL:

The Alberta Association of Municipal Districts & Counties (AAMDC) is hosting a series of consultation workshops across the province to gather input as a result of the review of the Municipal Government Act (MGA) by Alberta Municipal Affairs.

A list of upcoming workshops and the proposed agenda are attached.

OPTIONS & BENEFITS:

To provide input into the MGA consultation process.

COSTS & SOURCE OF FUNDING:

Travel/Subsistence – 2013 Operating Budget

COMMUNICATION:

N/A

RECOMMENDED ACTION:

That Councillor _____ be authorized to attend the AAMDC MGA Consultation Workshop on August 20, 2013 in Grimshaw.

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

AAMDC Wants Your Input - Upcoming MGA Consultation Workshops

As a member of the MGA Review Advisory Committee, the AAMDC is playing a significant role in helping Municipal Affairs provide an efficient and informative consultation process for the MGA Review. To ensure the interests and priorities of our members are represented, the AAMDC will host a series of consultation workshops across the province to gather input. Facilitated by AAMDC's Advocacy staff, the intent of these sessions is to discuss elements of the MGA that could be improved and those that are beneficial and should be retained.

This will be an opportunity for AAMDC members to discuss the functionality of the MGA and provide AAMDC with further direction to ensure the association is well positioned to contribute to the government-led consultations moving forward.

Workshops will be held from 9:45 am to 3:00 pm at the following locations:

- Tuesday, August 20 – Grimshaw (Grimshaw Legion Hall)
- Thursday, August 22 - Hay Lakes (Hay Lakes Agriplex)
- Friday, August 23 – Coaldale (Readymade Community Hall)

These sessions are intended for elected officials and municipal staff of AAMDC's 69 full member municipalities. Please RSVP your attendance, specifying location, to Cindy Carstairs at cindy.carstairs@aamdc.com by **August 15, 2013**.

A draft backgrounder of the four board topics that will be used to guide discussions during the workshops is attached. Advocacy staff are preparing resource materials that will support these discussions, which will be distributed as soon as possible.

Enquiries may be directed to:

Tasha Blumenthal
Policy Analyst
780.955.4094

Kim Heyman
Director of Advocacy and Communications
780.955.4079

Attachment

AAMDC MGA Consultation Workshops

→ PROPOSED AGENDA

9:45 – 10:00 am	Intros & Process
10:00 – 10:45 am	Rotation #1
10:45 – 11:30 am	Rotation #2
11:30 am – 12:15 pm	Rotation #3
12:15 – 1:00 pm	LUNCH
1:00 – 1:45 pm	Rotation #4
1:45 – 2:45 pm	Roundtable
2:45 – 3:00 pm	Wrap Up

→ PROPOSED OUTLINE OF CONTENT

Overview:

- AAMDC's intended outcome from these sessions
 - What's working? (affirming the good)
 - What's not? (identify province-wide themes supported by local examples)
 - Anything missing?
- Differentiate between upcoming Government of Alberta consultations
- Articulate our interpretation of the provincial interest in this review (look at the province's goals/business plan and at Municipal Affairs)
- Review purpose of the MGA –Is it still valid? Is anything missing?
 - Natural person powers
 - Variety of taxation options (are more needed)
 - Enabling vs. prescriptive

Discussion Area 1 – Municipal Autonomy & Structures

This discussion area would seek member input on issues impacting the autonomy of municipalities. Specifically, the AAMDC anticipates creating a brief overview and questions covering topics that could include the follows:

- Order of government (i.e. Equal engagement; different than NGO's, business, etc.)
- Receiving title to roads
- Viability – summer villages/villages, changes to types of municipalities
- Sustainability planning – is there a role for formalized plans?
- MSS – should this be legislated?
- Is dissolution the best tool (i.e. discussions regarding amalgamations, annexations, etc.)

Discussion Area 2 – Sound Planning & Services

This discussion area would seek member input on issues impacting various aspects of planning (land use and financial) as well as service delivery and cost sharing. Following a brief overview, questions could be proposed that include the following topics:

- Land use planning
 - Annexations
 - Forced regionalization (CRP, CRB)
 - Alberta Land Stewardship Act – Land-Use Framework
 - Development along highways
- General planning
 - Asset management plans
 - Extreme weather/emergency
- Services
 - Defining core services
 - Cost sharing
 - Regional delivery

Discussion Area 3 – Revenue Streams

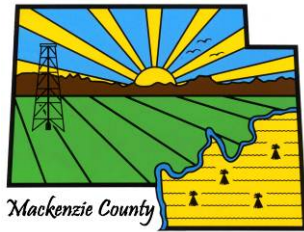
This discussion area would seek member input on issues impacting various aspects of revenue generation. After outlining the issues as we know them and our current positions (where applicable), we anticipate posing questions regarding:

- Regulated assessment – linear (method) and M&E (exemption)
- Split taxation rates
 - Intensive livestock
- WDET
- Off-site Levies
- Other revenue streams
 - Non-legislated grant funding (ex. MSI – operating)
 - Sharing of provincial revenue sources
- Education Tax

Discussion Area 4 – Appeals, Complaints and Breaches

The AAMDC is aware, through resolution and anecdotal discussions, of various issues related to appeals, complaints and breaches. This discussion will outline those findings and pose questions related to those matters as to:

- Assessment
- Planning
- Councillor conduct
- Clarity of council (policy) and administrative roles
- Council composition



MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	William (Bill) Kostiw – Director of Infrastructure Development & Government Relations
Title:	Rural Water New Connections

BACKGROUND / PROPOSAL:

Several years ago the County installed a major water line from Fort Vermilion to La Crete. The intent of this line was to provide water for industry, provide security by having the two hamlets connected and supply water to rural customers. We seem to have really bogged down on the intent to provide rural hookups at this time. The project is shuffling between staff and committee.

OPTIONS & BENEFITS:

The options are many but I think Council or CAO needs to give clear instructions to either the Directors or the Committee along with a definitive budget to get things moving.

The option I recommend is that the Public Works Committee be authorized to engage our consulting engineers. Either DCL or Genivar can assist us with the development of a staged plan. The plan would be in stages with Stage 1 connecting from 7 mile corner south to junction of 697 then south to connect to the new line east of La Crete. This would have the potential of 15 hookups plus 2 subdivisions and the golf course. Stage 2 would be recommended by the Committee. The Committee would make final recommendation to Council on the plan including costs, hookups and methodology.

The plan could be completed this fall with construction early 2014.

COSTS & SOURCE OF FUNDING:

The costs are estimated at \$20,000 for the planning and construction would be in the 2014 budget. The funding would come from 2013 operating & maintenance.

Author: W. Kostiw **Reviewed by:** _____ **CAO** _____

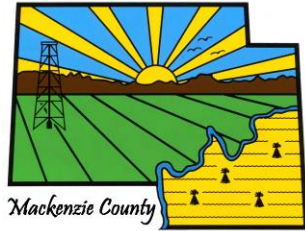
COMMUNICATION:

To be determined

RECOMMENDED ACTION:

That the Public Works Committee be instructed to develop a Rural Water Connection Plan, including alignment, costs and construction timing, for review by Council at the October 8, 2013 Council meeting.

Author: W. Kostiw Reviewed by: CAO



MACKENZIE COUNTY

REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	August 12, 2013
Presented By:	Joulia Whittleton, Chief Administrative Officer
Title:	Information/Correspondence

BACKGROUND / PROPOSAL:

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

- Action List
- Correspondence – Alberta Transportation 2013-07-22 Re: Intersection Lighting
- Correspondence – County of Grande Prairie 2013-08-06 Re: Grand Opening of the County of Grande Prairie Sportsplex
- Correspondence – Anonymous Letter 2013-07-16 Re: Dog Cages in FV
- Correspondence – Alberta Transportation 2013-07-11 Re: Northern Wheels in Action
- Correspondence – Town of High Level 2013-06-25 Re: Air Ambulance
- Correspondence – Northern Sunrise County 2013-07-02 Re: Air Ambulance
- Correspondence – County of Northern Lights 2013-07-18 Re: Air Ambulance
- Correspondence – Northern Sunrise County 2013-07-29 Re: 10th Anniversary Celebration BBQ
- Correspondence – Edmonton Conservation Education Centre 2013-06-26 Re: 50th Anniversary of Conservation Education Programming
- Correspondence – Canadian Energy Pipeline Association 2013-07-10
- Correspondence – Lieutenant Governor of Alberta 2013-08-02 Re: Ag Fair
- Alberta Airports Management Association Newsletter – July 15, 2013
- FV Interagency Committee Meeting Minutes & Summer Update
- FV Recreation Board Meeting Minutes
- Growing the North Conference Sponsorship
- Mackenzie Municipal Services Agency Annual Seminar
- AAMDC Annual Membership 2013-2014

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

- Paddle Prairie Metis Settlement – 75th Anniversary

RECOMMENDED ACTION:

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

Author: C. Gabriel Review by: CAO

Mackenzie County Action List as of July 16, 2013

Council Meeting Motions Requiring Action

Motion	Action Required	Action By	Status
August 11, 2009 Council Meeting			
09-08-643	That administration pursue the federal government in order to acquire a portion of the land for the third phase of the Fort Vermilion Walking Trail project as discussed.	Joulia Bill Ron P.	In progress
July 9, 2012 Council Meeting			
12-07-494	That administration proceed as discussed regarding the access to Plan 0023789, Block 1, Lot 1.	Bill John Byron	In progress
August 22, 2012 Council Meeting			
12-08-550	That administration continue to work with Alberta Transportation to secure a long term lease in the Meander area. (gravel)	Bill Ron P. Mark	In discussion with AT
September 11, 2012 Council Meeting			
12-09-582	That Mackenzie County allows implementation of volunteer User Steering Committees with a minimum of 5 members in lieu of Co-op's and that administration draft a Terms of Reference for approval by Council.	John Bill Joulia	PW Committee
October 30, 2012 Council Meeting			
12-10-731	That Council continues lobbying to have the Zama Access and Highway 88 Connector roads designated as primary highways and immediate upgrading.	Joulia Bill	In progress Letter sent to the Premier Rec'd response from AT
December 11, 2012 Council Meeting			
12-12-857	That administration be authorized to proceed with negotiations to secure aggregate resources as recommended.	Joulia Bill Ron P.	In Progress
January 15, 2013 Council Meeting			
13-01-014	That administration be authorized to negotiate a three year contract extension with Alberta Transportation for the operation and maintenance of the Tompkins Landing Ice Crossing.	John	In progress
February 12, 2013 Council Meeting			
13-02-115	That the County enters into an agreement with Mackenzie Applied Research Association for the Federal Agriculture Site located in the Hamlet of Fort Vermilion and that the term coincides with the lease between the County and the Federal	Bill K. Grant Joulia	MOU is being drafted

Motion	Action Required	Action By	Status
	Government.		
February 27, 2013 Council Meeting			
13-02-121	That administration continue to work towards expanding the Fort Vermilion Bridge Campground recreational area by applying for a lease with Alberta Environment & Sustainable Resource Development that encompasses both existing and future area.	Ron P.	In progress
13-02-122	That an open house be held for the public to provide input on the future expansion of the Fort Vermilion Bridge Campground recreational area.	Ron P.	After lease is in place.
March 12, 2013 Council Meeting			
13-03-150	That administration investigate the construction of rural water line connections to access more provincial funding.	Joulia Bill K.	In progress
13-03-158	That administration proceed with obtaining legal advice to deal with the encroachment of the Manufactured Dwelling on Plan 042 2979, Block 24, Lot 8 in the Hamlet of La Crete.	Byron	Waiting for legal advice.
13-03-165	That administration proceed with drafting an Antenna System Siting Protocol for review by Council.	Byron	In progress
March 27, 2013 Council Meeting			
13-03-197	That the County's potential membership in the Peace Library System be referred to the Mackenzie Library Board for further review and recommendation.	Joulia	Mackenzie Library Board
April 9, 2013 Council Meeting			
13-04-225	That administration research options in getting the North Peace Water mapping survey completed.	Bill K.	Report by Sept. 2013 from AT
13-04-234	That the First Nation Chief & Council's be formally notified of monthly Council meetings and be invited to attend.	Joulia	In progress
April 12, 2013 Special Council Meeting			
13-04-247	That a letter be sent to MLA Frank Oberle requesting an exemption on the timber salvage policy on recreational areas and non-profit leases.	Joulia Bill K.	In progress
April 24, 2013 Council Meeting			
13-04-273	That administration investigate the farmland tax rates prior to the 2014 tax year.	Alison	2014 Budget
13-04-274	That a letter of support be provided to the Northwest Region FASD Society for their Supported Independent Living Program in the Mackenzie Region.	Alison	In progress

Motion	Action Required	Action By	Status
May 7, 2013 Council Meeting			
13-05-306	That Council approve in principal the Jubilee Park Committee proposal of improving La Crete Hill park and ask the Committee to work with administration regarding development.	Ron P.	Community Services Committee 18-Jun-13
13-05-319	That administration bring back a proposed Land Use Bylaw amendment for structure removals within Hamlets.	Byron	In progress
13-05-320	That administration research options for identifying flood areas for subdivision approvals in rural areas.	Byron	In progress
13-05-325	That August 26, 2013 be set as the auction date be set for the property under Roll 081648, Legal 9624275.4,29, (to be determined from the tentative auction dates, above) to be held in the Council Chambers at 4511 – 46 Ave, Fort Vermilion, Alberta at 1:00 p.m.	Alison	August 26, 2013
13-05-332	That administration develops a policy addressing dedication of reserves as per Division 7 of MGA for Council review and consideration.	Byron	Under Review
May 28, 2013 Council Meeting			
13-05-375	That the Zama Access paving be the first capital priority for paving a road outside a hamlet boundary and that administration continue reviewing options and applying for provincial and/or federal grants as these may become available with intent to complete the paving of this road.	Joulia Bill K.	In progress
13-05-379	That the utility rates be tabled to the first 2014 budget meeting.	Alison	2014 Budget
13-05-380	That administration investigate the cost and implementation of photo radar and bring it back to Council.	Ron P.	In progress 26-Aug-13
13-05-391	That administration be authorized to negotiate the purchase price of the Fort Vermilion Research Station with the deposit funding coming from the Drainage Reserve and report back to Council.	Joulia Bill	In progress
June 11, 2013 Council Meeting			
13-06-397	That the Fort Vermilion Recreation Board request for improvements to the Fort Vermilion Arena Park Playground be differed to the Community Services Committee for their review and recommendation.	Ron P.	In progress Community Services Committee
13-06-413	That Mackenzie County commits in assisting acquiring the federal machinery currently located at the Fort Vermilion Research Station.	Joulia Bill	In progress

Motion	Action Required	Action By	Status
13-06-425	That the washout update be received for information and that administration issue an invoice reflecting the cost to repair the unauthorized works on County property.	Alison John	In progress
June 26, 2013 Council Meeting			
13-06-435	That the County proceeds with issuing Cleanup Orders for all non-compliant properties in the Hamlet of Zama with the time schedule as presented.	Ron P. Don	Clean up letters issued
13-06-436	That administration look into the options for banning ATV's from the Hamlet of La Crete and look into options of contract peace officers.	Ron P.	Under Review
13-06-445	That the original Area Structure Plan timeline be followed and that administration proceed to public hearing on all Area Structure Plans as amended.	Byron	In progress
13-06-446	That administration respond to the Town of High Level indicating that the Mackenzie Highway Industrial Area Structure Plan has been amended by shifting the boundary further north, outside the Inter-municipal Development Area (IDP) area.	Joulia	In progress
13-06-447	That administration proceed with drafting a Land Use Bylaw amendment to permit a minimum lot size of 55' X 100' for single family residential lots and a minimum lot size 60' X 100' for multiple family lots as well as altering the side yard setbacks to maximize useable yard area.	Byron	In progress
13-06-451	That the County rebuild 1.5 miles of the Blue Hills Road with funding coming from the 2013 Gravel Budget at an estimated cost of \$300,000.	John K. Alison	In progress
13-06-454	That a Request for Proposal be issued for the chip seal project on the two miles of road north of La Crete.	John K.	RFP closes 07-Aug-13
13-06-458	That administration proceed with finalizing the La Crete Enhanced Policing Memorandum of Understanding with amendments as discussed.	Joulia	In progress
July 16, 2013 Council Meeting			
13-07-480	That the Atlas Landing Park Development be referred to the Community Services Committee.	Ron P.	Community Services Committee
13-07-482	That the Sewage Lagoon Disposal Agreement be adopted as presented and the fees be researched and brought back to Council.	John K.	
13-07-485	That a recommendation be made to Alberta Transportation to award the contract for the La Crete Lagoon Upgrades and Expansion project to		

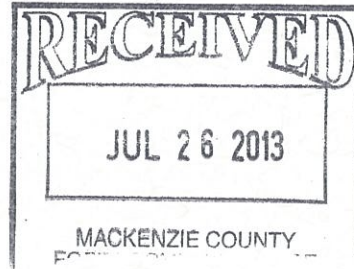
Motion	Action Required	Action By	Status
	the lowest bidder based on Option #2 for revised scope of work and costs.		
13-07-487	That a supplementary application be submitted to Alberta Transportation under the Alberta Water and Waste Water Program for the La Crete Lagoon Upgrades and Expansion project for the amount in excess of the prior approval.	Joulia	
13-07-493	That the approaches at RR191 and RR193 south of and connecting to HWY697 be designated as the future collector roads approaches as per Policy PW039.	John K.	
13-07-501	That administration brings the Fee Schedule bylaw to the next Council meeting, incorporating the business license fees as presented.	Alison	26-Aug-13
13-07-505	That administration be authorized to proceed with the Connector Industrial ASP as per the original boundaries only revising the zoning to accommodate landowner concerns, and for Footner Industrial ASP as per direction given in motion 13-06-445, with funding being relocated from the Rural Addressing project.	Byron	
13-07-518	That a letter be sent to Alberta Environment and Sustainable Resource Development expressing the County's continuing interest in the agricultural land expansion West of High Level and how it corresponds with the County's economic development and sustainability plans.	Joulia	In progress
13-07-519	That the County requests letters of support from the Towns of High Level and Rainbow Lake for the future agricultural land expansion West of High Level.	Joulia	
13-07-520	That Council request that the Minister of Health issue a formal directive to Alberta Health Services to reassess and reconsider the proposed new air ambulance model, and that the Health Quality Council of Alberta be involved in this review.	Joulia Carol	In progress
13-07-524	That administration be authorized to proceed with the counter-offer for the La Crete Airport terminal lease as discussed.	Joulia	In progress
13-07-525	That the proposal by the Mackenzie Applied Research Association be researched by administration and brought back to the next meeting.	Joulia	

Motion	Action Required	Action By	Status
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Community Sustainability Plan – Action Items

Tasks	Responsibility	Approximate Deadline
Sustainable governance items:		
Citizen-engagement plan, formal avenues for active citizen involvement in strategic planning, long-term planning; undertake citizen satisfaction surveys;	CAO	
Local elections – collect, keep and report to Council voter data from municipal elections (comparative between elections);	Carol	
Review and/or establish Council Policy/Procedure on media communications, responding to citizens, contact with Government, etc.;	CAO, Carol	
Establish a Council Library in the Corporate Office (make a variety of municipal government related books and magazines available);	CAO, Carol	Completed
Service delivery items:		
Review standards for the services that are delivered and establish a formal process to review and evaluate compliance with those standards;	Management Team	
Infrastructure items:		
Review and recommend options regarding an infrastructure management system;	Management Team	
Review/develop a plan for maintaining municipal infrastructure;	Management Team	
Economic vitality items:		
Bring options regarding establishing an annual business licensing;	Byron	
Risk management items:		
Review and report to Council regarding a municipal service continuity plan;	Management Team	
Review and report to Council regarding Occupational Health and Safety practices (inclusive of CORE certification status).	CAO	

July 22, 2013



Our File: 2140-MACK

Ms. Julia Whittleton
Chief Administrative Officer
Mackenzie County
PO Box 640
Fort Vermilion, Alberta
T0H 1N0

Dear Ms. Whittleton:

In response to your letter request of January 31, 2013 for intersection lighting at four locations, Alberta Transportation regional staff has completed lighting assessment at these locations. The findings of the assessment are as follows:

- Highway 697 and La Crete North Access – lighting is not warranted but delineation lighting (two light standards) is recommended due to the high night time collisions. This location will be placed on the department's list for lighting.
- Highway 697 and La Crete South Access – lighting is not warranted or recommended. No geometric, operational or safety concerns were identified at this location. However, the County may consider installing a "Stop Ahead" sign along with pavement markings and rumble strips on the access road.
- Highway 697 and 94th Avenue, La Create – lighting is not warranted or recommended. No geometric, operational or safety concerns were identified at this location. However, the County may consider installing a "Stop Ahead" sign along with pavement markings and rumble strips on 94th Avenue.
- Highway 58 and Highway 88 – lighting is not warranted or recommended. No geometric, operational or safety concerns were identified at this location.

If you require further information, please contact Danny Jung, Infrastructure Manager or myself, Shah Nawaz at 780-624-6280, toll-free by first calling 310-0000.

Yours truly,

A handwritten signature in blue ink, appearing to read "Shah Nawaz".

Shah Nawaz, P.Eng.
Acting Infrastructure Manager

SN/ljl

cc: Mackenzie County Council
Danny Jung, Infrastructure Manager



COUNTY OF GRANDE PRAIRIE No. 1

August 6, 2013

Mayor or Reeve, Council and CAO,

It is my pleasure to announce that the County of Grande Prairie will be celebrating the Grand Opening of the County of Grande Prairie Sportsplex. This feat would not have been possible if it wasn't for your strong and ongoing support. We would be honoured to have you attend the Grand Opening ceremony and celebrate this important accomplishment with us.

The Sportsplex is the largest construction project the County has undertaken, at a budget of \$37 million. Operated by Nustadia Recreation, this world class facility serves as the recreational hub for our entire region to use and enjoy. It features two NHL sized ice rinks, a 50,000 sq. ft indoor fieldhouse, 240 metre indoor track, a commercial gym operated by Motion Fitness, a retail outlet operated by Ernie's Sports Experts, and a lounge and concession. Additionally, the eight outdoor irrigated athletic fields are set to open in 2014.

The Grand Opening event will be taking place on September 8th, 2013 from 10 a.m. to 3 p.m. at the Sportsplex located at 7407-108 Street Clairmont, Alberta, Canada. The day will feature activities, including:

- Pancake breakfast at 10 a.m.
- Live music
- Ribbon cutting ceremony at 11 a.m.
- Special guest appearance of Canadian former NHL Star Lanny McDonald
- Hot dogs and beverages all day
- Show 'n' Shine for cars, trucks and bikes
- Petting zoo, face painting and bouncy castle for the kids
- Drop in activities on the ice surface, indoor fieldhouse, and walking track
- Fitness club tours
- Draws and giveaways
- STARS presentation at 1 p.m.
- Photo opportunity with STARS helicopter



Although the event is free-of-charge, we have chosen STARS as the beneficiary of any funds raised by donation during the event.

We are extremely proud of the facility and look forward to your possible presence at the Grand Opening. If you wish to attend, please RSVP by August 26th to communications@countyp.ab.ca. If you have any questions, please contact the Communications department at 780-532-9722.

Sincerely,

A handwritten signature in black ink, which appears to read "Leanne Beaupre". The signature is written in a cursive style with a large initial "L".

Leanne Beaupre
Reeve

GRAND OPENING

Sunday, September 8!



County of Grande Prairie **Sportsplex**



County of Grande Prairie No. 1
Alberta, Canada

7407 - 108 Street, Clairmont, AB



Join us from
**10 a.m. to
3 p.m!**

- Pancake breakfast at 10 a.m.
- Ribbon cutting ceremony at 11 a.m.
- Use of the 240 metre track
- Hot dogs & beverages all day
- Public skating
- Stick & Puck
- Bouncy castle
- Fitness club tours
- Drop-in soccer
- Face painting

**Pictures
with STARS
Helicopter!**

**Guest appearance
by Canadian former
NHL star
Lanny McDonald!**

Admission is free, but cash
donations of any amount
are encouraged!
**100% of the proceeds
go to STARS
Air Ambulance**



For more information call 780-830-7407 or email
info@cgpsportsplex.com www.cgpsportsplex.com

July 16, 2013



RECEIVED
JUL 29 2013

To whom it may Concern:

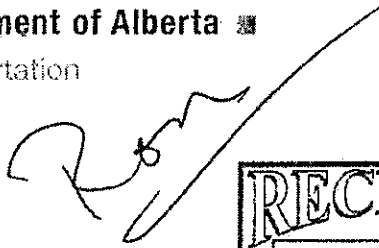
CC: MD County, Odell Flett, SPCA Edmonton, Pioneer Paper

MACKENZIE COUNTY
FORT VERMILION OFFICE

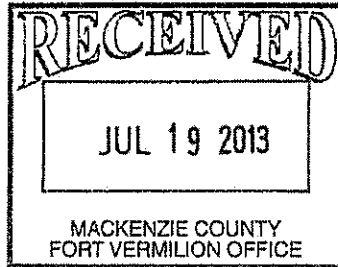
Re: Dog cages in the town of Fort Vermilion

I understand that dog owners have a responsibility to have their dogs on a leash. Although at times, dogs may get away from their owners. It is great that the county has a dogcatcher to catch the dogs that are wandering around. However, the cage that is set up seems to be a danger for dogs that are caught. There was a dog that was heard howling and crying for more than 12 hours. If a dog gets trapped after working hours and stays in the cage for long periods of time, that is cruelty to the dog to be without water and proper shelter. According to the SPCA, dog traps should be checked every 2 hours. When these traps are kept open after working hours, how can they be checked on? As a concerned resident, I would like to see these traps be watched carefully or removed.

Concerned Fort Vermilion Resident



July 11, 2013



Our File: 1565- Special Events

Ms. Sara Hiebert
Northern Wheels in Action
Box 276
La Crete, Alberta T0H 2H0

Dear Ms. Hiebert:

**Re: Proposed "Wheel-A-Thon" from La Crete to Fort Vermilion, August 24, 2013
Along Highway 697 and Highway 88
Mackenzie County**

Please accept this letter as Alberta Transportation's approval to use Highway 697 and Highway 88 from the Hamlet of La Crete to the Hamlet of Fort Vermilion for the above noted event. All rules and regulations must be followed as outlined in the attached guidelines for "Walkathons", "Bikeathons" and "Use of Highways by Off Highway Vehicles". This event should be conducted in a manner that will not create a hazard to either the participants or the motoring public. Each separate group should contain their own flag persons for directing traffic. All participants must use the left side of the highway (facing traffic) for this event. All rest areas along the route must be located outside the Highway right-of-way.

Please ensure that all appropriate Provincial and Federal Acts and Regulations are adhered to regarding this event. You are responsible for obtaining all necessary permits. The department will not assume any responsibility for any incidents that may occur on the highway during, or as a result of, the event. Due care must be exercised.

The department wishes your organization a successful and safe event. Should you require additional information, please call me at 780-624-6280.

Yours truly,



Mae Stewart
Operations Engineer

MS/ml
Attachment

cc: Joulia Whittleton, CAO, Mackenzie County, Fort Vermilion
Rommel Directo, Alberta Transportation, High Level



Description of Proposed Special Event:

The following information may be provided on separate sheets and attached to this application form:

- Describe the event and outline its purpose and/or scope.
- Describe the capabilities and the age range of participants.
- Provide a traffic accommodation strategy for the event.
- Provide details on traffic control person/devices, expected size of crowd/spectators, animal involvement and their experience in traffic if relevant, number of escort vehicles, etc.

~~power chair, scooters & other off road vehicles~~
 driving from La Crete to Fort Vermillion to
 raise awareness of lack of transportation
 in Northern Alberta communities for people
 with disabilities. Age range from 5 - Adult
 we're planning on pilot vehicles in
 front & back of line, hopefully no
 spectators due to nature of track only
 emergency personnel, RCMP & designated
 caregivers & volunteers to assist participants
 Attached you will find a map of
 where we plan to go. Any further
 question please direct to Sara Hickert
 @ Alberta Health Services.
 Thank You

I/We hereby apply for permission to conduct a special event on a provincial highway(s) in accordance with the particulars, plan, and traffic accommodation strategy submitted herewith. I/We understand that a submission of this form constitutes an application only and the event may not commence until approval is issued. I/We understand that Alberta Infrastructure and Transportation assumes no responsibility for whatever may occur during or as a result of the event.

Sara Hickert
 Signature of Applicant

July 10, 2013
 Date



Town of High Level
10511 - 103rd Street
High Level, AB Canada
T0H 1Z0
Telephone: (780) 926-2201
Facsimile: (780) 926-2899
town@highlevel.ca
www.highlevel.ca

OFFICE OF THE MAYOR

Tuesday June 25, 2013

Honourable Fred Horne
Minister of Health
208 Legislature Building
Edmonton, AB Canada
T5K 2B6



Dear Minister Horne:

The Town of High Level would like to express its concern regarding the recommended changes to the Air Ambulance model in our region.

The 25 percent reduction in aircraft availability in our region causes us the greatest concern. The High Level region is one of the most remote regions in our province. Our medevac planes also serve a large area including northern BC and the Fort McMurray region. Decreasing one plane to a dayshift only plane severely reduces the capability to respond to serious incidents during the overnight hours. This is a time when staff at the hospital is reduced and access is often limited. Having the availability of two full time planes provides the needed coverage to our region to transport serious injuries or illnesses without delay.

The other issue at hand is the relocation of the second plane from Fort Vermilion to High Level. Currently this model works well with many cases, especially at night, when the airport is inaccessible due to fog. Having the flexibility of a second plane in Fort Vermilion gives the region the flexibility to ground transfer quickly to Fort Vermilion and still get the patients to Edmonton in an acceptable time frame.

We strongly believe that the changes made to our Air Ambulance service in our region without consultation of our community will have a detrimental effect on our access to tertiary care facilities in the Edmonton region.

We request that you re-examine this issue and consider the situation of the far north of the province regarding access to emergency care.

Gateway To The South



TOWN OF HIGH LEVEL
Gateway to the South

Town of High Level
10511 - 103rd Street
High Level, AB Canada
T0H 1Z0
Telephone: (780) 926-2201
Facsimile: (780) 926-2899
town@highlevel.ca
www.highlevel.ca

Yours truly,

Peter Ernst

Mayor

Town of High Level

cc: Minister Frank Oberle
Town of High Level Council
Dean Krause, CAO, Town of High Level
Reeve Neufeld, Mackenzie County

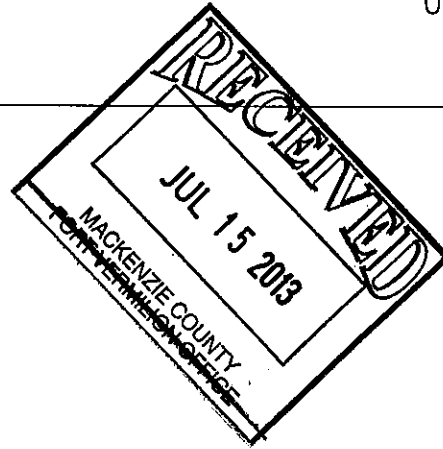
Gateway To The South



NORTHERN SUNRISE COUNTY

www.northernsunrise.net

Bag 1300
Peace River, AB T8S 1Y9
Office: 780-624-0013
Fax: 780-624-0023



July 2, 2013

Honourable Fred Horne
Minister of Health
208 Legislature Building
10800 97 Avenue
Edmonton, AB T5K 2B6

Minister Horne, *Fred*

RE: AIR AMBULANCE SERVICE IN NORTHWEST ALBERTA

It has come to Council's attention that Alberta Health Services (AHS) is currently re-evaluating the number of fixed wing air ambulance aircraft and their locations within Alberta. This decision was made without any consultation with Council, and to our understanding, without consultation from other municipalities in the Peace River region.

It is Council's understanding that aircraft based in Peace River are currently strategically located to serve the communities in northwest Alberta. The removal of one plane from Peace River will leave only one critical care plane in the region. That critical care plane will still be responsible for medevacs to and from locations in northern Alberta and in British Columbia. When this plane is on a call, patients in Peace River will have to wait for a plane to fly in from another location, resulting in delays for patients awaiting transport.

Council respectfully requests that the decision to remove one fixed air ambulance aircraft from Peace River be reconsidered, at least until such time that municipalities and other stakeholders can be properly consulted. Northern Sunrise County wants to work with Alberta Health Services to support health care policy decisions that will improve the quality of health care services to residents, and we can do this only if we are part of the discussion prior to a decision being made.

Thank you for your consideration of Council's request.

Respectfully Yours,

Carolyn Kolebaba
Carolyn Kolebaba
Reeve

cc: Honourable Frank Oberle, MLA for Peace River
Pearl Calahasen, MLA for Lesser Slave Lake

A vibrant dynamic County, reflecting strong values and progressive attitudes, while balancing nature and economic growth in a global environment

Mackenzie County; Municipal District of Big Lakes; Birch Hills County; Clear Hills County; Municipal District of Fairview; County of Northern Lights; Municipal District of Peace; Municipal District of Smoky River; Municipal District of Spirit River; Town of Fairview; Town of Falher; Town of Grimshaw; Town of High Level; Town of Rainbow Lake; Town of High Prairie; Town of Manning; Town of McLennan; Town of Slave Lake; Town of Spirit River; Village of Berwyn; Village of Donnelly; Village of Girouxville; Village of Hines Creek; Village of Hythe; Village of Rycroft; Village of Nampa

J:\2013 DATA\CORRESPONDENCE\7 July\Minister Horne re Air Ambulance Service in Northwest Alberta.docx



COUNTY OF
Northern Lights

#600, 7th Ave NW, PO Box 10, Manning AB T0H 2M0
Phone 780-836-3348 Fax 780-836-3663
Toll Free 1-888-525-3481

July 18, 2013

RECEIVED
AUG 7 2013

25.10.00

Honorable Fred Horne
Minister of Health
208 Legislature Building
10800 97 Avenue
Edmonton AB T5K 2B6

**MACKENZIE COUNTY
FORT VERMILION OFFICE**

Minister Horne:

Re: Air Ambulance Service in Northwest Alberta

On behalf of the Council for the County of Northern Lights, I am writing to express our displeasure and concern with the recent actions of Alberta Health Services with respect to Air Ambulance Service in Northwest Alberta.

Our Council has been made aware that aircraft based in Peace River, which are strategically located to serve communities in Northwest Alberta, are being decreased by one, leaving one critical care plane in the region. We have reviewed the information posted by AHS on the website and find that the information is somewhat one sided and does not answer many of our questions regarding this plan.

There has been no effort on the part of Alberta Health Services to consult with affected municipalities and stakeholders prior to making this decision, and we would respectfully request that the decision be reconsidered, at least until such time as municipalities have been properly consulted. This Council wishes to work with Alberta Health Services to support health care policy decisions which would improve the quality of services to our residents. Allowing municipalities to be part of the discussion prior to decisions being made is the only way which we can meet this goal.

Thank you for your consideration of this request.

Yours truly,

Cheryl Anderson
Reeve

Cc: Honorable Frank Oblere, MLA – Peace River
Honorable Hector Goudreau, MLA – Dunvegan Central

Mackenzie County

- MD of Big Lakes
- Birch Hills County
- Clear Hills County
- Northern Sunrise County
- MD of Fairview
- MD of Peace
- MD of Smoky River
- MD of Spirit River
- Town of Peace River
- Town of Fairview
- Town of Falher
- Town of Grimshaw
- Town of High Level
- Town of Rainbow Lake
- Town of High Prairie
- Town of Manning
- Town of McLellan
- Town of Slave Lake
- Town of Spirit River
- Village of Berwyn
- Village of Donnelly
- Village of Girouxville
- Village of Hines Creek
- Village of Hythe
- Village of Rycroft
- Village of Nampa



NORTHERN SUNRISE COUNTY

www.northern sunrise.net

Bag 1300
Peace River, AB T8S 1Y9
Office: 780-624-0013
Fax: 780-624-0023

RECEIVED
AUG 7 2013

July 29, 2013

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

**MACKENZIE COUNTY
FORT VERMILION OFFICE**

Dear Reeve Neufeld & Council,

**RE: NORTHERN SUNRISE COUNTY'S 10th ANNIVERSARY CELEBRATION BBQ, AUGUST 16, 2013
12:00-1:30 P.M.**

Please join our Council, and Premier Alison Redford as we celebrate Northern Sunrise County's 10th Anniversary Celebration BBQ on August 16, 2013.

The anniversary celebration will be held at Cecil Thompson (CT) Park located at the junction of Highway 2 and Sunrise Road, next to Northern Sunrise County's Administration building. Whitemud Catering will be providing our BBQ and refreshments.

We look forward to celebrating with you on August 16, 2013.

Sincerely,

Carolyn Kolebaba
Reeve



**Edmonton Conservation
Education Centre for Excellence**
#88, 4003 – 98th Street
EDMONTON, ALBERTA T6E 6M8
Phone: (780) 466-6682 Fax: (780) 431-2871
E-mail: edmontoninfo@aheia.com



June 26, 2013

Good day,

The **Alberta Hunter Education Instructors' Association** is a registered charity providing Conservation Education programming to Albertans of all ages.

We just celebrated a few milestones. From inception to date, over 380,000 participants have attended one of our camp programs. In 2013 over 75,000 Albertans will be involved in at least one element of Conservation Education. To date we have had over 1,300,000 students graduate from one of our Conservation Education programs.

In 2014 we will be celebrating our 50th anniversary of providing Conservation Education programming.

Currently we are looking for your assistance. On September 14th, 2013 we will be holding a fundraising banquet in Edmonton. The goal is to raise funds to support our programs. Specifically we are asking for donations either through cash or "donation in kind", for our Fall Festival Banquet. Your donation will be used to raise desperately needed funds to further support our Conservation Education Programs.

Should you require additional information or wish to attend the A.H.E.I.A. Fall Festival Banquet please contact me directly at len@aheia.com.

Thank you in advance for your consideration of our request!

Sincerely,

Len Gransch
Banquet Chairman
Phone: 1-866-282-4342 (toll free) 780-466-6682 (office) 780-920-9362 (cell)
Email: len@aheia.com

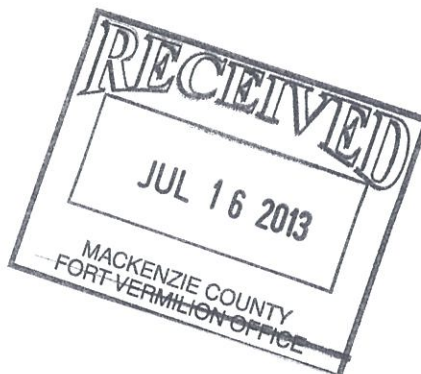


canadian energy pipeline association
association canadienne de pipelines d'énergie

Suite 200, 505 – 3rd St. SW
Calgary, Alberta T2P 3E6
PHONE 403.221.8777
FAX 403.221.8760

July 10, 2013

Mr. Bill Neufeld
4511-46 Avenue, Box 640
Fort Vermillion, AB T0H 1N0



Dear Mr. Neufeld:

The members of The Canadian Energy Pipeline Association (CEPA) safely and reliably operate Canada's transmission pipeline network – 114,000 kilometres of it, including 55,000 kilometres here in Alberta.

It's a network of pipelines that carries not just crude oil and natural gas across Canada, but significant economic contribution. Our members' pipelines run underground and often similarly unseen are the billions of dollars and thousands of jobs associated with the operation of this pipeline network.

Canada's crude oil and natural gas transmission pipelines are stable generators of long-term employment opportunities and innovation, and without reliable pipeline infrastructure to transport oil and natural gas, our national prosperity would deteriorate. Last year Alberta, CEPA member companies contributed \$12 million in community investment, \$270 million in local procurement contracts, and directly employed more than 7,000 people. On top of that, the industry supported 875 Alberta-based businesses and their employees. Government revenues accrued through property and corporate taxes from our members exceed \$1 billion, and are used to support municipalities and many federally-funded infrastructure projects across the country.

For this economic contribution to continue to grow and flourish, it will be critical to ensure that Canada's energy resources can get to new markets. The fact is that Canada could lose more than \$1 trillion in GDP over the next 25 years, and more than \$270 billion in tax revenue over that same period, if new pipelines are not built and we continue to sell our energy products at discounted prices due to a lack of access to world markets.

As part of CEPA's continuing efforts to provide information to inform the current discourse about development and operation of Canada's pipeline network, we have created a new educational tool that details the overall economic significance of the transmission pipeline industry. With this tool, we are trying to provide broad, comprehensive and balanced facts about our industry's economic contribution.

The tool, titled "Pipelines: Enablers of Prosperity", can be found on our website at www.aboutpipelines.com, where it joins information about the safety record of our members and the technologies and practices we employ to ensure crude oil and natural gas are safely transported across the country. We will be regularly updating the tool with the latest information on our industry's economic story, and hope you will find the information we've made available useful.

If you have any questions, please do not hesitate to contact Cathy Hay at 403-221-8762 or via email at chay@cepa.com.

Sincerely,

Philippe Reicher
Vice-President, External Relations



Discover the overall economic impact of Canada's transmission pipeline network.

See for yourself...

aboutpipelines





RECEIVED
AUG 7 2013

Office of the Lieutenant Governor of Alberta
3 Floor, Legislature Building
10800 - 97 Avenue
Edmonton, Alberta, Canada T5K 2B6

**MACKENZIE COUNTY
FORT VERMILION OFFICE**

AR 2418

August 2, 2013

Mr. Bill Neufeld
Reeve
Mackenzie County
P.O. Box 640
Fort Vermilion, Alberta
T0H 1N0

Dear Reeve Neufeld:

Thank you for inviting His Honour, Colonel (Ret'd) the Honourable Donald S. Ethell, OC, OMM, AOE, MSC, CD, LLD, Lieutenant Governor of Alberta to attend the 1st Annual Mackenzie County Agricultural Fair and Trade Show during the weekend of August 9 through August 11, 2013.

We regret to advise that due to a previous commitment the Lieutenant Governor will not be able to join you for this special weekend. The Lieutenant Governor would very much like to attend any future events in your County for which we ask notice of 3-6 weeks. His Honour conveys his best wishes for a most enjoyable, successful and memorable gathering.

Sincerely,

A handwritten signature in black ink, appearing to read "Barb Walline".

for: Barb Walline (Ms.)
Private Secretary to the Lieutenant Governor



AIRPORT NEWS

Strengthening the Viability, Growth and Safety of Community Airports in Alberta

Volume 8 No. 14 July 15, 2013

Alberta Airports Management Association®

WELCOME TO INVISIBLE INTELLIGENCE LLC – reprinted from AOPA Newsletter, via Lloyd Sherk, Beaverlodge Airport Commission

Invisible Intelligence LLC was developed to provide low cost data devices to assist small airports in day to day operations. The developers have been involved in airports with a combined 33 years of aviation experience. They are currently working on similar devices to be used in other markets. Their first product G.A.R.D.™ (General Audio Radio Device) was developed to provide low cost air traffic recording for general aviation airports.

With over 5,221 general aviation airports in the US, and over 1,500 accidents a year (an average of over 125 accidents a month), the time has come to monitor all radio traffic. G.A.R.D.™ is also capable of generating reports, such as transmissions per day, duration of transmissions, and average length of transmissions.

[Mainers Design New Tool For Airport Safety](#) - WGME

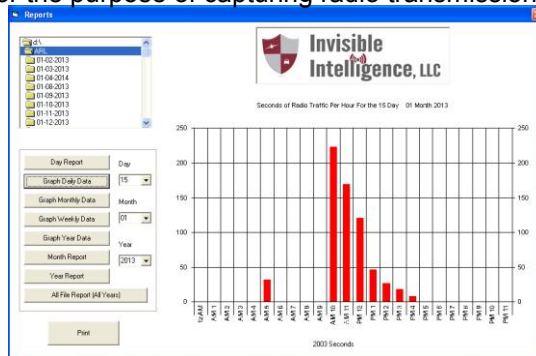
OWL'S HEAD (WGME) -- A little black box could have a big impact when it comes to your safety in the air. Two Augusta men invented a device they hope will prevent crashes like the one in Owl's Head that killed three men last year. [More](#)

[New Black Box IS Developed Specifically For Small Airports To Increase Safety](#) – Aviation eBrief AOPA

John Guimond, manager of the Augusta State Airport in Maine, and his business partner, Ron Cote, have developed the General Audio Recording Device. The device is a black box designed specifically for use at small airports. [More](#)

[GA Crash Leads To Safety Product](#) – AV web.com

John Guimond, an airport manager in Maine, and Ron Cote have responded to a fatal aircraft accident by working to develop a fixed-base audio recorder for the purpose of capturing radio transmissions at small airports. [More](#)



- AAMA Board of Directors Chair** Doug Mark, Manager, Operations/Terminal Services, Grande Prairie Airport
dmark@grandeprairieairport.com
- Vice-Chair** Denis Foss (Membership), Lloydminster dalefoss@yahoo.com
- Directors** Dave Bellows, Airport Manager, Peace River Airport, dbellows@peacereiver.net
 Ken Fowler, Airport Manager, Rocky Mountain House Airport
kwfowler@harewaves.net
 Wade Frasz, Airport Manager, Lloydminster Airport, airport@lloydminster.ca
 Gerald Pellerin, Director of Operations, Town of Edson,
gpells@townofedson.ca
 William Stewart, Airport Manager, Whitecourt Airport,
william.stewart@woodlands.ab.ca
 Leonard Weiss, Operations Manager, Red Deer Airport,
L.Weiss@flyreddeer.com
- Treasurer** Ken Skahl, Airport Manager, Slave Lake Airport Services Commission,
ken@slavelakeairport.ca

From the Internet Airport Reference Database:

Conducting Airport Peer Reviews – Transportation Research Board
 Model Mutual Aid Agreements for Airports - Transportation Research Board
 Air Ambulance Model – Slave Lake FAQs – Alberta Health Services
 Lake Simcoe Aeropark Brochure – Township of Oro-Medonte

CONFERENCES & TRAINING – 2013

- [IAAE Canada Online Courses](#)
[IAAE Canada 2013 Training Course Calendar](#)
[2013 SWIFT Conference and Trade Show](#) – Ottawa, ON
[CANEW](#) – Campbell River, BC
[AMCO 28th Annual Convention & 16th Annual Tradeshow](#) - Peterborough, ON
[RCAC ACAP Meeting & AGM](#) – Richmond, BC

September 9 – 12
 September 23-27
 October 6 – 8
 October 28-29



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- The occurrence of freezing rain (AWOS IV)



2





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2. [Westlock Municipal Regional Airport Advisory and Airport Cost Share](#)
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4. [RCAF Crews Rescue 31 During Alberta Flood Response \(High River\)](#)
5. [WestJet Takes Stage for Encore](#)
6. [Aircraft Patrolled or Highway Robbery?](#)
7. [Region Needs to Get Behind Villeneuve Airport](#)
8. [Bombardier Says First Flight of CSeries Jet Delayed](#)
9. [Town of Fairview Offers Moral Support to Pearce River Over Removal of Air Ambulance](#)
10. [Airdrie Regional Air Show Will Benefit Alberta Flood Victims](#)
11. [Town Council Wants More Information About County Airport Plans \(Edson\)](#)
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13. [Free-Standing Air Tallest Traffic Control Tower in Canada \(Calgary\)](#)
14. [Air Canada Reports June Load Factor](#)
15. [WestJet Reports Record June Traffic](#)
16. [Aircraft Movement Statistics: Airports without Air Traffic Control Towers: Annual Report](#)
17. [Vulcan Airport More Clearly Identified](#)
18. [Air Canada to Launch Service to Red Deer, AB Connecting Central Alberta to International Network](#)
19. [Edson Airport Needs Better Security for Commercial Flights: Report](#)

NOTE TO READERS: The links connect to many news sites where content is cycled rapidly. If you wait too long before reading, the links will disappear. We invite readers to submit articles and photographs related to their airport operation so others may benefit from the information.

May 1, 2013

1. [Villeneuve Only Plausible Choice](#) – The St. Albert Gazette

The thing about common sense is it's just not that common. It is absolute common sense that the Villeneuve Airport can and should fill the void of being a regional airport once the Edmonton Municipal Airport closes.

June 10, 2013

2. [Airport Paving Project](#) – Town of High Level Council Minutes

Resolution #263-13: Moved by Councillor Forest THAT Council allocate an additional \$73,000 from General Reserve to the 2013 Paving Project and \$111,000 from General Reserve to the 2013 Airport Taxiway Project.

June 11, 2013

3. [Hamlet Boundary to Include Cooking Lake Airport Development](#) – Strathcona County Council Minutes

Motion 353/2013 – Moved by B. Riddell: THAT Council give first reading to Bylaw 1-2013, a bylaw that proposes to expand the South Cooking Lake Hamlet boundary to include the existing South Cooking Lake Airport (Page 13 of Minutes)

June 21, 2013

4. [RCAF Crews Rescue 31 During Alberta Flood Response](#) – by David Pugliese, Ottawa Citizen

Canadian Armed Forces' assets (3 in total – a Griffon, Cormorant and Hercules) have been active and monitoring the Canmore, High River and Kananaskis areas of Alberta. Over the course of the night, the crew of the Griffon and Cormorant, aided by illumination provided by the Hercules, rescued 31 people that were stranded on rooftops and transported them to the High River airport.



June 24, 2013

5. [WestJet Takes Stage for Encore](#) – CNW

CALGARY - WestJet today launches WestJet Encore, Canada's newest regional airline, with service to Fort St. John, Nanaimo, Vancouver, and Victoria, British Columbia and Saskatoon, Saskatchewan. WestJet Encore features a new fleet of Bombardier Q400 NextGen aircraft.

June 25, 2013

6. [Aircraft Patrolled or Highway Robbery?](#) – Editorial, Bonnyville Nouvelle

Spending taxpayer money on signs and aircrafts, rather than actually improving Alberta's roads seems slightly misguided. Nevertheless, the provincial government's Ministry of Transportation has forged ahead with plans to increase aircraft patrols on Alberta's highways, in search of the speeding drivers.

7. [Region Needs to Get Behind Villeneuve Airport](#) – The St. Albert Gazette

In 2011, the Springbank Airport just outside of Calgary was the twelfth busiest airport in Canada by total aircraft movements. That's an impressive statistic, considering the list, which is headed by Toronto's Pearson International and includes Vancouver International and Montreal's Pierre Elliott Trudeau International.

June 26, 2013

8. [Bombardier Says First Flight of C Series Jet Delayed](#) – The Prince Albert Daily Herald

MONTREAL - The first flight of Bombardier's new C Series jet has been delayed. The Montreal-based company says the inaugural flight of its new flagship passenger jet is now scheduled by the end of July, rather than by the end of this month.

9. [Town of Fairview Offers Moral Support to Peace River Over Removal of Air Ambulance](#) – by Chris Eakin, Fairview Post

Fairview is giving Peace River some moral support after Alberta Health announced it would be moving an air ambulance out of Peace River. Town council received a letter from the Town of Peace River requesting a letter of support.

June 27, 2013

10. [Airdrie Regional Air Show Will Benefit Alberta Flood Victims](#) – by Matt Durnan, The Airdrie City View

This year's Airdrie Regional Air Show has promised to be both entertaining, environmentally-friendly and have recently added charitable to the list of attributes. Spectators at this year's event will be helping victims of recent floods in southern Alberta, with 20 per cent of the proceeds from ticket sales going to the Red Cross specifically for the Alberta Flood Victim's Relief Fund.



MATT DURNAN/Rocky View Publishing Airdrie Regional Air Show spokesperson Al Jones says the 2013 edition of the event will include fundraising efforts for flood relief and will be included in a Discovery Channel/Great Pacific TV reality show.



File Photo

11. [Town Council Wants More Information About County Airport Plans](#) – by Gord Fortin, Edson Leader

Edson Town Council has decided to seek more information from Yellowhead County with regards to the airport location study. Many councillors expressed concerns about the true benefits to contributing to the study would be for the town of Edson.

July 1, 2013

12. [New Face at McMurray Airport Authority](#) – Fort McMurray Airport

August will bring a new face to the Fort McMurray Airport Authority when Marlene Kowalski will step in at the vice-president of corporate services and CFO. "I'm delighted to have been selected as the VP of corporate services and chief financial officer at the Fort McMurray Airport Authority," Kowalski said in a release.



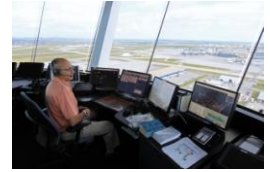
July 3, 2013

13. [Free-Standing Air Tallest Traffic Control Tower in Canada](#) – by Amanda Stephenson, Calgary Herald



From left, Town development officer Jeff Johnstone and Centennial Committee co-chairs Louise Schmidt and Dave Munro in front of the Vulcan Airport's new sign.

CALGARY - On a Wednesday afternoon, 270 feet above the ground, four men are keeping careful watch. They'll say hello, but they don't have time for long conversations. They need to keep their focus on the monitors in front of them & the 360-degree, panoramic windows that surround them.



A NAV Canada air traffic controller looks out from the new NAV Canada traffic control tower at the Calgary International Airport, in Calgary, Alberta Wednesday, July 3, 2013.

Photograph by: Stuart Graddon, Calgary Herald

July 4, 2013

14. [Air Canada Reports June Load Factor](#) - CNW

MONTREAL – For the month of June, Air Canada reported a system load factor of 85.0%, versus 85.6% in June 2012. System traffic increased 2.1% on a system-wide capacity increase of 2.8%.

15. [WestJet Reports Record June Traffic](#) - CNW

CALGARY – WestJet today announced June 2013 traffic results with a load factor of 76.8%. Revenue passenger miles (RPMs), or traffic, increased 8.3% year over year, and capacity, measured in available seat miles (ASMs), was 11.3% higher over the same period.

July 5, 2013

16. [Aircraft Movement Statistics: Airports without Air Traffic Control Towers: Annual Report](#) – Statistics Canada

In 2012, the number of take-offs & landings recorded at 141 Canadian airports without air traffic control towers was 670,830 movements. Peterborough, Ontario (35,436 movements) and Goose Bay, Newfoundland & Labrador (35,197 movements) were the most active sites.



A consulting firm's report says the facilities at the Edson Airport are not ready to handle passenger flights.

17. [Vulcan Airport More Clearly Identified](#) – by Simon Ducatel, Vulcan Advocate

The Vulcan Airport had a new sign installed on Thursday, June 20. The sign, which cost about \$4,000 & was made by Total Impact Signs, based out of Lethbridge, was installed to promote the airport further & to add to the participation of Vulcan's Aug. 2-5 centennial celebration...

July 10, 2013

18. [Air Canada to Launch Service to Red Deer, AB Connecting Central Alberta to International Network](#) – CNW

MONTREAL - Air Canada announced today it will commence scheduled service to Red Deer, Alberta on September 3, 2013 with three daily flights from Red Deer Airport to Calgary. Flights will be operated by Air Georgian under the Air Canada Express brand, using 18-seat Beechcraft 1900D aircraft. "Air Canada is strategically expanding its domestic services, offering customers more destinations and choices when flying.

July 12, 2013

19. [Edson Airport Needs Better Security for Commercial Flights: Report](#) – by Eric Plummer, Hinton Parklander

The Edson Airport needs a better terminal to bring passenger airline service to the west Yellowhead region, according to a consulting firm's feasibility study. A 104-page report compiled by the consulting company InterVISTAS was provided to Hinton's town council members this month, exploring the viability of introducing regular airline flights to the Edson Airport.

PLEASE NOTE THE CONTACT INFORMATION FOR THE ASSOCIATION

ALBERTA AIRPORTS MANAGEMENT ASSOCIATION
AAMA Office Attention: Wayne Steel
BOX 1705 CAMROSE AB T4V 1X6
PHONE 780-678-5226 email: abarpt@telus.net



Fort Vermilion Interagency Committee

Location: Fort Vermilion School Division

Meeting Minutes

Date of Meeting: June 6, 2013

Present:

Irene van der Kloet	<i>Brighter Futures Society</i>
Cheryl Saloff	<i>Canadian Prenatal Nutrition Program Coordinator</i>
Theresa Jorgensen	<i>Home Care</i>
Sharon Wurtz	<i>Alberta Health Services – Health Promotion</i>
Leslie Prenoslo	<i>Alberta Health Services – Health Promotion</i>
Maarten Braat	<i>Fort Vermilion Board of Trade</i>
Judy Ostrowski (phone)	<i>Alberta Traffic Safety</i>

Meeting Summary:

- 1.0 Call to Order at 10:07 am

- 2.0 Introductions and Regrets
 - 2.1 Regrets from Lucille Labreque, Rosemarie Stalker, Odell Flett, Tracy Parenteau

- 3.0 Adoption of Agenda (Theresa)

- 4.0 Approval of Minutes for May meeting (Sharon approved, with amendment of “walk on challenge” not “pedometer challenge”)

- 5.0 Current business:
 - 5.1 Fort Vermilion 225 Years Celebrations: No one available with updates. Last Leslie heard was the events will be paired with County Agriculture Days on August 9th so 225th Celebration would be August 10th/11th

 - 5.2 Facebook Page: Still on Judy’s “to do” list, has had really busy last couple of months. Discussed advertising new Facebook page with Muskeg Buzz and on Buy and Sell pages, once it is ready.

 - 5.3 Welcome Baskets: Have collected lots of great information from people and Sandra Friesen-Peters supplied bags for these. Leslie to get Fort Vermilion history pamphlet from the museum. **End of June will be the deadline to get pamphlets/information/items to Leslie at the Health Center.** These will be something we continually update to make sure information stays current.

 - 5.4 Board of Trade 100th Anniversary: Still working on getting information from the archives.

5.5 Summer Meetings: Decision made to not meet face to face again until September. Once the Facebook page is up and running, people can post updates on there about summer events. Leslie will compile these Facebook updates as well as email updates in late July and distribute to the interagency committee.

6.0 Roundtable

6.1 Traffic Safety (Judy – phone)

- This month is commercial vehicle awareness month (targeting the drivers, but also public such as through blind spot education – if you can't see the mirror, they can't see you) Visit saferoads.com for more info
- July is motorcycle safety month – will have BBQs across the region to promote
- August is impaired driving month
- "511" is operating live now instead of AMA Road Reports
- June 13/14 Car Seat Technician Training in Fort Vermilion. \$40, still spots left, contact Glenda at FVSS
- June 14 from 4-7 is car seat clinic for families to stop by for an inspection

6.2 Home Care (Theresa):

- Diabetic Walk went well - 29 people for blood sugars & blood pressure checks
- Passed along a big thank you to FVCC for running the collective kitchens for seniors – they have heard great comments about them!

6.3 Leslie (Alberta Health Services - Health Promotion):

- Diabetic walk involved high school this year (presented on diabetes and then students walked with the community).
- *Note: Diabetes Walk was a partnership between Northeast Community Adult Learning Council (NECALC) and Tallcree Health. So thank you to Tracey Parenteau, Marilyn Eek, Wendy Ward and others who helped out with this!*
- Successful for \$2000 from Communities Choosewell funding to run a mother/daughter day with health component. Looking to partner with FVSS, Tallcree Health, anyone else who is interested
- Busy season with the schools. Applying for further funding for the division wellness committee.
- AHS has created "Healthy Parents, Health Children" books that will be sent out at end of June. Two books – one for prenatal, one for kids 0-6 yrs (includes variety of topics, ~300 pages each). Looking into how these will be disseminated in our area. Heard these will be going to Parent Links, CPNP – let Leslie know if you have heard anything about this.

6.4 Sharon (Alberta Health Services – Health Promotion):

- "Walk on" challenge is still going strong

- Bike Rodeos are coming up (Kevin Smeltzer organizing) – Fort’s will be in August
- Kevin doing Ag/Farm safety as part of the Rocky Lane Ag Days on June 15th

6.5 Board of Trade (Maarten)

- New website coming up! Maarten will share address when it is up

6.6 Brighter Futures (Irene):

- Wrapping up for the summer. Will start accepting registrations for next year after the September long weekend, likely will start programs at end of September.
- Recently had licensing visits, now licensed until May 2014.
- Next year is 20 years since incorporation!
- June 20th is AGM (talk to Gerry Cyr if interested in joining board)
- Casino fundraising event held in May – went well.
- Partnership between Parent Link/CPNP/Brighter Futures/Injury Prevention in May to put in a Health and Safety Family Fair in High Level
- Personal note, Irene recently certified as a CHRP (Certified Human Resources Professional) – anyone who could use help with job search process (eg. Resume, cover letter, interview) or in searching for employees should contact her

6.7 Native Friendship Center (Cheryl Saloff)

- Aboriginal Day (June 21) hosting food and events at Friendship Center in High Level

6.8 Mental Health Promotion (Emailed Update from Lucille)

- June 12 noon- 2:00 at Beaver First Nation Band Office, Suicide Talk , 90 minute presentation with time for questions. Open to public. No cost. Lianne Mercredi is organizing this and I will be presenting.
- June 13 noon – 2:00 p.m. at FV Complex, Suicide Talk ,90 minute presentation with time for questions. Open to the public. No cost. FV Victims Services is organizing, Dia Thurston is organizing this and I will be presenting.
- June 13 at 5:00 p.m. at FCSS I am doing an activity called Edward the Crazy Man with the teen girls. It is about schizophrenia and stigma, and accepting those with mental illness. We will read a story then create a costume on a mannequin.
- June 21 Rocky Lane School will be celebrating Aboriginal Day with a Family Kite Flying activity.

6.9 CIAM Radio (Emailed from Rosemarie Stalker): All of us at CIAM Radio thank this very supportive community for joining us in our Grand Opening and 10 year celebration (2003-2013) on Saturday, May 18, 2013. It was an extremely special day/weekend for us here. CIAM Radio volunteers will be moving the broadcast portion over to the new building during the week of June 23-28, Lord willing. We have 4 tours scheduled for ECS classes (June 6, 10, 12 and 13). CIAM is a listener-supported broadcast. Send us your

community events. The email: ciam@ciamradio.com. Website: ciamradio.com – click Fort Vermilion.

6.10 FVSS (Email Update from Glenda):

- Seniors Tea & Bingo is June 6th at 7:00 (free)
- Jail and Bail (June 7th) – minimum \$20 to put in a “warrant” to have someone arrested on that day (many businesses/people pool money together for this). All proceeds go to Christmas Hampers
- Registrations for Summer Fun Program is now open. Program begins July 15th. Call FCSS for more info.

6.11 Other Updates:

- Judy shared that this weekend is Aboriginal Weekend in Peace River (10th year!). Pow wow at Ag Grounds with over 230 dancers, over 5000 people come out for this. Check out their website or Facebook page for more details.

-

7.0 Next Meeting: September 5th

8.0 Adjournment at 11:07 am

Fort Vermilion Interagency Summer Updates 2013

Welcome Baskets (Leslie):

I put together all the information and pamphlets received from our committee (thank you to all who contributed!), as well as included two pamphlets about Fort Vermilion. Bags are at FVSS, Library, Parent Link and the Public Health Center. I put up signs on a few of the bulletin boards around town advertising where they can be found. (Note these bags can be continually updated as others have information they want to add in.)

FVSS: Glenda has moved away and Sonya Cardinal has replaced her. Contact information is the same for FVSS (phone 927-4340 or email fortfvss@gmail.com)

Rupertsland Institute RV Schedule (Marlene Klassen):

Tuesday July 30th Fort Vermilion 10:00 – 3:00 Parked beside the hotel

Wednesday July 31st High Level 9:00 – 4:00 Parked across from the ATB

Thursday August 1st Paddle Prairie & Manning – times in Paddle Prairie and Manning will be short due to driver having to travel back to Edmonton.

If you, or anyone you know, may be interested in meeting with us, please visit the RV, or contact our office in Peace River 780-624-0703, or call toll free 1-888-486-3847 and leave a message for the employment counselor. All walk ins are welcome!

NPTC (Judy Kim-Meneen):

Tallcree is having a Treaty Day in South Tallcree this year and we are inviting different agencies to have a table for information and such on Aug 16. The times are 10am pancake breakfast by chief and council, they of activities starting 11am followed by steak BBQ and karaoke talent show. Contact Judy jkim@onehealth.ca or 780-821-0615

Brighter Futures Society (Irene van der Kloet)

Programs are closed for July-Aug, staff to return Sep 3rd.

Programs will re-open around end of September.

Application forms can be found on the website www.northwestalbertabrighterfutures.com

We will be taking applications as of Sep 3rd, not during the summer months. Children will be accepted into the programs based on needs, not on a first come-first serve basis.

Admin is open until July 24th, then closed until Aug 13th, open for one day, closed again until end of August (date to be decided).

HAVE A GREAT SUMMER!

Alberta Health Services - Health Promotion (Sharon Wurtz, Kevin Smeltzer, Leslie Prenoslo):

Plans are underway for a 21 Day Health Challenge in Fort Vermilion starting in October. More information on this will come at our September meeting, but in the meantime if anyone is interested in partnering on this please get in touch. We will be putting together a calendar of events for the 21 days – if there are any health and wellness oriented events going on in our community during the month of October please let us know, as we would love to include them.

Early in the fall we will also be working on planning a mom and daughter wellness day with the grant money we received from Communities Choosewell. Again, if this is something you'd be interested in partnering on please get in touch.

H. Vermilion Recreation Board Meeting May 16/13

Re: Splash Park:

Present: Gene Legatte, Louise Smith,
Jackie Thompson Cameron Caldwell,
Christina Meyer
Odele Flett entered at 8:10 pm.

Meeting called to order @ 7:40 pm

Discussion - Proposal to be written
up to present to McKenzie County.

Christina moved we approach Barb Adeate
to draw up a proposal for the
H. Vermilion Splash Park to present to
McKenzie County. Carried.

Christina moved, seconded by Jackie
to negotiate a contract position
with Barb for six weeks up to
\$5000.00. Carried

Meeting adjourned @ 8:40 pm.

Fort Vermilion Regular Recreation Board Meeting June 19th

Present: Louise Amick, Irene Lizette, Irma Amick
Jackie Thompson, Christina Meyn, Cameron
Cardinal, Isaac Dyck, Yvonne McNeugal.

Guest: John Mac Gillivray.
Odele entered meeting at 7:50 pm.

Meeting called to order by Chair Cameron
at 7:43 pm.

Christina moved acceptance of agenda with
additions. Carried.

Managers Report:

Incident report was given as information.
Irma / Christina accepted verbal report.

St. Mary School Request:

Jackie moved Christina seconded the Rec
Board lend to them 20 tables & 200
chairs for June 17th and a "100.00"
deposit be requested. Carried.

Isaac will pick these up after the
St. Mary Kindergarten Graduation.

Christina moved Jackie seconded the Rec Board
send out the Olympia to Cochrane for
maintenance by Big Hill Transport and
get a quote on trucking fees & a
repair estimate before working out.
Carried.

Financial Report:

Yvonne McNeugal gave a verbal report on
the St. V. Recreation Board's finances.

2)

(Month end)

Bookkeep: - Yvonne - would do reconciliation of Bank Statement, & work with Irma to show how to enter data entry.

Glenn - Verbal Report on Splash Pool.
- Yvonne wrote Kristen for gravel etc.

Raber grounds:

Demolish - 2 hoods - & steel gate -
& one grandstand fire department
to burn the two hoods.
County will look after this project:

Summer Programs:

John is trying Badminton - seen 6-9.
Has poster up.

- Make posters for Fitness Center stating hours when memberships can buy memberships.

Bingo: Scrap ~~extra~~ ^{calling extra members on} ~~game on~~ Donor's game.
- Cameron - check Bingo Board.

- Leah - Fitness center - Oded will get County to check with Cameron for leach.

Canada Day - Wagon train day early
- FCS - Children's games.

- Next Canada Meeting June 17/13 @ 7⁰⁰ pm.

as it's not working.

Sitness Center deal.

Call to get the County along with Cameron to check out this deal.

Canada Day:

The Wagon train will arrive one day early.

FCSTB - to do childrens games.

Contact Leanne Rambert to do arena events.

Next Canada Day Meeting June 17, 2013 @ 7:00 pm.

Arena Boards cleaning:

Contact the Probation Board to have the people with Community hours do the board cleaning.

Annual Meeting: July 15, 2013 @ 7⁰⁰pm.

Fence - Peter Wheeler would have it done by June 15, 2013.

Aboriginal Days:

Schools are organizing their own.

Call said she would try to organize Aboriginal day with her Committee.

Partnership with the School & Recreation Board: Presentation by John MacGillivray
There is lack of communication between

the two. The fitness center, curling rink
& arena. The Rec Board recommends total
Respect of the Facility.
- 1 year membership be given for each
Semester.

In Camera:

Christina moved we go into Camera @ 10:36 pm
Ilene moved out of Camera @ 10:40 pm.
The managers position be tabled to the
Sept 113 meeting.

Next Reg. Rec Board meeting July 15 / 13
@ 7:00 pm.
Ilma moved we accept Camerons resignation with regret.
Meeting adjourned @ 10:50 pm.

May 27/13

Int Vermilion Recreation Board Special
Meeting on Splash Park

Present: Christena Neyn Louise Smith
Gene Lejotte Irma Smith Jackie
Thompson. Absent Cameron Cardinal
Guest: Marten Braat.

Meeting called to order @ 7:06 pm.

Discussion on Supervisor, & Proposal on
Splash Park.

Irma moved that the Int Vermilion
Recreation Board authorize Marten Braat
to act on our behalf as our
Representative / Supervisor of the
Splash Park proposal & subsequent
construction on a volunteer basis.
Seconded by Jackie. Carried.

Meeting adjourned @ 7:30 pm.

Canada Meeting June 25/13 Rodeo Grounds

Present: Louise, Ilene, Christina, Jackie

Meeting called @ 7:30 pm.

1. Parade - Christina, Irma - Joyce.
Fire Department, Wagon Train.

2. Parade through town and to Rodeo grounds.

12 pm. 3. Food Booth - Joyce - Burgers
Jackie - Pop chips bars. water.

4. Arena Events: 2:00 pm - 7:00 Ilene,

5. Free Breakfast: 8-10 Shanna contacted
Martin Fleet.

6. Fire works - 10:30 - 11:00., Fire Department

7. Registration - Louise - Floots

8. Water Tank - Guy Smith

9. Road watered down - RKM.

Meeting adjourned @ 7:50 pm

Canada Day Meeting June 17, 2013
@ 7:00 pm.

Present - Ilene Lizette Louise Smith
Irisa ~~James~~ O'Neil.

@ 9:30 Jackie, Irma Christina Shawon
Ward.

Parade - starts @ 11:00 AM.

Fire Department - Sprinkle for children
Fire Works. 10-30 pm.

Pancake Breakfast - 10:30 - 11 AM.

Leanne - Arena & flat Races.
Barrels, Pole Bending.
FESS - Children's Races

- Announcer ?

Flat Races - Entry fees \$10.00

1/4 mile

1/2 mile

Walk Jut & Run

Wagon Races.

7:30 pm Irma Smith, Christina Meyer
Shawon Ward, Jackie Thompson. Ilene Lizette

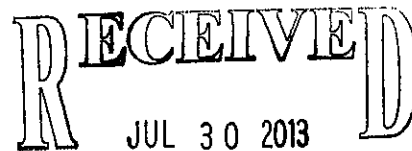


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July 23, 2013

Mackenzie County
Attention: Carol Gabriel



Dear Ms. Gabriel,

**MACKENZIE COUNTY
FOR VERMILION OFFICE**

On behalf of the organizing committee of the 4th annual Growing the North Conference, I would like to take a moment to thank you for your participation in our event as a sponsor.

This year's event was the most attended in the history of the Growing the North conference, and the continued success is partially due to the generosity of sponsors like you.

Many compliments were received on the event this year and included favorably regarding the speakers, the venue and the quality of information garnered. Your backing has helped make this event the success that it is.

As an expression of our gratitude for your continued support, we would like to offer your company first right of refusal on renewing your current level of sponsorship, for the 2014 Growing the North Conference. There have been some minor adjustments to the sponsorship levels, refer to the attached sheet for updated schedule.

Sponsorships will be made available to other interested parties on September 1st. Please let us know before that date if you would like to take advantage of this offer.

Thank you for your continued support of our endeavors and we look forward to working with you and your team at future events.

Sincerely,

Amanda Frayn,
Member Services Manager
Grande Prairie & District Chamber of Commerce

SPONSORSHIP PACKAGE DETAILS

<p>Platinum Sponsorship: \$10,000</p> <ul style="list-style-type: none"> • 8 complimentary registrations • Opportunity to introduce your company to the delegates (5 Minutes intro) • Showcase display space • Acknowledgement in delegate package • Acknowledgement on web site <p>Choose One:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sponsored Speaker <input type="checkbox"/> Banquet Sponsor (TBA) <input type="checkbox"/> Delegate Gift Sponsor
<p>Gold Sponsorship: \$5,000</p> <ul style="list-style-type: none"> • 4 complimentary registrations • Showcase display space • Acknowledgement in delegate package • Acknowledgement on web site <p>Choose One:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Lunch (2 options– logo displayed during lunch) <input type="checkbox"/> Program Sponsor <input type="checkbox"/> Technical Sponsor
<p>Silver Sponsorship: \$2,500</p> <ul style="list-style-type: none"> • 2 complimentary registrations • Showcase display space • Acknowledgement in delegate package • Acknowledgement on web site <p>Choose One:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Coffee Break (4 options – logo displayed at coffee station) <input type="checkbox"/> Decor Sponsor <input type="checkbox"/> Networking Sponsor
<p>Bronze Sponsorship: \$1,000</p> <ul style="list-style-type: none"> • 1 complimentary registrations • Showcase display space • Acknowledgement in delegate package <p>Choose One:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Centerpiece Sponsor <input type="checkbox"/> Youth Sponsor (3 youth attendees to attend conference)
<p>Other Sponsorship Opportunities</p> <p>Networking Give A Way</p> <ul style="list-style-type: none"> • Sponsor 1 of 3 IPADS (2 left) <p>Valued Contributor In-Kind Donations (Door prize)</p> <ul style="list-style-type: none"> • Acknowledgement in delegate package

Mark Your Calendar!

Mackenzie Municipal Services Agency

ANNUAL SEMINAR



TOPIC: Geotechnical and Environmental Assessments
The Seminar will address the Why, What, When, Who and How of Geotechnical and Environmental Assessments

WHEN: Friday, October 4, 2013

WHERE: Sawridge Inn and Conference Centre
Peace River, Alberta

WHO SHOULD ATTEND:

Chief Administrative Officers; Development Officers; Bylaw Enforcement Officers; Land Use Planners; Municipal Councillors.

Registration and fee information will be forwarded to your office prior to September 1st. For additional information contact:



Mackenzie Municipal Services Agency

Phone No.: 780-338-3862

E-mail: info@mmsa.ca



Partners in Advocacy & Business

RECEIVED
AUG 7 2013

July 30, 2013

RE: 2013-2014 AAMDC Annual Membership

**MACKENZIE COUNTY
FORT VERMILION OFFICE**

Dear Member:

For over 100 years AAMDC has been committed to meeting the diverse and changing needs of its membership through advocacy, communication, education, and the provision of Aggregated Business Services. (Trade Division, Prairie Fuel Advisors, Jubilee Insurance Agencies)

At the AAMDC, we are committed to continuing excellence in providing members with access to innovative and value-added services that strengthen their daily operations through the outlets listed below:

Advocacy

Since 1909, we have helped rural municipalities achieve strong and effective local government by providing a collaborative environment for creating legislation, researching policies, setting initiatives, and providing a variety of toolkits.

As the voice of rural Alberta, the AAMDC works to ensure that provincial and federal decision-makers, industry, and other relevant stakeholders understand and incorporate rural Alberta's best interests into their policies.

Aggregated Business Services – (ABS)

AAMDC's Aggregated Business Services (ABS), comprised of the Trade Division, Jubilee Insurance Agencies and Prairie Fuel Advisors (PFA), strives to enhance the buying power of all members and associate members by ensuring the availability of quality, competitively-priced goods and services throughout the province. We want to be your one-stop shop for all of your purchasing needs.

▪ **Trade Division**

Using innovative group buying, the Trade Division has centralized its members' individual purchases by consolidating them. This centralization of purchases allows the Trade Division to offer the following customer service advantages:

- Competitive prices through economies of scale.
- Consolidated invoicing.
- Single monthly statements.
- One cheque to pay all suppliers.
- Additional cash flow by way of additional time to pay invoices.
- Introduction to prospective suppliers.



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- Trade circulars and programs containing purchasing information.
- Dividend payments distributed on a patronage basis.

Programs: Benefits Program, Energy Program, Cellular Program, Investment Program, National Tire Program, Office Products and Stationary Program, Auto Parts & Service Programs, Fabric Shelter Program.

Over the past months a few of our members have encountered some issues with the Canada Revenue Agency (CRA) with respect to the recovery of rebates and input tax credits (ITCs) on purchases that are part of our buying program. The CRA has been concerned that the correct claimants and amounts have not been remitted to them.

After numerous conversations with the CRA and a meeting with three of their officials working on this matter, we are pleased to advise all of you that we have been successful in finding a solution that maintains the past practices and integrity of the AAMDC Trade program and adhere to CRA guidelines.

So, as a member you need to be aware of the following:

- If you are contacted by the CRA for an audit or review of your rebate claims or ITCs please contact us immediately. There is information and documentation that you may need to ensure the process goes smoothly.
- If you have been audited in the past months by the CRA and have had amounts denied you must ensure that you have filed a Notice of Objection with the CRA to protect your claims.
- Further to the above item, if you are filing a Notice of Objection, please contact us so that we can provide you with additional information and details to ensure that your Objection is successful and is processed efficiently.
- Lastly, if you are currently under a review please contact us.

As in the past, the AAMDC has maintained a high degree of compliance with the CRA.

As a final note on this matter, you will notice some enhancements being made to your monthly documentations over the next few months. The changes will further illustrate to the members, as well as the CRA, that the AAMDC is in compliance with the provisions of subsection 169(4) and the related regulations of the Excise Tax Act. These enhancements will reduce and hopefully eliminate any future issues with the CRA.

We would like to thank all of our members for the patience and support during this recent encounter with CRA.

- **PFA**
A national fuel program that helps over 300 members purchase fuel and lubricants at lower costs while supporting local dealers. Third party fuel and lubricant testing is offered through PFA as well.



Partners in Advocacy & Business

- **Jubilee Insurance Agencies**

The oldest insurance company of its kind in Canada, Jubilee provides over 2,200 members access to competitively-priced, comprehensive insurance with value added services, such as risk pro sessions.

- **Advantages:** Risk Management Consulting Services, Comprehensive Risk Management Program, Stable and Proven Insurance Programs
- **Coverage:** Comprehensive, Umbrella, Automobile, Property, Boiler & Machinery, Bond & Crime, Accidental Death & Dismemberment, Medical Malpractice, Aviation, Environmental Impairment, Builders Risk, etc.

Communications

- ABS Member Visits (Individualized Presentations & Staff Orientations available)
- Weekly Contact e-newsletter
- Monthly ABS Advantage e-newsletter
- Bi-monthly Rural Connects e-newsletter
- Website : www.aamdc.com

Events

- Annual Fall Convention
- Annual Spring Convention & Tradeshow
- ABS Educational Sessions
- ABS Total Cost of Ownership Programs
- ABS Golf Tournament
- District Meetings

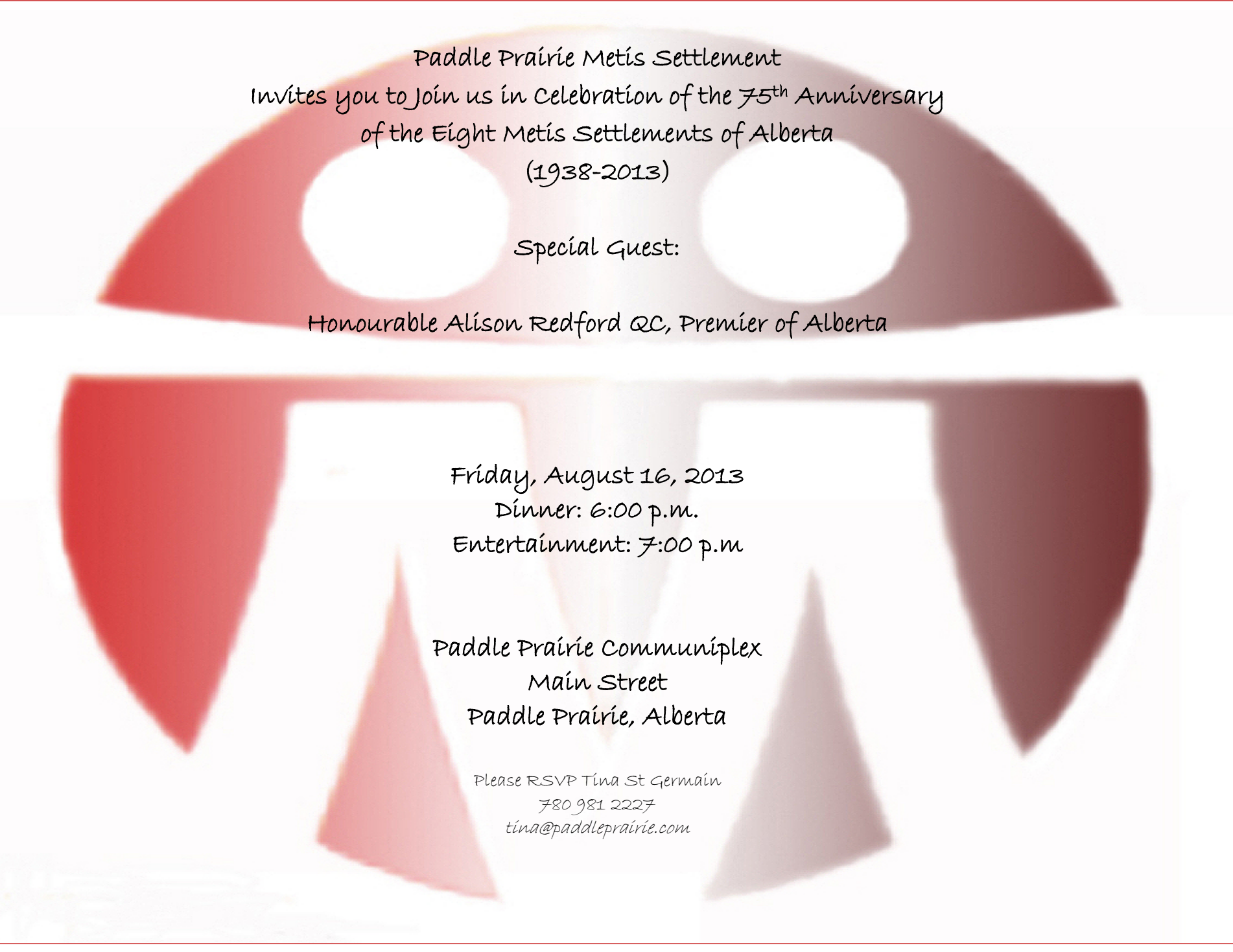
We appreciate your support and will continue to provide you with quality services based on our founding principles: member-directed, accountable, transparent, responsive, informed, and credible. AAMDC extends many opportunities to its membership and we are looking forward to the 2013-2014 year and strengthening our offerings.

Our desire is for your participation at the AAMDC to be mutually beneficial – sharing in the membership's knowledge and expertise in both advocacy and business services. We welcome your ideas and feedback to meet your needs and continue working with you!

Sincerely,

Gerald Rhodes
Executive Director

Bob Barss
President



Paddle Prairie Métis Settlement
Invites you to Join us in Celebration of the 75th Anniversary
of the Eight Métis Settlements of Alberta
(1938-2013)

Special Guest:

Honourable Alison Redford QC, Premier of Alberta

Friday, August 16, 2013

Dinner: 6:00 p.m.

Entertainment: 7:00 p.m.

Paddle Prairie Communiplex
Main Street
Paddle Prairie, Alberta

Please RSVP Tina St Germain
780 981 2227
tina@paddleprairie.com