

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

WEDNESDAY, MARCH 22, 2006
AGENDA

1. COUNCIL MEETING - 6:00 p.m.

1.1 Call to Order

2. AGENDA APPROVAL

2.1 Wednesday, March 22, 2006

ADDITIONS

CAO Resignation

Appoint Acting CAO

Property Purchase

3. PUBLIC HEARINGS

3.1 Bylaw 553/06 Land Use Bylaw Amendment
Rezone Part of NE 6-106-15-W5M

4. PRESENTATIONS

5. DELEGATIONS

5.1 Time: 6:30
Name: Bill Jenkins
Of: Heliport Farm & Ranch Community
Subject: Residential Development North of High Level

6. APPROVAL OF MINUTES

6.1 Regular Council Meeting March 7, 2006
6.2 Special Council Meeting March 9, 2006

7. BUSINESS ARISING FROM MINUTES

8. ROUND TABLE

8.1 Council Reports

9. BUSINESS

9.1 PLANNING

- (a) Bylaw 568/06 Area Structure Plan SW 13-106-15 W5M
- (b) Bylaw 562/06 Land Use Bylaw Amendment
To Amend Permitted and Discretionary Uses - Various Districts

9.2 CORPORATE SERVICES

- (a) Bylaw 540/06 - Zama Tower Road Sewer
- (b) Bylaw 546/06 - Zama Sewer Main Local Improvement
- (c) Bylaw 547/06 - Zama Water Main Local Improvement
- (d) Bylaw 548/06 - Zama Service Connection Fee

**MUNICIPAL DISTRICT OF MACKENZIE NO.23
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WEDNESDAY, MARCH 22, 2006
AGENDA

- 9.3 OPERATIONS
- 9.4 UTILITIES
 - (a) Power Relocation at La Crete Lift Station
- 9.5 EMERGENCY & ENFORCEMENT SERVICES
 - (a) Alberta Municipal Infrastructure Program
 - (b) *Fire Invoices - addition*
- 9.6 ADMINISTRATION
 - (a) Assessment Review Board Training
 - (b) World Elder Abuse Awareness Day

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11. INFORMATION

12. INFORMATION CORRESPONDENCE

- 12.1 From: Alberta Infrastructure & Transportation
Re: AMIP - 2006 Application for Program Acceptance
- 12.2 From: Alberta Health & Wellness
Re: New Health Policy Framework
- 12.3 From: Federation of Canadian Municipalities
Re: World Urban Forum 3

13. NEW BUSINESS

14. NOTICES OF MOTION

15. CONFIDENTIAL MATTERS

16. NEXT MEETING DATES

- 16.1 Tuesday, April 11, 2006

17. ADJOURN

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

WEDNESDAY, MARCH 22, 2006
DRAFT AGENDA

1. **COUNCIL MEETING - 6:00 p.m.**
 - 1.1 Call to Order
2. **AGENDA APPROVAL**
 - 2.1 Wednesday, March 22, 2006
3. **PUBLIC HEARINGS**
 - 3.1 Bylaw 553/06 Land Use Bylaw Amendment
Rezone Part of NE 6-106-15-W5M 5
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 - 5.1 Time: 6:30
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Of: Heliport Farm & Ranch Community
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| 17. ADJOURN | | |

To: Municipal District of Mackenzie #23
MD Council
Municipal Planning Commission

From: Heliport Ranch, Farm and Acreage Owners
High Level, Alberta

Re: Proposed Subdivision for NW ¼ Section 22, Twp 110, Range 19 w 5

Our group of landowners is opposed to the proposed multi-lot residential subdivision of the above named property. Our reasons for the opposition are outlined below.

1. A development is partially described as any change in the intensity of use of land or building. The land use bylaw and the municipal development plan are planning documents which are tools the community uses to plan for it's future. These deal mostly with how land should be used in order to prevent developments which may cause conflicts with the existing or planned land used in the community. A development application gives the community a chance to find out about potential problems early in the planning stage. It is this process which our group is addressing and wishes to go on record as OPPOSED.
2. A plan of the proposed density must address sewage disposal. As this property is not serviced municipally by either water or sewer, has there been an environmental or geotechnical impact study to deal with sewage waste.
3. The Heliport Ranch, Farm and Acreage owners live in this community for the rural lifestyle. A plan of the proposed multi-lot residential subdivision will negatively impact this lifestyle. We believe, as neighbors, that our voice must be heard in this process of development.
4. A plan of the proposed density will impact local traffic, local recreation (snowmobiles, quads, etc), create dust problems for local residents; create potential pet problems for adjacent livestock owners, impact school, fire, ambulance and enforcement agencies, and other unforeseen issues. We request that all of these concerns be considered and the impact the proposed subdivision will have on this rural farming community.
5. A good municipal development plan will create an area structure plan to facilitate long term development and planning for a region. The residents of the Heliport Road as indicated on the attached petition

wish to be involved in a process to create an area structure plan to facilitate ranching, farming, acreage owners and future acreage development in the area north and east of High Level.

Attached are the following:

1. Map of adjacent area.
2. Petition opposing proposed subdivision by adjacent community.

Respectfully submitted on behalf of the Heliport Ranch, Farm and Acreage Owners.

Bill Jenkins

Blaine Morris
Gwen Morris
NE 27 -110-19w5

Cattle

Randy Renaur
Laurie Renaur
NE 22-110-19w5

Horses

Nabil Layoun
SE 22-110-19w5

Cattle and
Horses

Billie Bird-Griffiths
Wayne Griffiths
SW 27-110-19 w5

Cattle and Horses

PROPOSED
SUBDIVISION

42 LOTS

SW 22-110-19w5
Bill Jenkins
Lauretta Jenkins
Bison & Cattle

Danny Penny
Lori Penny
SE 28-110-19w5
Cattle

WOLF

NE 21-110-19w5
Bill Jenkins
Lauretta Jenkins
Cattle

SE 21-110-19w5
Bill Jenkins
Lauretta Jenkins
Cattle

SW 28-110-19w5
Paul Steffanson
(country residential)

NW 21-110-19w5
Bill Jenkins
Cattle

HIWAY 35 ———> TO HIGH LEVEL




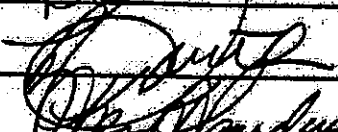


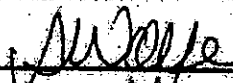
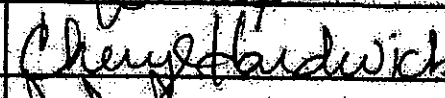
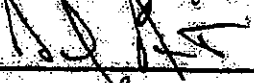

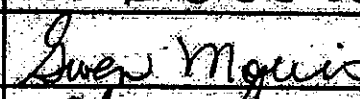

HELIPORT ROAD

We, the Heliport Ranch, Farm and Acreage Owners, oppose the multi family Country Residential Subdivision proposed for NW 1/4 Section 22, Twp 110, Range 19, W 5th M.

Date	Name (Print)	Land Location	Signature	Phone No.
MARCH 13, 2006	BILL JENKINS	SW22-110-19 N5	<i>Bill Jenkins</i>	780-926-3999
MARCH 13, 2006	LAURETTA JENKINS	SW22-110-19 W5	<i>Lauretta Jenkins</i>	780-926-3999
MARCH 13, 2006	BILL JENKINS	SE21-110-19 W5	<i>Bill Jenkins</i>	780-926-3999
MARCH 13, 2006	LAURETTA JENKINS	SE21-110-19 W5	<i>Lauretta Jenkins</i>	780-926-3999
MARCH 13, 2006	BILL JENKINS	NE21-110-19 N5	<i>Bill Jenkins</i>	780-926-3999
MARCH 13-2006	LAURETTA JENKINS	NE21-110-19 W5	<i>Lauretta Jenkins</i>	780-926-3999
Mar 13 2006	Danny Penney	SE 28-110-19 W5	<i>Danny Penney</i>	780-926-2698
March 13/06	Hori Penney	SE 28-110-19 W5	<i>Hori Penney</i>	780-926-2698
Mar 13/06	Maureen Penner	SW 22-110-19 W5	<i>Maureen Penner</i>	780-926-4728
Mar 13/06	Danny Penner	SW 22-110-19 W5	<i>Danny Penner</i>	780-926-4728
Mar 13/06	Corneey Wolfe	NE 21-110-19 W5	<i>Corneey Wolfe</i>	780-926-2602
March 13/06	Ronaida Wolfe	NE 21-110-19 W5	<i>Ronaida Wolfe</i>	780-926-2602
March 13/06	Billie Bird-Griffiths	SW 27-110-19 W5	<i>BB Griffiths</i>	780-926-2587
March 13/06	NABIL LAYOUN	SW 23-110-19 W5	<i>Nabil Layoun</i>	780-926-2615

20

We, the Helport Ranch, Farm and Acreage Owners, oppose the multi family Country Residential Subdivision proposed for NW 1/4 Section 22, Twp 110, Range 19, W 5th M.

Date	Name (Print)	Land Location	Signature	Phone No.
March 14, 2006	RICHARD HARDEE			780-926-2081
Mar 14/06	LEN SMITH	SW 23-110-19-W5		780-926-3552
MAR 14/06	Ken Hardwick	SE 27-110-19-W5		780 926 4644
Mar 14/06	Henry Wolfe	SE 33 110 19 W5		780 926-3437
Mar 14/06	Sheila Wolfe	SE 33-110-19-W5		780-926-3571
Mar 15/06	Cheryl Hardwick	SE 27-110-19-W5		780-926-3316
Mar 15/06	Darrel Brewster	SE 28-110-19-W5		780-926-3653
Mar 15/06	Anne Brewster	SE 28-110-19-W5		986-3653
Mar 15/06	Blaine & Gwen ^{Morris}	NE-27-110-19-W5		926-3712
MAR 16/06	RYAN HANSE FARNWORTH	NW-19-110-18-W5		926-3318

Municipal District of McKenzie M.D. 23
Municipal Subdivision Authority

March 16, 2006

Dear Sirs/Mames,

Re: Heliport subdivision application NW 22- R 19- Twp 110 W5, 63-DP-06

This is a letter of written opposition, (as the M.D. council requested written submissions) to the proposed large subdivision in the Heliport area, described above. The opposition to the proposed subdivision is based on the following criteria:

Note: At the outset the person(s) involved in this application have many other sites and options for subdivisions (1/4s of land). The site he has chosen instead, is one that impacts the greatest number of M.D. residents, of which all neighbors have expressed their strong disapproval for this application.

- 1) No environmental study has been conducted on this proposal. When the proposal calls for 42 subdivision lots that will potential have residences on them, all with a waste stream, a environmental study is called for. In addition a waste hazard back-up plan needs to be put in place for inevitable back-up problems, spills, overflows, seepage etc. that is if the environmental screening would ever support such a heavy usage in a country residential area where all the services are handle by containment and delivery systems that ultimately fail at one time or another.
- 2) As the M.D. 23 is aware there are currently 3 residences and one additional parcel on the S.W. corner (that apparently was sold off by the owner), on this property. Why is there no indication on the plan, of previous subdivisions on this land?? Development permits?? This would appear to not be in accordance with current M.D. requirements. 3 residences on one piece of property some owned by different owners. Can landowners put any number of residences on a property without applications or development permits?? And this meets the requirements?? I don't think so. Is the M.D. setting a new precedent here?? Place a house on land and apply for a subdivision later??
- 3) Also, in the application for subdivision there appears to be a deceitful statement submitted on behalf of Freewheel holding where on page 2 it asks if there are any existing buildings on the land? It mentions only one trailer to be removed, when in fact there are several other buildings of a permanent nature on this property. 2 other residences as well as a fairly large shop and a garage that failed to get mentioned in the application. How does being misleading or intentionally omitting, meet the M.D.'s requirements?

- 4) Also, in the application it calls for additional dugouts to be built, as a water source, this is a concern as there is no to little water in the large existing dugout on the property, now. How can more be approved in good conscience by the M.D.. on what basis?
- 5) In addition, under bylaw NO. 549/06 Subdivision & Development Authorities Bylaw, section 6 (a), (b), (c) that these are potentially in conflict with this application and are not adhered to by any approval of this application given the proposed number of additional lots and area under the application.
- 6) Under subdivision control – MGA Section 652-670 there is no allowance for this requirement in this particular subdivision applications or related applications. This would create an egregious conflict, when the M.D. extends to exercise this bylaw. Another reason that this application should not be approved.
- 7) This application does not meet the requirements of the M.D. 23 bylaw 549/06 20 (a) orderly use of land... to the south of this propose subdivision is a large buffalo operation and a cattle operation, to the S.E. adjoining property there is a cattle operation, to the N.E. adjoining property is another large cattle operation, to the immediate North and adjoining property is another cattle operation, to the East is a horse operation and occasional cattle operation, to the N.E. is another cattle operation. So the question begged to be asked is how does a sane person deem it orderly to plump a subdivision between all these animal husbandry operations??
- 8) Has the M.D. 23 completed and have in place a municipal development plan for this area, as per MGA 631-638 (2)?

As the conflicts between current residential use, local opposition, even M.D. bylaws are very evident, not to mention that the application is not honest in the extent that it doesn't fully disclose the true and correct building structures on the property, only one option exists, to absolutely and unequivocally refuse this application. A legal review will also be undertaken in light of conflicts between this application and current M.D. bylaws.

Regards,

Impacted M.D. Residents

[Handwritten signatures]
 LARRETTA JENKINS
 Billie Bird-Griffiths
 Randy + Laurie Renner

Cc: Minister of Municipal Affairs Hon. Rob Renner
 NRCB
 Legal Council

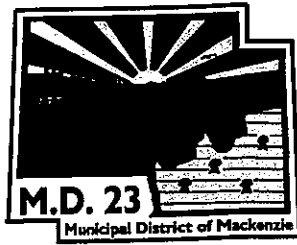
17/03/06

To: CHRISTINE

From: LAURIE RENAUER

Lauretta would like the
attached documents included as well
in next wk's meeting pKgs.

Thank you VERY much.



Municipal District of Mackenzie No. 23
P.O. Box 1690, La Crete, AB T0H 2H0
Phone (780) 928-3983 Fax (780) 928-3636

March 21, 2006

Helipoint Ranch, Farm and Acreage Owners
High Level, Alberta

Subdivision Application for NW 22-110-19-W5M

In my conversation with Bill Jenkins last week, I asked that any questions regarding the proposed subdivision be submitted to myself and that I would endeavour to answer those questions. I have received two submissions with questions and/or comments and I will try to clarify the situation and answer your questions to the extent that I can. As an administrative support person to the Municipal Planning Commission, I do not have any decision making status; the decision on the subdivision application is made by the members of the MPC. I am going to pass on to the MPC copies of your correspondence and this correspondence to the MPC for their consideration.

First, I will address your submission entitled "Proposed Subdivision for NW ¼ Section 22, TWP110, Range 19 W5".

1. *A development is partially described as any change in the intensity of use of land or building. The land use bylaw and the municipal development plan are planning documents which are tools the community uses to plan for its future. These deal mostly with how land should be used in order to prevent developments which may cause conflicts with the existing or planned land used in the community. A development application gives the community a chance to find out about potential problems early in the planning stage. It is this process which our group is addressing and wishes to go on record as OPPOSED.*

It is difficult to understand the direction of your concern as the issue we are dealing with is a subdivision and not a development permit application. Land rezoning, subdivisions, and developments are subject to different processes as defined by legislation. It seems that you are opposed to the subdivision proposal. The processing of a subdivision application is dealt with under the Municipal Government Act and other planning documents.

2. *A plan of the proposed density must address sewage disposal. As this property is not serviced municipally by either water or sewer, has there been an environmental or geotechnical impact study to deal with sewage waste?*

Water and sewage services are two of the issues considered in the subdivision process. Although certain proposed water/sewer supplies may be mentioned in the subdivision application does not mean that they will be approved. The subdivision is normally approved with conditions and water and sewer services are often addressed as part of those conditions. Sometimes, subdivision is granted conditionally on a requirement that further testing be provided prior to the municipality registering a subdivision plan.

3. *The Heliport Ranch, Farm and Acreage owners live in this community for the rural lifestyle. A plan of the proposed multi-lot residential subdivision will negatively impact this lifestyle. We believe, as neighbors, that our voice must be heard in this process of development.*

Subdivisions must comply with the zoning requirements of the proposed land. The subject quarter section was rezoned to Rural Country Residential District in 2000/2001, at which time a Public Hearing for the rezoning bylaw was advertised in the Echo in accordance with legislation. Rural Country Residential District allows rural country residential acreages in accordance with the Municipal District of Mackenzie Land Use Bylaw. No opposition to the rezoning was received at the time of the public hearing. As mentioned above, I will pass on the correspondence that you have provided. You may also ask the MPC to make further submissions at its meeting scheduled for 1:30 p.m. on Thursday, March 30, 2006 in the Green Room at the Mustus Lake Center in La Crete.

4. *A plan of the proposed density will impact local traffic, local recreation (snowmobiles, quads, etc.), create dust problems for local residents; create potential pet problems for adjacent livestock owners, impact school, fire, ambulance and enforcement agencies, and other unforeseen issues. We request that all of these concerns be considered and the impact the proposed subdivision will have on this rural farming community.*

Again, copies of your correspondence will be passed on to the MPC.

5. *A good municipal development plan will create an area structure plan to facilitate long term development and planning for a region. The residents of the Heliport Road as indicated on the attached petition wish to be involved in a process to create an area structure plan to facilitate ranching,*

trailer to be removed, when in fact there are several other buildings of a permanent nature on this property. 2 other residences as well as a fairly large shop and a garage that failed to get mentioned in the application. How does being misleading or intentionally omitting, meet the MD's requirements?

The MPC will consider the application. The applicant, as part of the application, submitted an aerial photo and tentative plan both of which appear to show all current buildings.

4. *Also, in the application it calls for additional dugouts to be built, as a water source, this is a concern as there is no to little water in the large existing dugout on the property, now. How can more be approved in good conscience by the MD on what basis?*

Water source is one of the issues that is considered in the subdivision process and is often addressed as a condition for a subdivision approval. Again, your correspondence will be passed on to the MPC.

5. *In addition, under bylaw no. 549/06 Subdivision & Development Authority Bylaw, section 6(a),(b),(c) that these are potentially in conflict with this application and are not adhered to by any approval of this application given the proposed number of additional lots and area under the application.*

The following are the sections of Bylaw 549/06 referred to in the above questions:

6. When a registerable instrument is submitted for endorsement, the signing authority is authorized to accept minor modifications from that approved by the Subdivision Authority provided:
 - a. there is no increase to the number of parcels;
 - b. municipal, school or environmental reserves are not compromised;
 - c. municipal roads and standards are not compromised;

The MPC will make a decision based on a tentative plan of subdivision. The above provision in Bylaw 549/06 simply authorizes minor modifications as between the tentative plan of subdivision and a final plan of subdivision (the registerable instrument).

6. *Under subdivision control – MGA Section 652-670 there is no allowance for this requirement in this particular subdivision applications or related*

farming, acreage owners and future acreage development in the area north and east of High Level.

We acknowledge your interest in partaking in the creation of a future area structure plan for the region. Any future rezoning and area structure plans will be advertised in accordance with existing legislation and the public will have opportunity to provide input.

Secondly, I will address your letter of March 16, 2006 which was received in our office on March 17, 2006.

1. *No environmental study has been conducted on this proposal. When the proposal calls for 42 subdivision lots that will potentially have residences on them, all with a waste stream, an environmental study is called for. In addition a waste hazard back-up plan needs to be put in place for inevitable back-up problems, spills, overflows, seepage etc. that is if the environmental screening would ever support such a heavy usage in a country residential area where all the services are handled by containment and delivery systems that ultimately fail at one time or another.*

Your request for further environmental studies/screening will be passed on to the MPC.

2. *As the M.D. 23 is aware there are currently 3 residences and one additional parcel on the SW corner (that apparently was sold off by the owner), on this property. Why is there no indication on the plan, of previous subdivisions on this land?? Development permits?? This would appear to not be in accordance with current MD requirements. 3 residences on one piece of property some owned by different owners. Can landowners put any number of residences on a property without applications or development permits?? And this meets requirements? I don't think so. Is the MD setting a new precedent here?? Place a house on land and apply for a subdivision later??*

The existing subdivision on the SW corner of NW 22-110-19-W5M is shown on the Tentative Plan provided by the applicant. The number of dwelling units permitted on a particular property varies with the zoning of that property. MD of Mackenzie Land Use Bylaw also allows for additional residences under Section 4.9. Dwellings permitted under the MD of Mackenzie Land Use Bylaw may be grandfathered in when changes are made to the Land Use Bylaw.

3. *Also, in the application for subdivision there appears to be a deceitful statement submitted on behalf of Freewheel Holding where on page 2 it asks if there are any existing buildings on the land? It mentions only one*

applications. This would create an egregious conflict, when the MD extends to exercise this bylaw. Another reason that this application should not be approved.

Again, your concerns will be passed on to the MPC.

7. *This application does not meet the requirements of the MD 23 bylaw 549/06 20(a) orderly use of land ... to the south of this proposed subdivision is a large buffalo operation and a cattle operation, to the SE adjoining property there is a cattle operation, to the NE adjoining property is another cattle operation, to the east is a horse operation and occasional cattle operation, to the NE is another cattle operation. So the question begged to be asked is how does a sane person deem it orderly to plump a subdivision between all these animal husbandry operations??*

Again, your concerns respecting impact on neighbouring uses will be passed on to the MPC.

8. *Has the MD 23 completed and have in place a municipal development plan for this area, as per MGA 631-638(2)?*

The MD has a Municipal Development Plan for the entire municipality that was adopted in 1993 and updated in 1999. A copy is available from the MD's offices.

Yours truly,



Eva Schmidt, CLGM
Planning Supervisor



Little Red River Cree Nation

P.O. Box 30 John D'or Prairie, T0H 3X0 Phone: 780 759 - 3912 Facsimile: 780 759 - 3780

March 21, 2006

Press Release:

The Little Red River Cree Nation has received a copy of a letter from a former council member to Alberta Aboriginal Affairs and Northern Development in which it is suggested that some of our Nation Members will establish roadblocks to impede the deliver of timber unless certain demands are met.

All Members of the Little Red River Cree Nation have an obligation to respect the authority of their elected Chief and Council to govern the Nation in the best interest of all the membership. All our members are urged to refrain from participating in actions that are contrary to Provincial law.

Nation members that participate in the establishment of Roadblocks contrary to the law can expect to be dealt with in accordance with the laws of Alberta.

For Further Information Contact:

Larry Hutchinson, Senior Administrative Officer
Little Red River Cree Nation
780 759 - 3912

Hello Bill,

Please forward me information to be included in the Council package no later than noon on Thurs. Mar. 16, describing what your delegation will be here for. Will you be asking Council to make a decision about anything, or is this strictly informational? The agenda needs to specify any business items, and Council prefers information in the package instead of handouts at the meeting when ever possible. It would be ideal if your presentation was emailed to me by Thursday.

You are welcome to call me at 927-3718 to discuss this further.

Thank you,

Christine Woodward, Executive Assistant

From: Laretta Jenkins [mailto:laretta@billjenkins.ca]
Sent: Tuesday, March 14, 2006 1:13 PM
To: cwoodward@md23.ab.ca
Cc: swatson@md23.ab.ca
Subject: Delegation to Council Meeting

Hello Christine

Please add my name as delegation to MD Council regular meeting in Fort Vermilio on Wednesday, March 22, 2006 at 6:00 pm.

Please indicate delegation as; Bill Jenkins

Representing Heliport Farm and Ranch
community, High Level, Alberta

Contact Information: Office: 780-926-
3999

Cell: 780-841-
1027

Fax; 780-926-
3377

Mail: Box 1410,
High Level, Alberta T0H 1Z0
email:

bill@billjenkins.ca

Please indicate by return email the time I would be required to attend this meeting.

I will supply information packages for the MD council and staff prior to the meeting.

Thankyou for your attention to this.

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

WEDNESDAY, MARCH 22, 2006
DRAFT AGENDA

1. **COUNCIL MEETING - 6:00 p.m.**
 - 1.1 Call to Order

2. **AGENDA APPROVAL**
 - 2.1 Wednesday, March 22, 2006

3. **PUBLIC HEARINGS**
 - 3.1 Bylaw 553/06 Land Use Bylaw Amendment
Rezone Part of NE 6-106-15-W5M 5

4. **PRESENTATIONS**

5. **DELEGATIONS**
 - 5.1 Time: 6:30
Name: Bill Jenkins
Of: Heliport Farm & Ranch Community
Subject: Residential Development North of High Level 17

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

WEDNESDAY, MARCH 22, 2006
DRAFT AGENDA

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M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 3.1

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Eva Schmidt, Planning Supervisor
Title:	PUBLIC HEARING Bylaw 553/06 Land Use Bylaw Amendment Rezone Part of NE 6-106-15-W5M From Agricultural District 1 "A1" to Rural Country Residential District 3 "RC3"

BACKGROUND / PROPOSAL:

Council gave first reading to Bylaw 553/06 at their February 22, 2006 meeting. Bylaw 553/06, if adopted, would rezone Part of NE 6-106-15-W5M from Agricultural District 1 (A1) to Rural Country Residential District 3 (RC3) to allow for multi-lot country residential development.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The applicant believes that the subject property would be suitable for rural country residential development as it would accommodate large families and owner businesses. The subject property is a quarter section immediately west and adjacent to the Deutchland Developments, which is a multi-lot country residential subdivision west of La Crete.

If Council adopts this bylaw it would increase the Deutchland rural country residential developments to two quarter sections, or approximately 320 acres of 3 to 5 acre parcels about one mile west of La Crete. The submitted plan shows 3 potential access from the proposed subdivision to the rural east/west road. The existing subdivision on the adjacent quarter section also has three accesses to the east/west rural road with an additional north/south rural road access between the two subdivisions bringing the total accesses onto the east/west rural road to 7 within one mile. This concern has been identified to the applicant but he was unwilling to make a change to the proposed accesses.

The development department recommends that Council only give second reading to Bylaw 553/06 at this time to give the applicant time to amend the accesses to the subdivision.

Author: Marion Krahn, Development Officer	Review Date:	C.A.O.: 
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7.32 RURAL COUNTRY RESIDENTIAL DISTRICT 3 “RC3”.

The general purpose of this district is to provide for the development of multi-lot country residences.

A. PERMITTED USES

- (1) Single detached dwelling.

B. DISCRETIONARY USES

- (1) Modular home
- (2) Mobile home.
- (3) Ancillary building or use.
- (4) Bed and breakfast.
- (5) Home based business.
- (6) Public use.
- (7) Garden suite.
- (8) Owner/Operator business.
- (9) Shop.
- (10) Intensive recreation use.

C. LOT AREA

- (1) Country Residential Uses:

- a) Minimum Lot Area: 1.2 hectares (3.0 acres).
- b) Maximum Lot Area: up to 2.02 hectares (5 acres) unless otherwise approved by the Subdivision Authority.

D. MINIMUM FRONT YARD SETBACK

Lot fronting onto a provincial highway or local road:
41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:
15.24 metres (50 feet) from right of way.

E. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet) from property line, or

in the case of a corner site the width of the side yard adjoining the side street shall not be less than 15.24 metres (50 feet), or

Author: Marion Krahn, Development Officer	Review Date:	C.A.O.: 
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15.2 metres (50 feet) from property line adjacent to "Agricultural" or "Forestry" districts.

F. MINIMUM REAR YARD SETBACK

7.6 metres (25 feet), or

15.2 metres (50 feet) from property line adjacent to "Agricultural" or "Forestry" districts.

G. MAXIMUM SHOP SIZE

Maximum floor area is 12.19 meters by 18.28 meters (40 feet by 60 feet) or 222.83 square meters (2,400 square feet).

Maximum height is 6.09 meters (20 feet).

H. ADDITIONAL REQUIREMENTS

- (1) Buildings shall be either of new construction or moved in unless otherwise require by the Development Officer. Exterior finish to be wood, metal, or similar siding, brick or stucco to the satisfaction of the Development Officer. The finish and appearance of buildings should complement other structures and natural site features.
- (2) All mobile homes to be factory built with walls of pre-finished baked enamel aluminium siding, vinyl siding or the equivalent and peaked shingled roof, to the satisfaction of the Development Officer.
- (3) If mobile homes are placed upon a basement, solid footings and concrete or wood block foundation wall or skirting should be required so that the appearance, design and construction will compliment the mobile home. The undercarriage of the mobile home shall be screened from view.
- (4) All ancillary structures to mobile homes, such as patios, porches, additions, etc., shall be factory prefabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will compliment the mobile home.
- (6) The side and rear yards of the lots must be screened through the use of trees or have some other suitable screening as approved by the Development Officer.

I. THE KEEPING OF ANIMALS

A maximum of one non-domestic animal per 3-acres or 2 non-domestic animals per 5 acres.

Author: Marion Krahn, Development Officer	Review Date:	C.A.O.: 
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J. REZONING REQUIREMENTS

1. In order to ensure a firm commitment for development has been received the following are requirements for the rezoning application:
 - (a) An Area Structure Plan for the parcel.
 - (b) A minimum of 10 parcels per rezoning application, or where the total area to be rezoned is less than 20.2 hectares (50 acres), the total developable area must be subdivided.
 - (c) The subdivision must have legal access that meets Municipal District of Mackenzie standards.
 - (d) Where the existing municipal road is not up to the standard required for the parcel, a road request or upgrade must be part of the subdivision application.
2. Once approval has been granted, the developer shall have a period of one (1) year, or as required by the Development Authority, to develop the subdivision including, but not limited to, the installation of utilities, roads and plan registration.

K. SUBDIVISION REQUIREMENTS

1. The Developer shall enter into a Developer's Agreement with the Municipality for payment of off-site levies, if required, for rural multi-lot subdivisions.
2. No subdivision shall be approved unless utility services, including water supply and sewage disposal, can be provided with sufficient capacity to accommodate development of the proposed parcel(s).
3. The Developer shall submit, along with his subdivision application, a Water Management Plan as required by the Water Act RSA 2000 Chapter W-3.
4. The Subdivision Authority may require a sewage collection report from a qualified plumbing inspector to ensure sewage disposal will not have a negative impact on the parcel and/or adjacent land or water resources.
5. Municipal Reserve money in the amount of 10% of market value of the proposed subdivision land or 10% land if required for parks or schools.
6. A Traffic Impact Assessment may be required to identify the traffic impact onto the existing infrastructure.

Author: Marion Krahn, Development Officer	Review Date:	C.A.O.: 
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L. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

M. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

COSTS / SOURCE OF FUNDING:

All costs will be borne by the developer.

RECOMMENDED ACTION:

That second reading be given to Bylaw 553/06 to rezone Part of NE 6-106-15-W5M from Agricultural District 1 "A1" to Rural Country Residential District 3 "RC3".

Author: Marion Krahn, Development Officer	Review Date:	C.A.O.: 
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MD of Mackenzie

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW _____

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. 553/06

**BEING A BYLAW OF THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23
IN THE PROVINCE OF ALBERTA**

**TO AMEND THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

WHEREAS, the Municipal District of Mackenzie No. 23 has adopted the Municipal District of Mackenzie Land Use Bylaw, and

WHEREAS, the Municipal District of Mackenzie No. 23 has a General Municipal Plan adopted in 1995, and

WHEREAS, the Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Mackenzie No. 23 Land Use Bylaw to accommodate a rural country residential subdivision.

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL DISTRICT OF MACKENZIE NO. 23, 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 6-106-15-W5M, in the Municipal District of Mackenzie No. 23 be amended from Agricultural District 1 "A1" to Rural Country Residential District 3 "RC3", as outlined in Schedule "A".

First Reading given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Second Reading given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

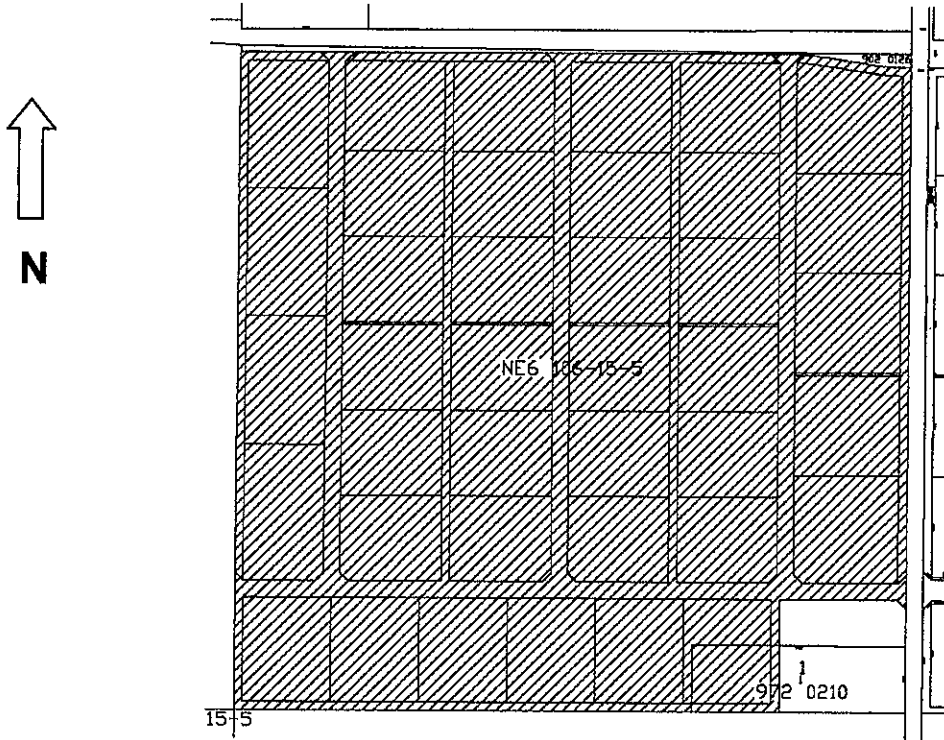
Christine Woodward, Executive Assistant

BYLAW No. 553/06

SCHEDULE "A"

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

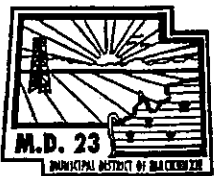
Part of NE 6-106-15-W5M be rezoned from Agricultural District 1 "A1" to Rural Country Residential 3 District "RC3".



Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

EFFECTIVE THIS _____ DAY OF _____, 2006.



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT Doves Excavating Ltd		
ADDRESS Box 482		
TOWN La Crete, AB		
POSTAL CODE T0H 2H0	PHONE (RES.) 928-3866	BUS. CELL 926-0319

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER Jake + Joyce Fehr		
ADDRESS Box 652		
TOWN La Crete, AB		
POSTAL CODE T0H 2H0	PHONE (RES.) 928-3865	BUS. 928-3337

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./L.S. NE	SEC. 6	TWP 106	RANGE 15	M. 5	OR	PLAN	BLK	LOT
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

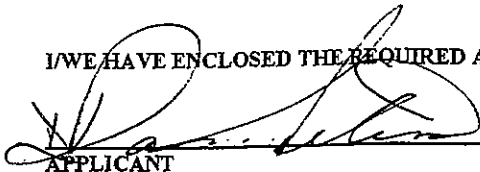
FROM: A1 TO: RC3

REASONS SUPPORTING PROPOSED AMENDMENT:

- More residential areas needed for large families and owner businesses.

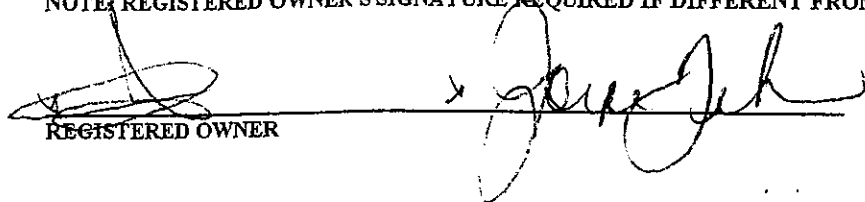
I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00

RECEIPT NO. _____

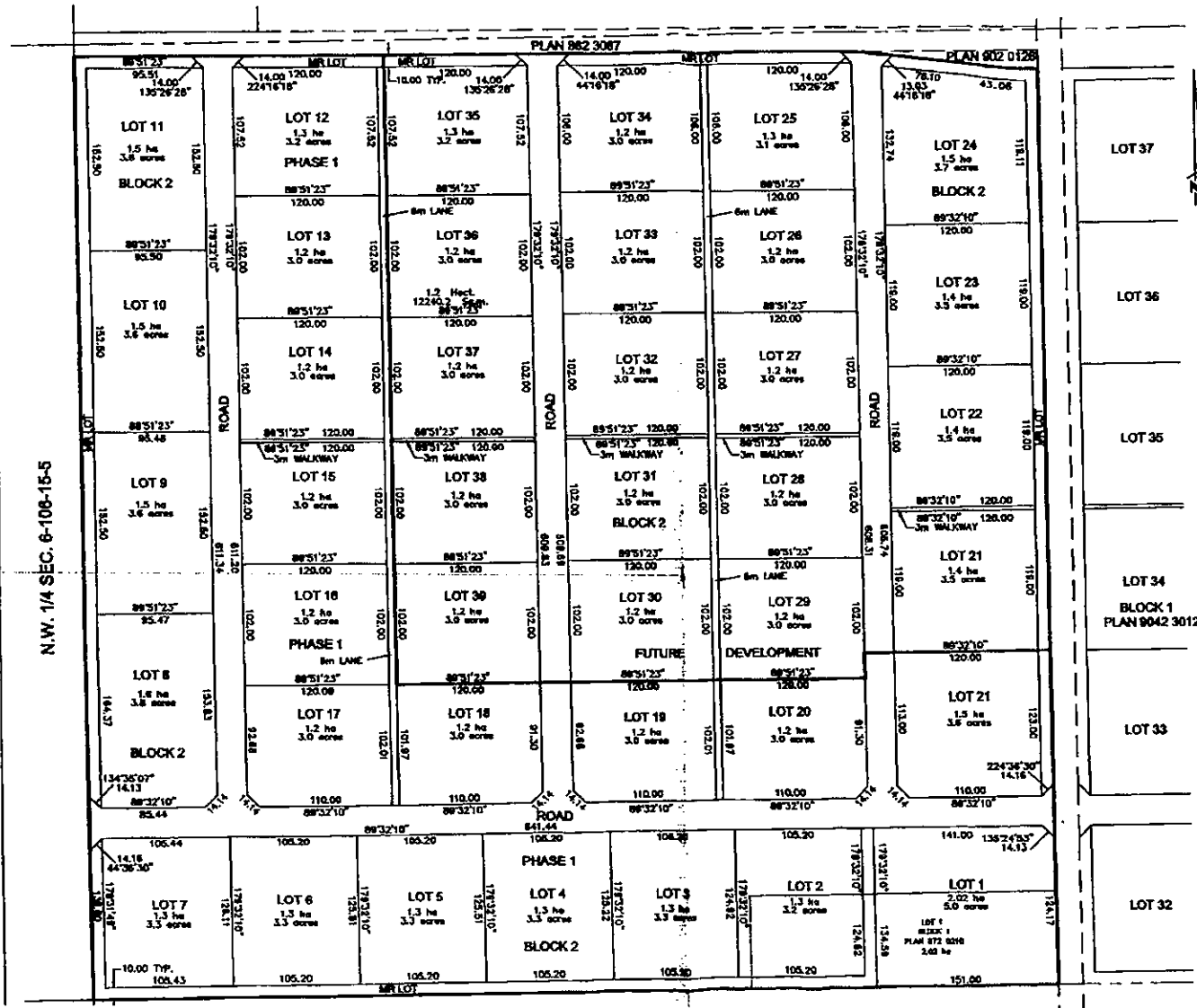

APPLICANT

January 31, 2006
DATE

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


REGISTERED OWNER

January 31, 2006
DATE



SUBDIVISION AUTHORITY
MUNICIPAL DISTRICT
OF MACKENZIE No. 23
FILE No. :

LEGEND :

- Distances shown are in metres and decimals thereof.
- Boundary shown that containing Area: 64.34 ha, 161.55 acres.
- Phase 1 area: 3483 ha, 86.32 Acres.
- Road area: 421 ha, 103.99 Acres.
- Lane area: 646 ha, 160.99 Acres.
- FR area: 1.74 ha, 4.3 Acres.
- Walkway area: 0.84 ha, 0.50 Acres.

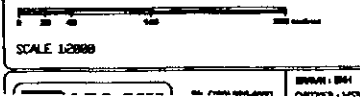
ABBREVIATIONS :

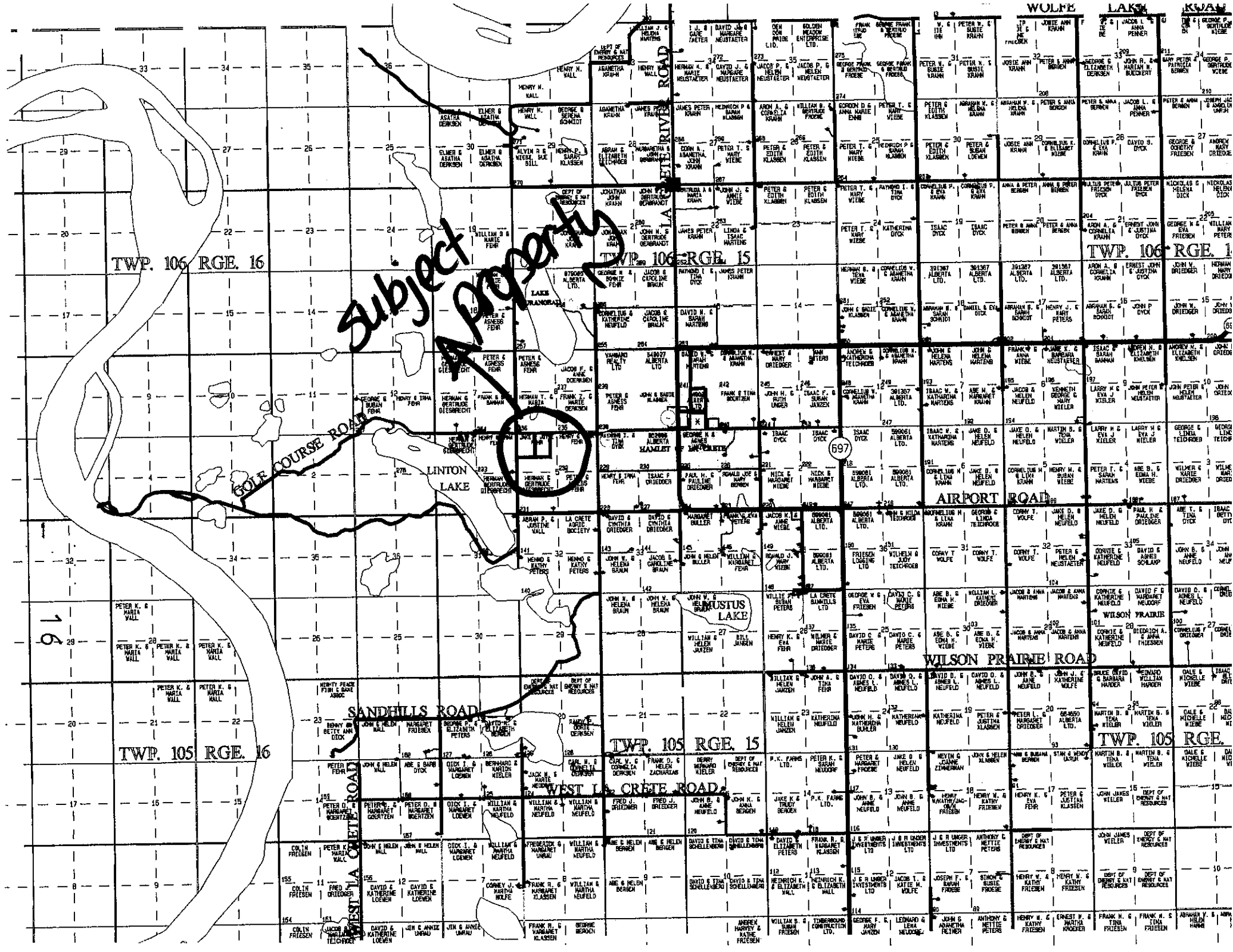
- In indicates Insetters.
- N, E, S, W indicates North, East, South & West.
- Sec. indicates Section.
- Twp. indicates Township.
- Rge. indicates Range.
- H. indicates Horizon.
- F.M. indicates Found from Post.
- R. indicates Radius.
- Area indicates Area distance.
- 00 indicates Point.

NOTES

No.	Date	Revised / Issued	By	App.
1	Feb. 7th, 2006	CRS/ML	JRH	UCS

TENTATIVE PLAN
SHOWING PROPOSED
SUBMISSION OF LOT 1, BLOCK 1, PLAN 942 0210
AND PART OF
N.E. 1/4 SEC. 6, TWP. 106, RGE. 15, W. 5th M.
MUNICIPAL DISTRICT OF MACKENZIE No. 23
ALBERTA
2006





TWP. 106 RGE. 16

TWP. 106 RGE. 15

TWP. 106 RGE. 1

TWP. 105 RGE. 16

TWP. 105 RGE. 15

TWP. 105 RGE.

Subject Property

16

To: Municipal District of Mackenzie #23
MD Council
Municipal Planning Commission

From: Heliport Ranch, Farm and Acreage Owners
High Level, Alberta

Re: Proposed Subdivision for NW ¼ Section 22, Twp 110, Range 19 w 5

Our group of landowners is opposed to the proposed multi-lot residential subdivision of the above named property. Our reasons for the opposition are outlined below.

1. A development is partially described as any change in the intensity of use of land or building. The land use bylaw and the municipal development plan are planning documents which are tools the community uses to plan for it's future. These deal mostly with how land should be used in order to prevent developments which may cause conflicts with the existing or planned land used in the community. A development application gives the community a chance to find out about potential problems early in the planning stage. It is this process which our group is addressing and wishes to go on record as OPPOSED.
2. A plan of the proposed density must address sewage disposal. As this property is not serviced municipally by either water or sewer, has there been an environmental or geotechnical impact study to deal with sewage waste.
3. The Heliport Ranch, Farm and Acreage owners live in this community for the rural lifestyle. A plan of the proposed multi-lot residential subdivision will negatively impact this lifestyle. We believe, as neighbors, that our voice must be heard in this process of development.
4. A plan of the proposed density will impact local traffic, local recreation (snowmobiles, quads, etc), create dust problems for local residents; create potential pet problems for adjacent livestock owners, impact school, fire, ambulance and enforcement agencies, and other unforeseen issues. We request that all of these concerns be considered and the impact the proposed subdivision will have on this rural farming community.
5. A good municipal development plan will create an area structure plan to facilitate long term development and planning for a region. The residents of the Heliport Road as indicated on the attached petition

wish to be involved in a process to create an area structure plan to facilitate ranching, farming, acreage owners and future acreage development in the area north and east of High Level.

Attached are the following:

1. Map of adjacent area.
2. Petition opposing proposed subdivision by adjacent community.

Respectfully submitted on behalf of the Heliport Ranch, Farm and Acreage Owners.

Bill Jenkins

Blaine Morris
Gwen Morris
NE 27 -110-19w5

Cattle

Randy Renaur
Laurie Renaur
NE 22-110-19w5

Horses

Nabil Layoun
SE 22-110-19w5

Cattle and
Horses

Billie Bird-Griffiths
Wayne Griffiths
SW 27-110-19 w5

Cattle and Horses

PROPOSED
SUBDIVISION
—
42 LOTS

SW 22-110-19w5
Bill Jenkins
Lauretta Jenkins
Bison & Cattle

Renaur

→ GOLF COURSE →

Danny Penny
Lori Penny
SE 28-110-19w5
Cattle

Brewster

HELIPORT ROAD

WOLF

NE 21-110-19w5
Bill Jenkins
Lauretta Jenkins
Cattle

SE 21-110-19w5
Bill Jenkins
Lauretta Jenkins
Cattle

SW 28-110-19w5
Paul Steffanson
(country residential)

NW 21-110-19w5
Bill Jenkins
Cattle

HIWAY 35 — → TO HIGH LEVEL






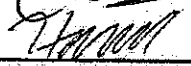
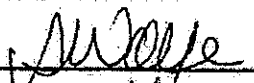
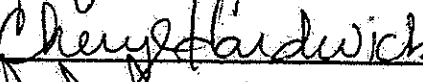
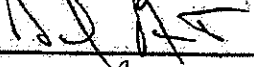
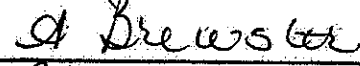
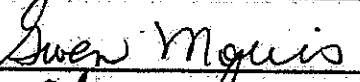
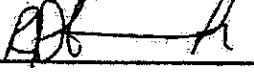
HELIPORT ROAD

We, the Heliport Ranch, Farm and Acreage Owners, oppose the multi family Country Residential Subdivision proposed for NW 1/4 Section 22, Twp 110, Range 19, W 5th M.

Date	Name (Print)	Land Location	Signature	Phone No.
MARCH 13, 2006	BILL JENKINS	SW 22-110-19 W 5	<i>Bill Jenkins</i>	780-926-3999
MARCH 13, 2006	LAURETTA JENKINS	SW 22-110-19 W 5	<i>Lauretta Jenkins</i>	780-926-3999
MARCH 13, 2006	BILL JENKINS	SE 21-110-19 W 5	<i>Bill Jenkins</i>	780-926-3999
MARCH 13, 2006	LAURETTA JENKINS	SE 21-110-19 W 5	<i>Lauretta Jenkins</i>	780-926-3999
MARCH 13, 2006	BILL JENKINS	NE 21-110-19 W 5	<i>Bill Jenkins</i>	780-926-3999
MARCH 13-2006	LAURETTA JENKINS	NE 21-110-19 W 5	<i>Lauretta Jenkins</i>	780-926-3999
MAR 13 2006	Danny Penney	SE 28-110-19 W 5	<i>Danny Penney</i>	780-926-2698
March 13/06	Hori Penney	SE 28-110-19 W 5	<i>Hori Penney</i>	780-926-2698
Mar 13/06	Maureen Penner	SW 22-110-19 W 5	<i>Maureen Penner</i>	780-926-4728
Mar 13/06	Danny Penner	SW 22-110-19 W 5	<i>Danny Penner</i>	780-926-4728
Mar 13/06	Corney Wolfe	NE 21-110-19 W 5	<i>Corney Wolfe</i>	780-926-2602
March 13/06	Ronalda Wolfe	NE 21-110-19 W 5	<i>Ronalda Wolfe</i>	780-926-2602
March 13/06	Billie Bird-Griffiths	SW 27-110-19 W 5	<i>Billie Bird-Griffiths</i>	780-926-2587
March 13/06	NABIL LAYOUN	SW 23-110-19 W 5	<i>Nabil Layoun</i>	780-926-2695

1
1
20

We, the Heliport Ranch, Farm and Acreage Owners, oppose the multi family Country Residential Subdivision proposed for NW 1/4 Section 22, Twp 110, Range 19, W 5th M.

Date	Name (Print)	Land Location	Signature	Phone No.
March 14, 2006	RICHARD HARDER			780-926-2029
Mar 14/06	LEN SMITH	SW 23-110-19-W5		780-926-3852
MAR 14/06	KEN HARDWICK	SE 27-110-19-W5		780 926 4644
Mar 14/06	Henry Wolfe	SE 33 110 19 W5		780 926-3437
Mar 14/06	Sheila Wolfe	SE 33-110-19-W5		780-926-3437
Mar 15/06	Cheryl Hardwick	SE 27-110-19-W5		780-926-3316
Mar 15/06	Dannel Brewster	SE 28-110-19 W5		780-926-3653
Mar 15/06	Anne Brewster	SE 28-110-19-W5		926-3653
Mar 15/06	Blaine & Gwen ^{Morris}	NE-27-110-19 W5		926-3712
MAR 16/06	RYAN HAISE FARNSWORTH	NW-19-110-18-W5		926-3318

6.1

**MUNICIPAL DISTRICT OF MACKENZIE NO. 23
REGULAR COUNCIL MEETING
DRAFT MINUTES**

**Tuesday, March 7, 2006 10:00 a.m.
Council Chambers Fort Vermilion, Alberta**

PRESENT: Bill Neufeld Reeve
Walter Sarapuk Deputy Reeve
John W. Driedger Councillor
Ed Froese Councillor
Willy Neudorf Councillor
Greg Newman Councillor
Jim Thompson Councillor
Lisa Wardley Councillor
Stuart Watson Councillor

ALSO PRESENT: Ray Coad Chief Administrative Officer
Christine Woodward Executive Assistant
Youlia Whittleton Director of Corporate Services
John Klassen Utilities Supervisor
Eva Schmidt Planning Supervisor
Paul Driedger Director of Emergency & Enforcement Svcs.
Rick Evans Acting Roads Supervisor

And members of the public

ABSENT Peter Braun Councillor

**Minutes of the Regular Council meeting for the Municipal District of
Mackenzie No. 23 held on March 7, 2006 in Council Chambers, Fort
Vermilion, Alberta.**

CALL TO ORDER: Call to Order

1.1 Reeve Neufeld called the meeting to order at 10:00 a.m.

ADOPTION OF AGENDA: Agenda Approval

2.1 **MOVED** by Councillor Driedger

MOTION 06-153

That the agenda for March 7, 2006 be approved with the following additions:

8.4a) Emergency & Enforcement Services: Zama Fire Chief Appointment

8.5a) Utilities: Water for Footner Forest Products

15.1 Confidential Matters: CAO Evaluation

15.2 Confidential Matters: Personnel

And that 7.1b) take place prior to 7.1a).

CARRIED

MUNICIPAL DISTRICT OF MACKENZIE NO. 23
REGULAR COUNCIL MEETING
DRAFT MINUTES
Tuesday, March 7, 2006

Page 2 of 11

PUBLIC HEARINGS: There were no public hearings.

DELEGATIONS:

5.1 Peter Goertzen - Heritage Preservation Funding

Reeve Neufeld welcomed Peter Goertzen who indicated that some Heritage Foundation members plan to tour this region in September, 2006.

**5.2 Jeff Johnston, EXH Engineering Services Inc.
Hwy 697 Connector Slip Ramp**

MOTION 06-154 **MOVED** by Councillor Neudorf

That the MD of Mackenzie authorizes EXH Engineering Services Inc. to proceed with option four as presented.

CARRIED

PREVIOUS MINUTES: 6.1

MOTION 06-155
Council Minutes 022206

MOVED by Councillor Thompson

That the minutes of the February 22, 2006 Regular Council Meeting be adopted as amended.

CARRIED

BUSINESS ARISING:

7.1b) Bylaw 563/06 - Subdivision & Development Authority - MPC

MOTION 06-156
Bylaw 563/06 - MPC
First reading

MOVED by Councillor Newman

That first reading be given to Bylaw 563/06, being a bylaw to establish the Subdivision and Development Authority in the Municipal District of Mackenzie No. 23 effective March 15, 2006.

CARRIED

MOTION 06-157
Bylaw 563/06 - MPC
Second reading

MOVED by Councillor Thompson

That second reading be given to Bylaw 563/06, being a bylaw to establish the Subdivision and Development Authority in the Municipal District of Mackenzie No. 23.

CARRIED

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MOTION 06-158

Bylaw 563/06 - MPC
Proceed to third reading
Unanimous Consent

MOVED by Councillor Neudorf

That consent be given to proceed to third reading of Bylaw 563/06, being a bylaw to establish the Subdivision and Development Authority in the Municipal District of Mackenzie No. 23.

CARRIED

MOTION 06-159

Bylaw 563/06 - MPC
Final reading

MOVED by Councillor Watson

That third reading be given to Bylaw 563/06, being a bylaw to establish the Subdivision and Development Authority - Municipal Planning Commission in the Municipal District of Mackenzie No. 23, as amended.

CARRIED

7.1a) Municipal Planning Commission Appointments

MOTION 06-160

MPC Appointments
Members-at-Large

MOVED by Councillor Wardley

That Manfred Gross, Daryl Zielsdorf and Jack Eccles are appointed to the Municipal Planning Commission.

CARRIED

Council held a vote to appoint two Councillors to the Commission.

MOTION 06-161

MOTION by Deputy Reeve Sarapuk

To destroy the ballots immediately.

CARRIED

MOTION 06-162

MPC Appointments
Councillors

MOVED by Councillor Wardley

That Councillor Braun and Councillor Froese are appointed to the Municipal Planning Commission.

CARRIED

BUSINESS:

8.1 CORPORATE SERVICES:

8.1a) Bylaw 555/06 - Offsite Levy 94 Avenue Servicing Project

- 25 -

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MOTION 06-163
Bylaw 555/06 - Offsite Levy
First Reading

MOVED by Councillor Wardley

That first reading be given to Bylaw 555/06, being a bylaw to establish an offsite levy for sewer services for the La Crete 94Ave Servicing Project.

CARRIED

8.1b) Bylaw 556/06 - 105 Avenue Local Improvement

MOTION 06-164
105 Ave Local Improvement

MOVED by Councillor Thompson

To approve the local improvement plan for cold mix asphalt along 105 Avenue from 99 Street to 100 Street in the Hamlet of La Crete.

CARRIED

MOTION 06-165
Bylaw 556/06 - Local Improvement
First Reading
Requires 2/3 Majority

MOVED by Councillor Neudorf

That first reading be given to Bylaw 556/06 being a bylaw to approve a local improvement charge be approved for cold mix asphalt along 105 Avenue from 99 Street to 100 Street in the Hamlet of La Crete.

CARRIED

8.1c) Bylaw 564/06 - Gravel Crusher Debenture

MOTION 06-166
Bylaw 564/06
First Reading
Requires 2/3 Majority

MOVED by Councillor Neudorf

That first reading be given to Bylaw 564/06 being a bylaw authorizing a debenture borrowing in the amount of \$1,750,000 for Gravel Crushing Equipment purchase.

CARRIED

8.1d) Bylaw 565/06 - 98 Avenue Cold Mix Local Improvement

MOTION 06-167
98 Ave Local Improvement

MOVED by Councillor Wardley

That the attached local improvement plan for cold mix asphalt along 98 Avenue from 99 Street to 100 Street in the Hamlet of La Crete be approved.

CARRIED

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MOTION 06-168

Bylaw 565/06
First Reading
Requires 2/3 Majority

MOVED by Councillor Newman

That first reading be given to Bylaw 565/06 being a bylaw to approve a local improvement charge for cold mix asphalt along 98 Avenue from 99 Street to 100 Street in the Hamlet of La Crete be approved.

CARRIED

8.1e) Husky South Resource Road

MOTION 06-169

Husky South Resource Road
Preliminary Engineering
Requires 2/3 Majority

MOVED by Councillor Neudorf

That the 2006 Capital Budget be amended to include a \$50,000 capital project for preliminary engineering of the Husky South Resource Road project with funding coming from Husky Oil Operations.

CARRIED

MOTION 06-170

Husky South Resource Road
Funding Agreement

MOVED by Deputy Reeve Sarapuk

That administration be authorized to enter into a funding agreement towards preliminary engineering on the Husky South Resource Road with Husky Oil Operations.

CARRIED

8.2 PLANNING

8.2a) Bylaw 560/06 - Lane Closure for Heimstaed Lodge Expansion

MOTION 06-171

Bylaw 560/06 First Reading
Lane Closure
Lot 13 Bl 11 Pl 952 3371

MOVED by Councillor Newman

That first reading be given to Bylaw 560/06 being a bylaw to close a portion of lane adjacent to the east boundary of Lot 13, Block 11, Plan 952 3371, with an amendment to extend the closure to the north corner.

CARRIED

**8.2b) Bylaw 561/06 - LUB Amendment
Rezoning L 12 & 13, Bl 11 Pl 952 3371**

MOTION 06-172

Bylaw 561/06 LUB First Reading
Rezone HR1B to HP

MOVED by Councillor Froese

That first reading be given to Bylaw 561/06 being a bylaw to

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rezone lot 12 and Lot 13 Block 11 Plan 952 3371 from Hamlet Residential 1B "HR1B" to Public/Institutional District "HP".

CARRIED

8.3 OPERATIONS

8.3a) Assumption Bypass

MOTION 06-173

RFP Assumption Bypass Project

MOVED by Councillor Wardley

That a request for tenders be sent out for the Assumption Bypass project.

CARRIED

MOTION 06-174

Letter to Dene Tha'

MOVED by Councillor Newman

That a letter be sent to the Dene Tha' as directed by Council.

CARRIED

RECESS

The Reeve called for a one hour recess at noon.

8.3b) Wolf Control Bounties

MOTION 06-175

Wolf Control

MOVED by Councillor Wardley

That wolf control be investigated further by the Agricultural Services Board.

CARRIED

MOTION 06-176

Fish & Wildlife Staff/Funding

MOVED by Councillor Newman

That the Municipal District of Mackenzie No. 23 lobbies the Alberta Government for additional Fish & Wildlife staff and/or funding.

CARRIED

8.4 EMERGENCY & ENFORCEMENT SERVICES

ADDITION

8.4a) Zama Fire Chief Appointment

The existing Fire Chief from Zama Fire Rescue resigned on February 2, 2006; election for the position took place on February 8, 2006.

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MOTION 06-177
Zama Fire Chief
Requires unanimous vote

MOVED by Councillor Watson

That Jordan Schaffer be appointed as the new Fire Chief for Zama Fire Rescue.

CARRIED

8.5 UTILITIES

ADDITION 8.5a) **Water for Footner Forest Products**

MOTION 06-178
Meeting with MD, High Level and
Footner
Requires unanimous vote

MOVED by Councillor Watson

That administration set up a meeting with the Town of High Level, and Footner Forest Products regarding water supply and that this item be referred to the Operations Committee.

CARRIED

8.6 ADMINISTRATION

There was no item under this heading.

**ACTION
CORRESPONDENCE**

9.1 There was no action correspondence.

INFORMATION

10.1 **MOVED** by Councillor Newman

MOTION 06-179

That the CAO report be accepted as information.

CARRIED

10.1a) **MOVED** by Councillor Neudorf

MOTION 06-180

That the Director of Emergency and Enforcement Services report be accepted as information.

CARRIED

10.1b) **MOVED** by Councillor Wardley

MOTION 06-181

That the Director of Corporate Services report be accepted as information.

CARRIED

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- MOTION 06-182** **10.1c) MOVED** by Councillor Newman
That the Supervisor of Planning report be accepted as information.
CARRIED
- MOTION 06-183** **10.d) MOVED** by Councillor Wardley
That the Supervisor of Roads report as presented by Rick Evans, the Acting Roads Supervisor, be accepted as information.
CARRIED
- MOTION 06-184** **10.1e) MOVED** by Councillor Froese
That the Supervisor of Utilities report be accepted as information.
CARRIED
- MOTION 06-185** **10.2 Council Action List**
MOVED by Councillor Newman
That the Action List of 022406 be accepted as information.
CARRIED
- MOTION 06-186** **10.3 Bylaw 559/06 - Honorariums**
MOVED by Councillor Wardley
That Bylaw 559/06 approved on Feb. 22/06 be accepted as information.
CARRIED
- MOTION 06-187** **10.4 AAMD&C Member Visit Date Change**
MOVED by Councillor Neudorf
That the date change for the AAMD&C Visit be accepted as information.
CARRIED

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10.5 MGB - Intermunicipal Dispute Appeal

MOTION 06-188

MOVED by Deputy Reeve Sarapuk

That the letter regarding the cessation of the Intermunicipal Dispute Appeal by the Town of High Level be accepted as information.

CARRIED

10.6 MD of Mackenzie Library Board Minutes 011606

MOTION 06-189

MOVED by Councillor Driedger

That the minutes submitted by the MD of Mackenzie Library Board be accepted as information.

CARRIED

**INFORMATION
CORRESPONDENCE:**

11.1 AUMA Focus on Sustainability

MOTION 06-190

MOVED by Councillor Newman

That the AUMA item regarding sustainability be accepted as information.

CARRIED

NEW BUSINESS:

12 There was no item under this heading

NOTICES OF MOTION:

13. There was no item under this heading.

ROUND TABLE:

14.1 Council Reports

Council verbally reviewed meetings and workshops:

Deputy Reeve Sarapuk -

Councillor Driedger - NADC, Library Board, Mackenzie Housing

Councillor Neudorf - RCMP Assumption, Agricultural Services

Councillor Wardley - Zama Rec Board, Protective Services

Councillor Watson - Rec Planning in High Level

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Councillor Thompson - Assumption, Fort Vermilion Recreation Board AGM, Protective Services

Councillor Newman - Agricultural Services

Councillor Froese - Protective Services

Reeve Neufeld - Assumption Bypass, REDI Airport teleconference, Alberta Snowmobile Association

MOTION 06-191

MOVED by Councillor Thompson

That the Council reports be accepted as information.

CARRIED

CONFIDENTIAL MATTERS:

15. In Camera

MOTION 06-192

MOVED by Councillor Thompson

Time: 3:40 p.m.

That Council goes In-Camera to discuss:

- CAO Evaluation
- Personnel

CARRIED

MOTION 06-193

MOVED by Councillor Thompson

Time: 4:55 p.m.

That Council comes out of Camera.

CARRIED

MOTION 06-194 15.1

MOVED by Councillor Newman

That Council meet with the C.A.O. at 7:30 on March 9th.

CARRIED

NEXT MEETING DATES:

16.1

Regular Meeting:

Wednesday, March 22, 2006

10:00 a.m. Ft. Vermilion Council Chambers

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ADJOURNMENT: **Call for Adjournment**

17.1

MOTION 06-195

MOVED by Councillor Driedger

Time: 5:00 p.m.

That the regular Council meeting of Tuesday, March 7, 2006 be adjourned.

CARRIED

These minutes were approved on, Wednesday, March 22, 2006.

Bill Neufeld, REEVE

C. Woodward, Executive Assistant

Special Meeting
C.A.O. Evaluation
March 09, 2006

Present:
Reeve Neufeld
Deputy Reeve Sarapuk
Councilor Newman
Councilor Froese
Councilor Driedger
Councilor Watson
Councilor Thompson
Councilor Neudorf

Meeting called to order at 19.20 by Reeve Neufeld
Moved by Councilor Newman to go in camera.

Motion Carried

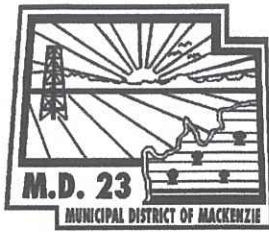
Moved by Councilor Newman to come out of camera.

Motion Carried

Moved by Councilor Watson that Reeve Neufeld, Deputy Reeve Sarapuk, Councilors
Newman and Driedger negotiate with the C.A.O. as discussed in camera.

Motion Carried

Meeting adjourned at 20.15 on a motion by Councilor Neudorf.



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.1 A

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Eva Schmidt, Planning Supervisor
Title:	Bylaw 568/06 Area Structure Plan for SW 13-106-15-W5M John and Sadie Klassen

BACKGROUND / PROPOSAL:

John and Sadie Klassen submitted a subdivision application for Rural Country Residential District 4 (RC4), adjacent to Highway 697 about one mile east of La Crete. Since the subdivision is adjacent to Highway 697, Alberta Transportation required the Klassens to submit a Traffic Impact Assessment and an Area Structure Plan for the proposed subdivision.

Bylaw 568/06 is a bylaw to adopt the Area Structure Plan for SW 13-106-15-W5M.

OPTIONS & BENEFITS:

The major issue in the Area Structure Plan for this subdivision is the requirement to upgrade the intersection of Highway 697 and Range Road 15-1. The existing intersection is a substandard Type IIIb, which needs to be upgraded to a Type IIIc intersection for Phase I of the proposed subdivision. Phase II of the proposed subdivision requires a Type IIId intersection.

The difference between these types of intersections has to do with traffic speed and traffic volumes. The physical difference between the different types is the turning radii, the length of the tapers, turning lanes, etc.

A type 3-b intersection is required when one of the legs is considered a minor road (less than 200 vehicles per day). If new development happens where the traffic volumes are going to increase, the intersection must be upgraded to handle the increased traffic. The amount of traffic that will be produced from phase 1 of your development will cause a need for a Type 3-c intersection. The amount of traffic that will be produced from both phases of your development will cause the need for a Type 3-d intersection.

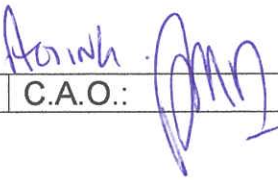
Author: Eva Schmidt, Planning Supervisor	Review Date:	C.A.O.: 
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COSTS & FUNDING:

Upgrades requirements to the intersection that exceed upgrade requirements for normal traffic increase should be borne by the developer.

RECOMMENDED ACTION:

That first reading be given to Bylaw 568/06, being a bylaw to adopt the Area Structure Plan for SW 13-106-15-W5M.

Author: C. Woodward	Reviewed:	C.A.O.: 
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BYLAW NO. 568/06

**BEING A BYLAW OF THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23,
IN THE PROVINCE OF ALBERTA,**

**TO ADOPT THE
AREA STRUCTURE PLAN FOR SW 13-106-15-W5M FOR
JOHN AND SADIE KLASSEN**

WHEREAS, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta has deemed it advisable to adopt an Area Structure Plan for SW 13-106-15-W5M,

NOW THEREFORE, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That the Area Structure Plan for a Rural Country Residential subdivision on SW 13-106-15-W5M be adopted as attached.

First Reading given on the _____ day of _____, 2006.

William Neufeld, Reeve

Christine Woodward, Executive Assistant

Second Reading given on the _____ day of _____, 2006.

William Neufeld, Reeve

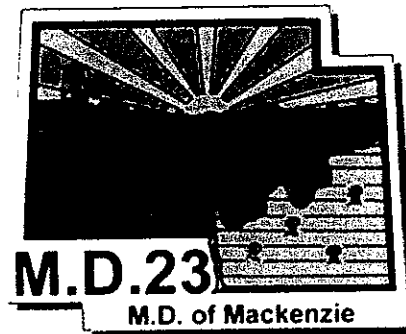
Christine Woodward, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2006.

William Neufeld, Reeve

Christine Woodward, Executive Assistant

Municipal District of Mackenzie No. 23



Proposed Area Structure Plan For Country Residential Development (Located Within SW 13-106-15-W5M)

Prepared by Jeff Johnston, C.E.T.
November 2005
Revised March 2006

Reviewed by Randall Trites, R.E.T., R.P.T. (Eng.)

EXH Engineering
Services
Ltd.



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Appendices

Appendix A – Area Structure Plan



1. INTRODUCTION

EXH Engineering Services Ltd. (EXH) was retained to prepare an Area Structure Plan, on behalf of Mr. John Klassen (developer), for the proposed subdivision development located within the SW 13-106-15-W5M.

The ASP is a requirement under the Municipal Government Act related to the parcels proximity to Highway 697 and is essential to Alberta Infrastructure and Transportation (AIT) to assess transportation issues related to the proposed development.

2. GENERAL DESCRIPTION

This Area Structure Plan relates to the lands located in SW 13-106-15-W5M, north of S.H. Highway 697, within the Municipal District of Mackenzie No. 23. The site is approximately 1 mile (1.6km) east of La Crete and is bordered on the south side by Secondary Highway 697. The west limit of the site is the existing Local Range Road 15-1 which is a developed Government Road Allowance.

The A.S.P. is comprised of existing elements, which include 4 previously developed Country Residential Parcels complete with single family dwellings.

This ASP involves ± 160 acres (64.7 hectares) and has been designated for country residential purposes by the Municipal District of Mackenzie No. 23. The proposed Area Structure Plan is, therefore, in keeping with the existing land use designation.

3. OWNERSHIP

This Area Structure Plan is based on the entire SW ¼ 13-106-15-W5M and all its developments and existing subdivision. The following table illustrates these existing subdivisions complete with ownership and area.

Owner	Lot #	Area Owned
John & Sadie Klassen	Lots 2, 6-10, 12-15, 17-22, 24-27, 30-35, 38-43, 45-47	111.29 acres
Peter & Margaret Enns	Lot 1	4.75 acres
Abraham & Helen Janzen	Lot 3	7.88 acres
Glenn & Betty Wolfe	Lot 4	5.49 acres
John & Sadie Klassen	Lot 5	5.49 acres
*MD of Mackenzie No. 23	MR/PUL - Lots 11,16,29,36,37,44	6.61 acres
*Alberta Infrastructure and Transportation	MR/PUL - Lots 23,28	
*MD of Mackenzie No. 23	Roads within SW 13-106-15-W5M	15.49 acres
MD/AIT	Roadway Widening Along HWY 696 and RGE 15-1	3 acres
	Total	160 acres

* These lands are to be transferred to the appropriate road authority.



4. SPECIFIC PLAN POLICIES

The A.S.P. concept plan identifies country residential parcels ranging from 3.04 acres (1.23 hectares) to 3.26 acres (1.32 hectares). The existing Municipal District of Mackenzie No. 23 Bylaw 462-04 allows for a minimum area of 3 acres within this land use district.

In accordance with the same Bylaw, the minimum front yard setback is 41.1m from the Right-of-Way (ROW). The minimum side and back yard setback is 7.6m from the property line. The minimum setback for the side and back yard setback is 15.2 for those properties which are adjacent to "Agricultural" and "Forestry" districts.

A maximum population anticipated from this subdivision is based on a total of 39 lots at 4.0 persons per unit or 156 persons.

Trip generation for this A.S.P. is based on an average of 9.57 trips per day per lot for a single family, based on the publication *Trip Generation Vol. 2* by the Institute of Transportation Engineers.

Since 39 lots are proposed (4 existing, 16 in Phase I, and 19 in Phase II) that would be approximately 373 trips per day or 373 AADT for the proposed access road at full capacity. Based on observation, traffic volumes onto Secondary Highway 697 warrant a Type III intersection at the Local Road and Secondary Highway 697 (refer to TIA).

5. EXISTING LAND USE CLASSIFICATION

References in this section are to existing classifications as set out in the Municipal District of Mackenzie No. 23's Bylaws.

- a. The subject property is zoned Rural Country Residential (RC4).
- b. Lot 1 Block 1 Plan 902 1242, Lot 3 Block 1 Plan 992 5332, Lot 4 Block 1 Plan 992 6649 and Lot 5 Block 1 Plan 992 6649 are zoned Rural Country Residential (RC4).
- c. The lands adjacent to the subject property are zoned Agricultural (AG1).
- d. The lands to the west of the property are zoned forest reserve (F).

6. PROPOSED LAND USE

Land uses within the A.S.P are shown as acreage holding in keeping with the existing country residential zone. The residential lot land uses are tied to a proposed roadway system.



7. TRANSPORTATION

Highway 697 is an important corridor to local and regional economic development. Locally, it is used extensively to transport grain to various terminals as well as hauling timber to local mills and finished lumber to customers. Regionally, Highway 697 connects east to Highway 88 which leads south to central Alberta. To the southwest, Highway 697 connects to Highway 35 which leads south to the Peace River Region. To the north, Highway 697 connects to Highway 88 and then to Highway 58 which leads west to High Level and then North to the Northwest Territories.

The MD of Mackenzie No. 23 supports the goal of Section 7.0 of the Alberta Municipal Affairs Land Use Policies which is "To contribute to a safe, efficient, and cost effective provincial transportation network".

The transportation or roadway network for this area will require the Local Range Road 15-1 to be upgraded to meet the specifications of a Rural Local Road if necessary. The roads within the new subdivision will be built to the specifications of a Low Volume Farm Access. Both of these will be constructed in accordance with the Municipal District of Mackenzie No. 23 rural road cross-section standard.

EXH Engineering Services Ltd. carried out a Traffic Impact Assessment of the adjacent intersection to SW 13-106-15-W5M. Five conclusions and recommendations were reached:

- 1) Based on existing traffic, the northern leg of the intersection would require improvements in order to meet a Type IIIb configuration standard, at design horizon 2025;
- 2) Phase I site development of the proposed subdivision, in design horizon of 2025, would require intersection upgrading to a Type IIIc configuration;
- 3) At the design horizon of 2025, the intersection of Highway 697 and North La Crete Access Road would require upgrading to a Type III d configuration, following full site development; and
- 4) Right-turn volumes are not high enough to warrant a dedicated right-turn lane for the development leg of the intersection.
- 5) Access from Highway 697 to Lot 1, Block 1, Plan 902-1242 be removed and relocated to RGE 15-1 during intersection upgrading.

8. UTILITIES

The Area Structure Plan is based on acreage development of 3.56 to 4.92 acre lots. Each lot will be developed on the basis of septic tank and field systems. Water will be supplied through the use of cisterns located within each lot. Telephone, power and gas services are available in the area.



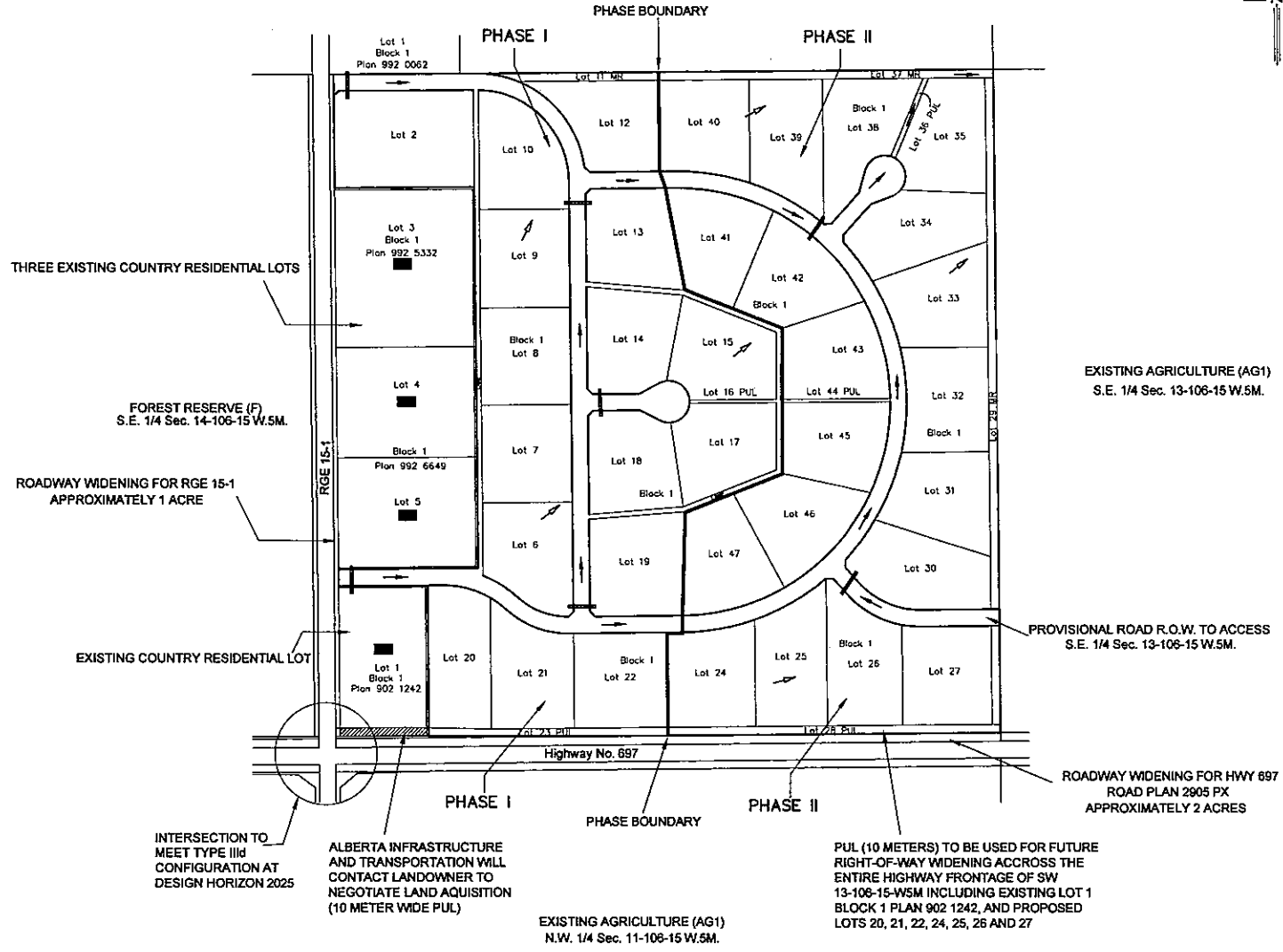
9. PHASING

This acreage development is to be developed in two phases. Marketing and road extensions will dictate the extent and the timing of the work.

Improvements to the intersection adjacent to SW 13-106-15-W5M recommended in the TIA will be completed for each phase of the subdivision before registration of subdivision plans for that phase.

Appendix A
Area Structure Plan

EXISTING AGRICULTURE (AG1)
N.W. 1/4 Sec. 13-106-15 W.5M.



LEGEND

PROPOSED

- DRAINAGE DIRECTION
- 500 MM DIA. C.S.P. CULVERT
- ROAD BOUNDARY

EXISTING

- HOUSE
- DRAINAGE DIRECTION

STATISTICS

	ACRES	HECTARES	%
TOTAL AREA	160	64.75	100
PHASE 1	51.61	20.89	32
PHASE 2	59.68	24.16	37
ROADS	15.49	6.27	10
MUNICIPAL RESERVES	6.61	2.67	4
EXISTING LOTS	23.81	9.55	15
EXISTING ROADWAY WIDENING	3	1.21	2

- NOTES**
- All roads are 20m unless otherwise noted.
 - All cul-de-sacs are 25m unless otherwise noted.
 - This plan shows dimensions which are approximate and are subject to finalization by an Alberta Land Surveyor.

REV.	DATE	DESCRIPTION	BY
1		PRELIMINARY ISSUED FOR APPROVAL.	
		revision	BY 1/2002

PERMIT TO PRACTICE
ON ENGINEERING SERVICES LTD.

Signature: _____

Do for: _____

PERMIT NUMBER: P 5347
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

Project: _____

EXH Engineering Services Ltd.

Project: **JOHN KLASSEN SUBDIVISION**

Drawing: **AREA STRUCTURE PLAN**

Assigned	DATE	SCALE	DATE
JDJ		1:2500	NOVEMBER 2005
Drawn	JDJ/RMR	Project No. 4205092	Contract No.
Checked		Drawing No.	Revision
Approved		4205092--ASP	

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M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.1 B

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Eva Schmidt, Planning Supervisor
Title:	Bylaw 562/06 - Land Use Bylaw Amendment To Amend Permitted and Discretionary Uses.

BACKGROUND / PROPOSAL:

The development department began a review of the Land Use Bylaw in an effort to recommend changes that would streamline development permits and update the Bylaw for the establishment of the Municipal Planning Commission. This review and the proposed changes were presented to the Municipal Planning Commission on their March 9th, 2006 meeting and their recommendation is reflected in the proposed changes.

Development and Subdivision Authority

The establishment of the Municipal Planning Commission necessitates changes in order to incorporate the Development Authority in place of Development Officer. This change would establish the Municipal Planning Commission as the approving authority for any discretionary uses and the Development Officer/Department for permitted uses. This change is required as an update to reflect Bylaw 563/05 Establishing a Municipal Planning Commission.

Permitted and Discretionary Uses

The review included research of the advertisement of permitted uses to determine if advertisement was necessary or if it could be eliminated in order to speed up the process for development permits. We requested information from the Alberta Development Officers Association and received thirteen replies from other municipalities. Nine of the responding municipalities indicated that they do not advertise permitted uses unless they are requesting a variance from the Land Use Bylaw. The remaining four municipalities indicated that they advertise all development permits.

A **Permitted Use** means the use of land or building, which is listed in the column, captioned "permitted uses" in most Land Use Districts appearing in this Bylaw and for which a development permit shall be issued upon an application having conformed to

Author: Marion Krahn, Development Officer	Review Date:	C.A.O.: 
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the provisions of this Bylaw. In addition, a development permit application shall be approved if the conditions of approval ensure that the development would conform to the provisions of this Bylaw.

A Discretionary Use means the use of land or buildings where a development permit may or may not be issued for certain purpose(s) that is (are) permitted by the Development Authority according to their discretionary judgement based upon the merits of the application.

OPTIONS & BENEFITS:

Proposed changes to the Land Use Bylaw include amending the advertisement of development permits to only discretionary uses and permitted uses where a variance has been granted. This will serve to decrease the wait time for applicants on development permits for permitted uses. Also, as no appeal can be successfully submitted for a permitted use, advertising is redundant.

Further efforts to streamline the issuance of development permits include changes to the permitted and discretionary uses. The proposed changes, as outlined in bold in the attached Bylaw, would serve to shorten the development permit approval period by allowing more uses to be approved at the administrative level. These changes would reduce the number of development applications being presented to the Municipal Planning Commission and reflect positively on the MD as permits would be issued earlier. An example of the proposed changes is an ancillary building. In some situations, the regulations require that a development permit application be forwarded to the Municipal Planning Commission, thereby causing a delay, for placement of a storage shed.

COSTS & FUNDING:

N/A

RECOMMENDED ACTION:

That first reading be given to Bylaw 562/06, being a Land Use Bylaw amendment to streamline the permitting process.

Author: Marion Krahn, Development Officer	Review Date:	C.A.O.: 
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BYLAW NO. 562/06

**BEING A BYLAW OF THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23
IN THE PROVINCE OF ALBERTA**

**TO AMEND DISCRETIONARY AND PERMITTED USES IN THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 LAND USE BYLAW**

WHEREAS, the Municipal District of Mackenzie No. 23 has adopted the Municipal District of Mackenzie Land Use Bylaw, and

WHEREAS, the Municipal District of Mackenzie No. 23 has a General Municipal Plan adopted in 1995, and

WHEREAS, the Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, has deemed it desirable to amend the Discretionary and Permitted Uses in the Municipal District of Mackenzie No. 23 Land Use Bylaw.

NOW THEREFORE, the Council of the Municipal District of Mackenzie No. 23, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Add the following to Permitted Uses in the MD of Mackenzie Land Use Bylaw:
 1. Agricultural District 1 (A1)
 - a. Bunkhouse
 - b. Garden Suite
 - c. Handicraft Business
 - d. Home Based Business
 2. Forestry District "F"
 - a. Ancillary building or use
 - b. Cabin
 - c. Dugout
 - d. Communication tower
 - e. Forest based industry
 - f. Forestry building, Industrial camp
 - g. Oil and gas facilities
 - h. Security suite

3. Hamlet Country Residential District 1 "HCR1"
 - a. Ancillary building or use
4. Hamlet Country Residential District 2 "HCR2"
 - a. Ancillary building or use
5. Hamlet Commercial District 1 "HC1"
 - a. Ancillary building or use
 - b. Car wash
 - c. General services establishment
 - d. Laundromat
 - e. Professional office
 - f. Restaurant
 - g. Retail Store
 - h. Service Station
6. Hamlet Residential - Commercial Transitional District "HRCT"
 - a. Ancillary building or use
7. Hamlet Residential District 1 "HR1"
 - a. Ancillary building or use
8. Hamlet Residential District 1A "HR1A"
 - a. Ancillary building or use
9. Hamlet Residential District 1B "HR1B".
 - a. Ancillary building
 - b. Attached Garage
 - c. Detached Garage
10. Hamlet Residential District 2 "HR2".
 - a. Ancillary building or use
11. Hamlet Residential District 3 "HR3".
 - a. Ancillary building or use
12. Hamlet Residential District 4 "HR4".
 - a. Ancillary building or use
13. Hutch Lake Recreation District "HLR".
 - a. Ancillary building or use compatible to the principle building or use
 - b. Cottage

- c. Recreation vehicle
 - d. Small deck, (including a deck screen enclosure, a deck awning/canopy) for the recreation vehicle or cottage,
 - e. Storage/utility shed
 - f. Water and/or sewage storage tank
 - g. Yardsite development
14. Mobile Home (Manufactured Home) Park District "MHP"
 - a. Ancillary building or use
 - b. Mobile Home Park manager's residence
 15. Mobile Home (Manufactured Home) Subdivision District 1 "MHS 1"
 - a. Ancillary building or use
 16. Mobile Home (Manufactured Home) Subdivision District 2 "MHS 2"
 - a. Ancillary building or use
 17. Rural Country Residential District 1 "RC1"
 - a. Ancillary building or use
 18. Rural Country Residential District 2 "RC2"
 - a. Ancillary building or use
 19. Rural Country Residential District 3 "RC3"
 - a. Ancillary building or use
 - b. Owner/Operator business
 - c. Shop
 20. Rural Country Residential District 4 "RC4"
 - a. Ancillary building or use
 - b. Owner/Operator business
 21. Urban Reserve "UR"
 - a. Ancillary building or use
2. Add the following to Discretionary Uses in the MD of Mackenzie Land Use Bylaw:
 1. Hamlet Residential District 4 "HR4".
 - a. Park
 - b. Public Use

2. Highway Development District "HD"
 - a. Extensive agriculture
 - b. Farm building
 3. Mobile Home (Manufactured Home) Park District "MHP"
 - a. Park
 - b. Public use
 4. Mobile Home (Manufactured Home) Subdivision District 1 "MHS 1"
 - b. Park
 - c. Playground
 5. Mobile Home (Manufactured Home) Subdivision District 2 "MHS 2"
 - d. Park
 - e. Playground
4. Development Authority
- a. That the Development Authority be amended to reflect the Development Authority as established by Bylaw 563/06.

First Reading given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Second Reading given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

7.3 AGRICULTURAL DISTRICT 1 (A1)

The purposes of this Land Use District are: to conserve land for a wide range of agricultural uses, to minimize the fragmentation of agricultural land, and to limit non-agricultural land uses to those which would not interfere with agricultural practices.

A. PERMITTED USES

- a) Ancillary Building/Use
- b) Extensive Agriculture
- c) Intensive Agriculture (1) and (2)
- d) Farm Building
- e) Mobile Home
- f) Modular Home
- g) Single Detached Dwelling
- h) Bunkhouse**
- i) Garden Suite**
- j) Handicraft Business**
- k) Home Based Business**

B. DISCRETIONARY USES

- (a) Abattoir
- (b) Auction Mart
- (c) Autobody
- (d) Bed and Breakfast
- (e) Cemetery
- (f) Church
- (g) Communication Tower
- (h) Confined Feeding Operation
- (i) Contractor's Business
- (j) Farm Subsidiary Business
- (k) Forestry Lookout Tower
- (l) Industrial Camps
- (m) Intensive Recreational Use
- (n) Kennel
- (o) Public use
- (p) Retail Store
- (q) Sewage Lagoon
- (r) Sewage Treatment Plant
- (s) Stripping Top Soil
- (t) Tradesmen's business
- (u) Veterinary Clinic
- (v) Waste Transfer Station
- (w) Water Reservoir or Dugout

C. PARCEL DENSITY

Residential Uses: Three (3) parcels per quarter section, river lot or original titled property with the balance of the quarter section, river lot or original titled property

7.7 FORESTRY DISTRICT "F"

The general intent of this District is to regulate land use within the Green Area of the Municipal District, allowing only those developments that cannot be reasonably located outside the Green Zone.

A. PERMITTED USES

- (1) Ancillary building or use.**
- (2) Cabin.**
- (3) Security suite.**
- (4) Communication tower.**
- (5) Forest based industry.**
- (6) Forestry building.**
- (7) Industrial camp.**
- (8) Oil and gas facilities.**
- (9) Dugout.**

B. DISCRETIONARY USES

- (1) Community pasture.**
- (2) Extensive recreation.**
- (3) Fire hall or facility.**
- (4) Intensive recreational use.**
- (5) Natural resource extraction industry.**
- (6) Public use.**
- (7) Woodlot management.**
- (8) Water reservoir or dugout.**
- (9) Water treatment facility.**

B. MINIMUM LOT AREA

As required by the Development Officer.

C. SETBACK REQUIREMENTS

As required by the Development Officer.

D. ADDITIONAL REQUIREMENTS

A Development Permit may be issued for development on Crown Land subject to approval being obtained from Alberta Environmental Protection.

E. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the

7.8 HAMLET COUNTRY RESIDENTIAL DISTRICT 1 “HCR1”.

The general purpose of this district is to allow for the development of serviced multi-lot country residential subdivision and development within Hamlet boundaries.

A. PERMITTED USES

- (1) Park
- (2) Playground
- (3) Single detached dwelling
- (4) **Ancillary building or use**

B. DISCRETIONARY USES

- (1) Home based business.
- (2) Public use.
- (3) Modular homes (no double wide mobile homes)
- (4) Bed and breakfast.

C. PARCEL DENSITY

The number of lots shall be at the discretion of the Development Officer.

D. LOT AREA

With municipal sewage system:

- Minimum 0.81 hectares (2.0 acres)
- Maximum 2.47 hectares (5.0 acres)

With private sewage system:

- Minimum: 1.2 hectares (3 acres)
- Maximum: 2.47 hectares (5.0 acres)

E. MINIMUM TOTAL FLOOR AREA

At the discretion of the Development Officer.

F. MINIMUM FRONT YARD SETBACK

Lot fronting onto a Provincial Highway:

41.1 metres (135 feet) from right of way.

Lot Fronting onto a local (rural) road:

22.9 metres (75 feet) from right of way.

Lot fronting onto an internal subdivision road:

15.2 metres (50 feet)

7.9 HAMLET COUNTRY RESIDENTIAL DISTRICT 2 “HCR2”.

The general purpose of this district is to allow for the development of serviced multi-lot country residential subdivision and development within Hamlet boundaries.

A. PERMITTED USES

- (1) Park
- (2) Playground
- (3) Mobile Home
- (4) Modular Home
- (5) Ancillary building or use**

B. DISCRETIONARY USES

- (1) Home based business.
- (3) Public use.
- (4) Single detached dwelling
- (5) Bed and breakfast

C. PARCEL DENSITY

The number of lots shall be at the discretion of the Development Officer.

D. LOT AREA

With municipal servicing:

- Minimum: 0.48 hectares (2.0 acres)
- Maximum: 2.47 hectares (5.0 acres)

With private sewage:

- Minimum: 1.2 hectares (3 acres)
- Maximum: 2.47 hectares (5.0 acres)

E. MINIMUM TOTAL FLOOR AREA

At the discretion of the Development Officer.

F. MINIMUM FRONT YARD SETBACK

Lot fronting onto a Provincial Highway:

41.1 metres (135 feet) from right of way.

7.10 HAMLET COMMERCIAL DISTRICT 1 “HC1”

The general purpose of this district is to permit commercial development in downtown or core areas of established hamlets.

A. PERMITTED USES

- (1) Ancillary building or use.**
- (2) Car wash.**
- (3) General services establishment.**
- (4) Laundromat.**
- (5) Professional office.**
- (6) Restaurant.**
- (7) Retail Store.**
- (8) Service Station.**

DISCRETIONARY USES

- (1) Bus depot.**
- (2) Dwelling unit in conjunction with a discretionary use provided it is incorporated in the same building and the total floor area of the dwelling unit shall be less than the floor area for the other use**
- (4) Intensive recreation.**
- (5) Motel or hotel.**
- (6) Public use.**
- (7) Recycling facility**

B. MINIMUM LOT AREA

As required by the Development Officer.

C. MINIMUM TOTAL FLOOR AREA

As required by the Development Officer.

D. MINIMUM FRONT YARD SETBACK

9.1 metres (30 feet) or as required by the Development Officer.

30.48 meters (100 feet) along the east side of 100th Street in La Crete.

E. MINIMUM SIDE YARD SETBACK

7.12 HAMLET RESIDENTIAL - COMMERCIAL TRANSITIONAL DISTRICT "HRCT"

The general purpose of this district is to permit commercial developments in areas of hamlets that are changing over time from residential areas to commercial areas.

A. PERMITTED USES

- (1) Ancillary building or use.

B. DISCRETIONARY USES

- (1) Agricultural machinery sales and service.
- (2) Automotive equipment sales and/or service.
- (3) Bus depot.
- (3) Car wash
- (4) Dwelling unit in conjunction with a discretionary use provided it is incorporated in the same building and the total floor area of the dwelling unit shall be less than the floor area for the other use.
- (5) Hotel.
- (6) Intensive recreational use.
- (8) Laundromat.
- (9) Lumber yard.
- (10) Mobile/Manufactured Home Sales and Service.
- (11) Motel
- (12) General service.
- (13) Professional office.
- (14) Public use.
- (15) Recreation vehicle sales and service.
- (16) Restaurant.
- (17) Retail store.
- (18) Service station.

B. RESIDENTIAL USES

Residential buildings are regarded as non-conforming buildings in this land use district. Minor renovations, repairs, and other actions for the purpose of maintaining the dwelling will be allowed. Major structural changes, rebuilding, or replacement of a residential buildings will not be allowed.

C. SITE REQUIREMENTS

Lot area, floor area, site setbacks, building design and other development considerations shall conform to the development standards described in the Hamlet Commercial 1 District "HC1".

D. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

7.16 HAMLET RESIDENTIAL DISTRICT 1 “HR1”

The general purpose of this district is to permit residential uses in hamlets.

A. PERMITTED USES

- (1) Dwelling - Single detached.
- (2) Park
- (3) Public use
- (4) **Ancillary building or uses.**

B. DISCRETIONARY USES

- (1) Bed and breakfast.
- (2) Dwelling - Duplex.
- (3) Home based business.
- (4) Mobile home.
- (5) Modular home.

D. MINIMUM LOT WIDTH

22 metres (72 feet)

E. MINIMUM LOT DEPTH

33.5 metres (110 feet)

F. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Authority.

G. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.2 metres (5 feet). In the case of a corner site the exterior side yard shall not be less than 3.0 metres (15 feet).

H. MINIMUM REAR YARD SETBACK

2.4 metres (8 feet). Setbacks may be reduced to 1.52 metres (5 feet) when using sub-surface utilities.

I. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

- (1) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.

7.17 HAMLET RESIDENTIAL DISTRICT 1A “HR1A”

The general purpose of this district is to permit residential uses in established hamlets, with the intention of restricting development to on-site stick-built single detached dwellings with attached garages and associated uses.

A. PERMITTED USES

- (1) Dwelling - Single detached with attached garage.
- (2) **Ancillary building or use.**

B. DISCRETIONARY USES

- (1) Home based business.
- (2) Park.
- (3) Playground.

C. MINIMUM LOT WIDTH

22 metres (72 feet)

D. MINIMUM LOT DEPTH

33.5 metres (110 feet)

E. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Officer.

F. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.5 metres (5 feet). In case of a corner site the exterior side yard shall not be less than 3.0 metres (10 feet).

G. MINIMUM REAR YARD SETBACK

2.4 metres (8 feet). Setbacks may be reduced to 1.52 metres (5 feet) when using sub-surface utilities.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

- (a) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.

7.18 HAMLET RESIDENTIAL DISTRICT 1B “HR1B”

The general purpose of this district is to permit residential uses in established hamlets, with the intention of restricting development to on-site stick-built single detached dwellings and associated uses.

A. PERMITTED USES

- (1) Dwelling - Single detached.
- (2) **Attached Garage**
- (3) **Detached Garage**
- (4) **Ancillary building or use.**

B. DISCRETIONARY USES

- (1) Home based business.
- (2) Park.
- (3) Playground.

C. MINIMUM LOT WIDTH

22 metres (72 feet)

D. MINIMUM LOT DEPTH

33.5 metres (110 feet)

E. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Officer.

F. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.5 metres (5 feet). In case of a corner site the exterior side yard shall not be less than 3.0 metres (10 feet).

G. MINIMUM REAR YARD SETBACK

2.4 metres (8 feet). Setbacks may be reduced to 1.52 metres (5 feet) when using sub-surface utilities.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

- (a) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and

7.19 HAMLET RESIDENTIAL DISTRICT 2 “HR2”

The general purpose of this district is to restrict development to large lot residential and other compatible uses in urban areas.

A. PERMITTED USES

- (1) Dwelling - Single detached.
- (2) **Ancillary building or use.**

B. DISCRETIONARY USES

- (1) Dwelling - Duplex.
- (2) Dwelling – Row.
- (3) Home based business
- (4) Modular home.
- (5) Park.
- (6) Playground.
- (7) Public use.

C. MINIMUM LOT WIDTH

22 metres (72 feet).

D. MINIMUM LOT DEPTH

33.5 metres (110 feet).

E. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Officer.

F. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.2 metres (4 feet). In case of a corner site the exterior side yard shall not be less than 3.0 metres (10 feet).

G. MINIMUM REAR YARD SETBACK

2.4 metres (8 feet).

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings may be either of new construction only. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Officer.

7.20 HAMLET RESIDENTIAL DISTRICT 3 “HR3”

The general purpose of this district is to permit medium and high-density residential development in established hamlets.

A. PERMITTED USES

- (1) Park
- (2) Ancillary building or use.

B. DISCRETIONARY USES

- (1) Dwelling - Apartment
- (2) Dwelling - Row
- (3) Dwelling – Multiple
- (4) Ancillary building and use
- (5) Boarding or rooming house
- (6) Dwelling - Group home
- (7) Home based business
- (8) Public use

C. MINIMUM LOT WIDTH

22 metres (72 feet).

D. MINIMUM LOT DEPTH

33.5 metres (110 feet).

E. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Officer.

F. MINIMUM REAR YARD SETBACK

7.6 metres (25 feet) or minimum required for on-site parking.

G. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet), or as required by Development Officer.

H. MINIMUM INTERIOR SIDE YARD SETBACK

4.6 metres (15 feet), or as required by Development Officer.

I. OTHER

Notwithstanding the above, any apartment projects shall provide for:

7.21 HAMLET RESIDENTIAL DISTRICT 1 “HR4”

The general purpose of this district is to permit residential uses in hamlets with a transition from existing Mobile Homes to single detached dwellings.

A. PERMITTED USES

- (1) Dwelling - Single dwelling.
- (4) **Ancillary building or use.**

B. DISCRETIONARY USES

- (1) Bed and breakfast
- (2) Boarding and Rooming house.
- (3) Dwelling - Duplex.
- (4) Home based business.
- (5) Modular home.
- (6) Public and quasi-public building and use required to serve this district.
- (7) **Park**
- (8) **Public use**

C. MOBILE HOME USES

Mobile Homes are regarded as non-conforming buildings in this land use district. Minor renovations, repairs, and other actions for the purpose of maintaining the Mobile Home will be allowed. Major structural changes, rebuilding, replacement of the Mobile Home or additions will not be allowed.

D. MINIMUM LOT WIDTH

22 metres (72 feet)

E. MINIMUM LOT DEPTH

33.5 metres (110 feet)

F. FRONT YARD SETBACK

7.6 metres (25 feet) or as required by the Development Officer.

G. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.5 metres (5 feet). In the case of a corner site the exterior side yard shall not be less than 4.5 metres (15 feet).

7.22 HIGHWAY DEVELOPMENT DISTRICT "HD"

The general purpose of this district is to regulate development adjacent to provincial highways and local roads. Development should be restricted to that which is required to serve the motoring public.

B. DISCRETIONARY USES

- (1) Extensive agriculture**
- (2) Farm building.**
- (3) Ancillary building or use.
- (4) Automotive equipment, sales and/or service
- (5) Bulk fuel/propane sales.
- (6) Convenience store.
- (7) Highway maintenance yard.
- (8) Hotel
- (9) Institutional use
- (10) Motel.
- (11) Public use.
- (12) Recreation vehicle park.
- (13) Restaurant
- (14) Security suite.
- (15) Service station.

C. MINIMUM LOT AREA

As required by the Development Officer.

D. MINIMUM FRONT YARD SETBACK

- (1) Lot fronting onto a provincial highway:

As specified by the transportation approving authority but in no case less than 41.1 metres (135 feet) from the edge of the highway right of way.

- (2) Lot fronting onto an external subdivision (local) road:

22.86 metres (75 feet) from right of way.

- (3) Lot fronting into an internal subdivision road:

9.1 metres (30 feet) from right of way.

E. MINIMUM SIDE YARD SETBACK OR REAR YARD

15.2 metres (50 feet) or as determined by the Development Officer.

7.24 HUTCH LAKE RECREATION DISTRICT “HLR”

The general purpose of this district is to permit the development of a recreation area at Hutch Lake. All developments shall conform to the Hutch Lake Area Structure Plan.

A. PERMITTED USES

- (1) **A small deck, (including a deck screen enclosure, a deck awning/canopy) for the recreation vehicle or cottage.**
- (2) **Ancillary building or use compatible to the principle building or use.**
- (3) **Cottage.**
- (4) **Recreation vehicle.**
- (5) **Storage/utility shed.**
- (6) **Water and/or sewage storage tank.**
- (7) **Yardsite development.**

B. DISCRETIONARY USES

- (1) **Boat wharf, one central boat wharf to provide access to the lake area.**
- (2) **Public playground.**

B. RECREATION AREA DEVELOPMENT STANDARDS

(1) Dwelling Density

A maximum of (1) recreation-vehicle or cottage shall be allowed per lot.

(2) Minimum Lot Area

A recreation area lot shall have a minimum lot area or 0.2 hectares (0.5 acres).

(3) Minimum Lot Dimensions

A recreation area lot shall have a minimum frontage of 30.5 metres (100 feet) and a minimum depth of 45.7 metres (150 feet), or as required by the Development Officer.

(4) Minimum Development Setbacks

Frontage setbacks shall be a minimum of 15.2 metres (50 feet), unless otherwise required by the Development Officer.

Side and rear yard setbacks shall be a minimum of 7.6 metres (25 feet), unless otherwise required by the Development Officer.

(5) Development Density

The density of development (number of lots per hectare/acre) shall be in accordance to the provisions of the Hutch Lake Recreation District Area Structure Plan.

7.25 MOBILE HOME (MANUFACTURED HOME) PARK DISTRICT "MHP"

The general purpose of this district is to permit the development of Mobile Home Parks in the Municipal District where common water and sewer facilities are in place.

A. PERMITTED USES

- (1) Mobile/Manufactured home.
- (2) Mobile/Manufactured home park.
- (3) Mobile home park office.
- (6) Ancillary buildings and uses.**
- (7) Park manager's residence.**

B. DISCRETIONARY USES

- (1) Common indoor storage yard.
- (2) Common laundry facility.
- (3) Common outdoor storage yard.
- (4) Convenience store.
- (5) Home based business
- (6) Individual storage yard.
- (7) Intensive recreation.
- (8) Mobile/Manufactured home sales and service.
- (9) Recreational centre.
- (10) Park.**
- (11) Public use.**

C. DENSITY

The maximum density shall be 19.8 mobile home units per hectare (8 mobile home units per acre).

D. SIZE OF MOBILE HOME PARK

The minimum site area for a mobile home park shall be 2.0 hectares (5 acres) or as required by Development Officer.

E. HOME LOT AREA

- (1) Lots designated for single wide mobile homes shall have a minimum area of 325 square metres (3,500 square feet) and a minimum average width of 10.7 metres (35 feet) and a minimum depth of 30.5 metres (100 feet).

**7.26 MOBILE HOME (MANUFACTURED HOME)
SUBDIVISION DISTRICT 1 "MHS 1"**

The general purpose of this district is to permit the development of mobile home subdivisions in the Municipal District where common water and sewer facilities are in place.

A. PERMITTED USES

- (1) Mobile home.
- (2) **Ancillary building and use.**

B. DISCRETIONARY USES

- (1) Convenience store.
- (2) Home based business.
- (3) Public use.
- (4) **Park.**
- (5) **Playground.**

C. MOBILE HOME SIZE

Minimum size:	Width:	16 feet
	Length:	as required by Development Officer

Maximum size:	Width:	24 feet
	Length:	as allowed by setbacks

D. MINIMUM LOT WIDTH

20 metres (66 feet).

E. MINIMUM LOT DEPTH

33.5 metres (110 feet), unless otherwise required by the Development Officer.

F. FRONT YARD SETBACK

7.6 metres (25 feet).

G. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.5 metres (5 feet). In the case of a corner lot the exterior side yard shall not be less than 4.6 metres (15 feet).

**7.27 MOBILE HOME (MANUFACTURED HOME)
SUBDIVISION DISTRICT 2 “MHS 2”**

The general purpose of this district is to permit the development of mobile home subdivisions in the Municipal District where common water and sewer facilities are in place.

A. PERMITTED USES

- (1) Mobile home.
- (2) **Ancillary building and use.**

B. DISCRETIONARY USES

- (1) Convenience store.
- (2) Home based business.
- (3) Public use.
- (4) **Park.**
- (5) **Playground.**

C. MINIMUM LOT WIDTH

20 metres (66 feet).

D. MINIMUM LOT DEPTH

33.5 metres (110 feet), unless otherwise required by the Development Officer.

E. FRONT YARD SETBACK

7.6 metres (25 feet).

F. MINIMUM SIDE YARD SETBACK

Side yards shall not be less than 1.5 metres (5 feet). In the case of a corner lot the exterior side yard shall not be less than 4.6 metres (15 feet).

G. MINIMUM REAR YARD SETBACK

2.4 metres (8 feet).

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the

7.30 RURAL COUNTRY RESIDENTIAL DISTRICT 1 "RC1".

The general purpose of this district is to provide for the development of multi-lot country residences.

A. PERMITTED USES

- (1) Dwelling - Single detached.
- (2) Ancillary building or use.**

B. DISCRETIONARY USES

- (1) Modular home
- (2) Bed and breakfast.
- (3) Home based business.
- (4) Public use.
- (5) Garden suite.
- (6) Intensive recreation use.

C. LOT AREA

Country Residential Uses:

- (a) Minimum Lot Area: 1.2 hectares (3.0 acres).
- (b) Maximum Lot Area: up to 2.02 hectares (5 acres).

D. MINIMUM FRONT YARD SETBACK

Lot fronting onto a provincial highway or local road:

41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:

15.24 metres (50 feet) from right of way.

E. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet) from property line, or

in the case of a corner site the width of the side yard adjoining the side street shall not be less than 15.24 metres (50 feet), or

15.2 metres (50 feet) from property line adjacent to "Agricultural" or "Forestry" districts.

F. MINIMUM REAR YARD SETBACK

7.6 metres (25 feet), or

7.31 RURAL COUNTRY RESIDENTIAL DISTRICT 2 "RC2".

Replaces Rural Country Residential District (RC)

The general purpose of this district is to provide for the development of multi-lot country residences.

A. PERMITTED USES

- (1) Mobile Home.
- (2) Ancillary building or use.**

B. DISCRETIONARY USES

- (1) Single Family Dwelling.
- (2) Modular Homes.
- (3) Ancillary building or use.
- (4) Bed and breakfast.
- (5) Home based business.
- (6) Public use.
- (7) Garden suite.
- (8) Intensive recreation use.

C. LOT AREA

(1) Country Residential Uses:

- a) Minimum Lot Area: 1.2 hectares (3.0 acres).
- b) Maximum Lot Area: up to 2.02 hectares (5 acres) unless otherwise approved by the Subdivision Authority.

D. MINIMUM FRONT YARD SETBACK

Lot fronting onto a provincial highway or local road:

41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:

15.24 metres (50 feet) from right of way.

E. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet) from property line, or

in the case of a corner site the width of the side yard adjoining the side street shall not be less than 15.24 metres (50 feet), or

7.32 RURAL COUNTRY RESIDENTIAL DISTRICT 3 “RC3”.

The general purpose of this district is to provide for the development of multi-lot country residences.

A. PERMITTED USES

- (1) Single detached dwelling.
- (2) Ancillary building or use.
- (3) Owner/Operator business.
- (4) Shop.

B. DISCRETIONARY USES

- (1) Modular home
- (2) Mobile home.
- (3) Bed and breakfast.
- (4) Home based business.
- (5) Public use.
- (6) Garden suite.
- (7) Intensive recreation use.

C. LOT AREA

- (1) Country Residential Uses:
 - a) Minimum Lot Area: 1.2 hectares (3.0 acres).
 - b) Maximum Lot Area: up to 2.02 hectares (5 acres) unless otherwise approved by the Subdivision Authority.

D. MINIMUM FRONT YARD SETBACK

Lot fronting onto a provincial highway or local road:
41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:
15.24 metres (50 feet) from right of way.

E. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet) from property line, or

in the case of a corner site the width of the side yard adjoining the side street shall not be less than 15.24 metres (50 feet), or

15.2 metres (50 feet) from property line adjacent to “Agricultural” or “Forestry” districts.

7.33 RURAL COUNTRY RESIDENTIAL DISTRICT 4 “RC4”.

The general purpose of this district is to provide for the development of multi-lot country residences.

A. PERMITTED USES

- (1) Single detached dwelling.
- (2) **Ancillary building or use.**
- (3) **Owner/Operator business.**

B. DISCRETIONARY USES

- (1) Bed and breakfast.
- (2) Home based business.
- (3) Public use.
- (4) Garden suite.
- (5) Intensive recreation use.

C. LOT AREA

(1) Country Residential Uses:

- a) Minimum Lot Area: 1.2 hectares (3.0 acres).
- b) Maximum Lot Area: up to 2.02 hectares (5 acres) unless otherwise approved by the Subdivision Authority.

D. MINIMUM FRONT YARD SETBACK

Lot fronting onto a provincial highway or local road:
41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:
15.24 metres (50 feet) from right of way.

E. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet) from property line, or

in the case of a corner site the width of the side yard adjoining the side street shall not be less than 15.24 metres (50 feet), or

15.2 metres (50 feet) from property line adjacent to “Agricultural” or “Forestry” districts.

F. MINIMUM REAR YARD SETBACK

7.6 metres (25 feet), or

7.35 URBAN RESERVE "UR"

The general purpose of this district is to control development around urban centres to those uses which require a larger lot or parcel on which to operate, to protect future growth areas for urban centres, and to minimize conflicts between urban and rural uses.

A. PERMITTED USES

- (1) Mobile Home.
- (2) Modular Home.
- (3) Single detached dwelling.
- (4) **Ancillary building or use.**

B. DISCRETIONARY USES

- (1) Ancillary building or use.
- (2) Bed and breakfast
- (3) Church
- (4) Communication tower
- (5) Community centre
- (6) Cemetery
- (7) Extensive agricultural
- (8) Farm subsidiary business
- (9) Garden suite
- (10) Home based business
- (11) Intensive agriculture
- (12) Public use
- (13) Veterinary clinic

C. PARCEL DENSITY

1. Residential Uses: Two (2) parcels per quarter section or river lot, with the balance of the quarter section or river lot being one of the parcels at the discretion of the Subdivision Authority.
2. All other uses: maximum parcel density at the discretion of the Subdivision Authority.
3. Parcels created for public are not included in density calculations.

D. DWELLING DENSITY

A maximum of one dwelling unit shall be permitted on each of the following:

- (a) a rural subdivision, and
- (b) a rural subdivision that is a farmstead separation, and



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.2 A

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2005
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Borrowing Bylaw 540/06 – Zama Tower Road Sewer Installation and Servicing

BACKGROUND / PROPOSAL:

Council approved \$310,000 in the 2006 Capital Budget for the Zama Tower Road Sewer Installation and Servicing. A portion of the project cost is to be funded by borrowing and this cost is to be recovered through a local improvement charge at 100% rate for sewer installation and at \$5,000/per lot for service connection.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Borrowing Bylaw 540/06 received first reading on February 8th, 2006. The bylaw was advertised for two weeks in local papers. We received no objections.

COSTS / SOURCE OF FUNDING:

Budgets for annual interest and principle payments will be included in the MD's annual operating budget once the borrowing is made.

RECOMMENDED ACTION:

Motion 1: Requires 2/3

That second reading be given to Bylaw 540/06, being a bylaw authorizing a debenture borrowing in the amount of \$275,000 for Zama Tower Road Sewer Installation.

Motion 2: Requires 2/3

That third reading be given to Bylaw 540/06, being a bylaw authorizing a debenture borrowing in the amount of \$275,000 for Zama Tower Road Sewer Installation.

Author: YW 	Review Date:	C.A.O.: 
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BYLAW NO. 540/06
BEING A BYLAW OF THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23

(hereinafter referred to as "the Municipality")
IN THE PROVINCE OF ALBERTA

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) up to a maximum of \$275,000 for the purpose of financing the Zama Tower Road Sewer Installation and Servicing project.

WHEREAS, the Council of the Municipality has decided to issue a by-law pursuant to Section 263 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the Zama Tower Road Sewer Installation and Servicing project as described in the local improvement plan authorized by council; and

WHEREAS, plans and specifications have been prepared and the total cost of the project is estimated to be \$275,000 and the Municipality will recover 100% of the costs through frontage charges over 20 years; and

WHEREAS, in order to complete the project it will be necessary for the Municipality to borrow the sum of \$275,000 for a period not to exceed 20 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw; and

WHEREAS, The estimated lifetime of the project financed under this by-law is equal to, or in excess of 25 years. The principal amount of the outstanding debt of the Municipality at December 31, 2005 is \$7,720,088 and no part of the principal or interest is in arrears; and

WHEREAS, all required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta.

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPALITY DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That for the purpose of completing the Zama Tower Road Sewer Installation and Servicing project the sum of TWO HUNDRED SEVTY FIVE THOUSAND (\$275,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The amount of TWO HUNDER SEVENTY FIVE (\$275,000) is to be collected by way of local improvement tax imposed pursuant to the municipality's tax Bylaw No. 546/06 in the amount of \$275,000.
3. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this by-law, namely the Zama Tower Road Sewer Installation and Servicing project.
4. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely annual or semi-annual equal payments of combined principal and interest instalments not to exceed TWENTY (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the by-law shall be applied only to the project specified by this by-law.
7. This by-law comes into force on the date it is passed.

First Reading given on the 8th Day of February, 2006.

Bill Neufeld, Reeve

C. Woodward, Executive Assistant

Second Reading given on the _____ Day of _____, 2006.

Bill Neufeld, Reeve

C. Woodward, Executive Assistant

Third Reading and Assent given on the _____ Day of _____, 2006.

Bill Neufeld, Reeve

C. Woodward, Executive Assistant



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.2 B

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Bylaw 545/06 101 Avenue Local Improvement

BACKGROUND / PROPOSAL:

The 2006 budget includes \$1,530,000 for the construction of storm sewer, sidewalk curb and gutter and paving along 101 Avenue from 102 to 107 Street in La Crete.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Council approved the local improvement plan and gave first reading to Bylaw 545/06 at the February 8, 2006 council meeting. Administration has provided notice to all affected landowners and has not received any valid petition against the bylaw.

COSTS / SOURCE OF FUNDING:

2006 Budget

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 545/06 being a bylaw to approve a local improvement charge for curb, gutter, and sidewalk along 101 Avenue from 102 Street to 107 Street in the Hamlet of La Crete.

Motion 2

That third reading be given to Bylaw 545/06 being a bylaw to approve a local improvement charge for curb, gutter, and sidewalk along 101 Avenue from 102 Street to 107 Street in the Hamlet of La Crete.

Author: M. Driedger	Reviewed: 	C.A.O.: 
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BYLAW NO. 545/06
OF THE MUNICIPAL DISTRICT OF MACKENZIE NO 23

(hereinafter referred to as “the Municipality”)

IN THE PROVINCE OF ALBERTA

This bylaw authorizes the Council of the Municipality to impose a local improvement tax in respect of all lands that directly benefit from the Sidewalk, Curb and Gutter on 101 Avenue from 102 Street to 107 Street in the Hamlet of La Crete as a local improvement project.

WHEREAS:

The Council of the Municipality has decided to issue a by-law pursuant to Section 397 of the *Municipal Government Act* to authorize a local improvement tax levy to pay for the Sidewalk, Curb and Gutter on 101 Avenue from 102 Street to 107 Street in the Hamlet of La Crete local improvement project.

A local improvement plan has been prepared and the required notice of the project given to the benefiting owners in accordance with the attached Schedule A and Schedule B and no sufficient objection to Sidewalk, Curb and Gutter on 101 Avenue from 102 Street to 107 Street in the Hamlet of La Crete local improvement project has been filed with the Municipality’s Chief Administrative Officer.

The Council has decided to set a uniform tax rate based on the number of units of frontage assessed against the benefiting owners.

Plans and specifications have been prepared. The total cost of the project is estimated to be \$431,393.00 and the local improvement plan estimates that the following contributions will be applied to the project:

Municipality at Large	\$0
Alberta Municipal Infrastructure Program	\$301,975.10
Benefiting Owners	\$129,417.90
Total Cost	\$431,393.00

The local improvement tax will be collected for Ten (10) years and the total amount levied annually against the benefiting owners is \$16,193.62.

All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta.

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPALITY DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That for the purpose of completing the Sidewalk, Curb and Gutter on 101 Avenue from 102 Street to 107 Street in the Hamlet of La Crete local improvement project the sum of approximately One Hundred Twenty Nine Thousand Four Hundred Seventeen Dollars and Ninety Cents (\$129,417.90) be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule A and Schedule B attached.
2. The net amount levied under the by-law shall be applied only to the local improvement project specified by this by-law.
3. This by-law comes into force on the date it is passed.

First Reading given on the 8th day of February, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Second Reading given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Schedule A to Bylaw No. 545/06

Annual Levy For 101 Avenue from 102 Street to 107 Street Local Improvement Project

1. Properties to be assessed:

<u>Lot</u>	<u>Block</u>	<u>Plan</u>
7	16	7921881
8	16	7921881
9	16	7921881
10	16	7921881
11	16	7921881
12	16	7921881
3	12	7821076
4	12	7821076
5	12	7821076
6	12	7821076
4	15	7921881
5	15	7921881
1	12	7821076
2	12	7821076
6	14	7921881
7	14	7921881
8	14	7921881
9	14	7921881
10	14	7921881
11	14	8522227
1	13	7821076
2	13	7821076
3	13	7821076
4	13	7821076
9	13	9523854
10	13	9523854
64	15	9621378
63	15	9621378
62	15	9621378
61	15	9621378
60	15	9621378
59	15	9621378
58	15	9621378
57	15	9621378
37	21	9523854
38	21	9523854

Bylaw 545/06

Local Improvement Bylaw

101 Avenue from 102 Street to 107 Street Curb, Gutter and Sidewalk

Page 4 of 5

39	21	9523854
40	21	9523854
41	21	9523854
42	21	9523854
43	21	9523854
44	21	9523854
45	21	9523854

2. Total Frontage	4,275.12 feet
3. Total Levy	\$129,417.90
4. Total Levy per Front Foot	\$30.27
5. Annual Unit Rate per Front Foot Payable for a Period of Ten (10) years at 4.298%	\$3.79
6. Total Yearly Assessment against all properties to be assessed	\$16,193.62

Schedule B to Bylaw No. 545/06

Annual Levy For 101 Avenue from 102 Street to 107 Street Local Improvement Project

1. Properties to be assessed:

No. of Parcels	Annual Rate of Assessment Per Front Foot	Amount of Annual Assessment
43	\$3.79	\$16,193.62

2. Total number of parcels 43
3. Total annual assessments \$16,193.62
4. Term of annual assessments 10 Years
5. Total assessment against all parcels \$129,417.90



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.2 c

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Bylaw 546/06 Zama Sewer Main Local Improvement

BACKGROUND / PROPOSAL:

The 2006 budget includes the extension of a sewer main along Tower Road from Wildcat Avenue to the north end of Lot 29, Block 4, Plan 962 4275 in Zama.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Council approved the local improvement plan and gave first reading to Bylaw 546/06 at the February 8, 2006 council meeting. As the MD owns all properties affected by the local improvement charges, no petition has been received against the bylaw.

COSTS / SOURCE OF FUNDING:

2006 Budget

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 546/06 being a bylaw to approve a local improvement charge for a sewer main along Tower Road from Wildcat Avenue to the north end Lot 29, Block 4, Plan 962 4275 in the Hamlet of Zama.

Motion 2

That third reading be given to Bylaw 546/06 being a bylaw to approve a local improvement charge for a sewer main along Tower Road from Wildcat Avenue to the north end Lot 29, Block 4, Plan 962 4275 in the Hamlet of Zama.

Author: M. Driedger	Reviewed: 	C.A.O.: 
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BYLAW NO. 546/06
OF THE MUNICIPAL DISTRICT OF MACKENZIE NO 23

(hereinafter referred to as "the Municipality")

IN THE PROVINCE OF ALBERTA

This bylaw authorizes the Council of the Municipality to impose a local improvement tax in respect of all lands that directly benefit from the Sewer Main along Tower Road from Wildcat Avenue to Lot 29, Block 4, Plan 9624275 in the Hamlet of Zama as a local improvement project.

WHEREAS:

The Council of the Municipality has decided to issue a by-law pursuant to Section 397 of the *Municipal Government Act* to authorize a local improvement tax levy to pay for the Sewer Main along Tower Road from Wildcat Avenue to the north end of Lot 29, Block 4, Plan 9624275 in the Hamlet of Zama local improvement project.

A local improvement plan has been prepared and the required notice of the project given to the benefiting owners in accordance with the attached Schedule A and Schedule B and no sufficient objection to Sewer Main on Tower Road from Wildcat Avenue to the north end of Lot 29, Block 4, Plan 9624275 in the Hamlet of Zama local improvement project has been filed with the Municipality's Chief Administrative Officer.

The Council has decided to set a uniform tax rate based on the number of units of frontage assessed against the benefiting owners.

Plans and specifications have been prepared. The total cost of the project is estimated to be \$275,000 and the local improvement plan estimates that the following contributions will be applied to the project:

Municipality at Large	\$0
Benefiting Owners	\$275,000
Total Cost	\$275,000

The local improvement tax will be collected for Twenty (20) years and the total amount levied annually against the benefiting owners is \$21,263.85.

All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta.

Bylaw 546/06
Local Improvement Bylaw
Tower Road from Wildcat Avenue to the North End of Lot 29, Block 4, Plan 9624275
Sewer Main
Page 2 of 4

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPALITY DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That for the purpose of completing the Sewer Main along Tower Road from Wildcat Avenue to the north end of Lot 29, Block 4, Plan 9624275 in the Hamlet of Zama local improvement project, the sum of Two Hundred Seventy Five Thousand Dollars (\$275,000.00) be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule A and Schedule B attached.
2. The net amount levied under the by-law shall be applied only to the local improvement project specified by this by-law.
3. This by-law comes into force on the date it is passed.

First Reading given on the 8th day of February, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Second Reading given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Schedule A to Bylaw No. 546/06

Annual Levy For Tower Road from Wildcat Avenue to the north end of
Lot 29, Block 4, Plan 9624275 Local Improvement Project

1. Properties to be assessed:

Lot 29, Block 4, Plan 9624275
Lot 1, Block 18, Plan 9624275
Lot 2, Block 18, Plan 9624275
Lot 3, Block 18, Plan 9624275
Lot 4, Block 18, Plan 9624275
Lot 5, Block 18, Plan 9624275
Lot 6, Block 18, Plan 9624275

2. Total Frontage	7 Lots
3. Total Levy	\$275,000.00
4. Total Levy per Lot	\$39,285.71
5. Annual Unit Rate per Lot Payable for a Period of Twenty (20) years at 4.567%	\$3,037.69
6. Total Yearly Assessment against all properties to be assessed	\$21,263.85

Schedule B to Bylaw No. 546/06

Annual Levy For Tower Road from Wildcat Avenue to the north end of
 Lot 29, Block 4, Plan 9624275 Local Improvement Project

1. Properties to be assessed:

No. of Parcels	Annual Rate of Assessment Per Lot	Amount of Annual Assessment
7	\$3,037.69	\$21,263.85

- 2. Total number of parcels 7
- 3. Total annual assessments \$21,263.85
- 4. Term of annual assessments 20 Years
- 5. Total assessment against all parcels \$275,000.00



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.2 D

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Bylaw 547/06 Zama Water Main Local Improvement

BACKGROUND / PROPOSAL:

The 2006 budget includes the construction of a water main along Tower Road from Wildcat Avenue to Aspen Drive in Zama.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Council approved the local improvement plan and gave first reading to Bylaw 547/06 at the February 8, 2006 council meeting. As the MD owns all properties affected by the local improvement charges, no petition has been received against the bylaw.

COSTS / SOURCE OF FUNDING:

2006 Budget

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 547/06 being a bylaw to approve a local improvement charge for a water main along Tower Road from Wildcat Avenue to Aspen Drive in the Hamlet of Zama.

Motion 2

That third reading be given to Bylaw 547/06 being a bylaw to approve a local improvement charge for a water main along Tower Road from Wildcat Avenue to Aspen Drive in the Hamlet of Zama.

Author: M. Driedger	Reviewed: 	C.A.O.: 
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BYLAW NO. 547/06
OF THE MUNICIPAL DISTRICT OF MACKENZIE NO 23

(hereinafter referred to as "the Municipality")

IN THE PROVINCE OF ALBERTA

This bylaw authorizes the Council of the Municipality to impose a local improvement tax in respect of all lands that directly benefit from the Water Main on Tower Road from Wildcat Avenue to Aspen Drive in the Hamlet of Zama as a local improvement project.

WHEREAS:

The Council of the Municipality has decided to issue a by-law pursuant to Section 397 of the *Municipal Government Act* to authorize a local improvement tax levy to pay for the Water Main on Tower Road from Wildcat Avenue to Aspen Drive in the Hamlet of Zama local improvement project.

A local improvement plan has been prepared and the required notice of the project given to the benefiting owners in accordance with the attached Schedule A and Schedule B and no sufficient objection to Water Main on Tower Road from Wildcat Avenue to Aspen Drive in the Hamlet of Zama local improvement project has been filed with the Municipality's Chief Administrative Officer.

The Council has decided to set a uniform tax rate based on the number of units of frontage assessed against the benefiting owners.

Plans and specifications have been prepared. The total cost of the project is estimated to be \$258,000 and the local improvement plan estimates that the following contributions will be applied to the project:

Municipality at Large	\$180,600.00
Benefiting Owners	\$77,400.00
Total Cost	\$258,000.00

The local improvement tax will be collected for Twenty (20) years and the total amount levied annually against the benefiting owners is \$5,984.81.

All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta.

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPALITY DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That for the purpose of completing the Water Main along Tower Road from Wildcat Avenue to Aspen Drive in the Hamlet of Zama local improvement project, the sum of Seventy Seven Thousand Four Hundred Dollars (\$77,400) be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule A and Schedule B attached.
2. The net amount levied under the by-law shall be applied only to the local improvement project specified by this by-law.
3. This by-law comes into force on the date it is passed.

First Reading given on the 8th day of February, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Second Reading given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Schedule A to Bylaw No. 547/06

Annual Levy For Tower Road from Wildcat Avenue to Aspen Drive Local Improvement Project

1. Properties to be assessed:

Lot 29, Block 4, Plan 9624275
Lot 1, Block 18, Plan 9624275
Lot 2, Block 18, Plan 9624275
Lot 3, Block 18, Plan 9624275
Lot 4, Block 18, Plan 9624275
Lot 5, Block 18, Plan 9624275
Lot 6, Block 18, Plan 9624275

2. Total Frontage	7 Lots
3. Total Levy	\$77,400.00
4. Total Levy per Lot	\$11,057.14
5. Annual Unit Rate per Lot Payable for a Period of Twenty (20) years at 4.567%	\$854.97
6. Total Yearly Assessment against all properties to be assessed	\$5,984.81

Schedule B to Bylaw No. 547/06

Annual Levy For Tower Road from Wildcat Avenue to Aspen Drive Local Improvement Project

1. Properties to be assessed:

No. of Parcels	Annual Rate of Assessment Per Lot	Amount of Annual Assessment
7	\$854.97	\$5,984.81

- 2. Total number of parcels 7
- 3. Total annual assessments \$5,984.81
- 4. Term of annual assessments 20 Years
- 5. Total assessment against all parcels \$77,400.00



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.2 E

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Joulia Whittleton, Director of Corporate Services
Title:	Bylaw 548/06 Zama Service Connection Fee

BACKGROUND / PROPOSAL:

The 2006 budget includes the extension of a water and sewer main along Tower Road from Wildcat Avenue to the North End of Lot 29, Block 4, Plan 9624275 in Zama as well as the construction of service connections to the property lines of benefiting properties.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Council approved the service connection plan and gave first reading to Bylaw 548/06 at the February 8, 2006 council meeting. As the MD owns all properties affected by the service connection fees, no petition has been received against the bylaw.

COSTS / SOURCE OF FUNDING:

2006 Budget

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 548/06 being a bylaw to approve a Service Connection Fee for Water and Sewer Service Connections on Tower Road from Wildcat Avenue to the North End of Lot 29, Block 4, Plan 9624275 in the Hamlet of Zama.

Motion 2

That third reading be given to Bylaw 548/06 being a bylaw to approve a Service Connection Fee for Water and Sewer Service Connections on Tower Road from Wildcat Avenue to the North End of Lot 29, Block 4, Plan 9624275 in the Hamlet of Zama.

Author: M. Driedger	Reviewed: 	C.A.O.: 
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BYLAW NO. 548/06

**BEING A BYLAW OF THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23
IN THE PROVINCE OF ALBERTA**

**TO APPROVE A SERVICE CONNECTION FEE FOR WATER AND SEWER
SERVICE CONNECTIONS ON TOWER ROAD FROM WILDCAT AVENUE TO
THE NORTH END OF LOT 29, BLOCK 4, PLAN 9624275 IN THE HAMLET OF
ZAMA**

WHEREAS, under the authority and pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, the municipality has authority to issue service connection fees; and

WHEREAS, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta has deemed it advisable to charge a service connection fee to specific locations; and

WHEREAS, the Council of the Municipal District of Mackenzie No. 23 has decided to issue a bylaw pursuant to Section 397 of the *Municipal Government Act* to authorize a Service Connection Fee to pay for the Water and Sewer Service Connections on Tower Road from Wildcat Avenue to the North End of Lot 29, Block 4, Plan 9624275 in the Hamlet of Zama project; and

NOW THEREFORE, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta, duly assembled, enacts as follows:

1. This bylaw may be cited as the "Zama Tower Road Water and Sewer Service Connection Fee Bylaw".
2. In this bylaw, unless the context otherwise requires, the definitions will be as follows:
 - b) "**Council**" means the Council of the Municipal District of Mackenzie No. 23, elected pursuant to the Local Authorities Election Act, Revised Statutes of Alberta.
 - e) "**Sewer**" means sanitary sewer system including all mains, treatment and storage facilities in Hamlets within the Municipal District of Mackenzie No. 23.
 - g) "**Water**" means the Municipal District of Mackenzie No. 23 Waterworks system including all the mains, storage and treatment facilities.
 - h) "**Service Connection**" means the part of the system or works of a public utility that runs from the main lines of the public utility to the

property line on a parcel of land for the purpose or providing the utility service to the parcel and includes those parts of the system or works described in section 9 of the Municipal Government Act.

- i) **"Utility Service"** means the service that is provided by the system or works of a public utility.
- j) **"Service Connection Fee"** means the amounts outlined in Schedule A.

3. The total cost of the project is estimated to be \$35,000.00 and it is estimated that the following contributions will be applied to the project:

Municipality at Large	\$0
Benefiting Owners	\$35,000.00
Total Cost	\$35,000.00

- 4. For the purpose of completing the Water and Sewer Service Connections on Tower Road from Wildcat Avenue to the North End of Lot 29, Block 4, Plan 9624275 in the Hamlet of Zama project, the sum of Thirty Five Thousand Dollars (\$35,000) will be collected by way of a uniform connection fee assessed against the benefiting owners as provided in Schedule A, attached, at the time of connection to the services.
- 5. The net amount levied under the by-law shall be applied only to the connection fee project specified by this bylaw.
- 6. All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta.
- 7. This Bylaw shall take effect on the date of the third and final reading thereof.

First Reading given on the 8th day of February, 2006.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Second Reading given on the ____ day of _____, _____.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

Third Reading and assent given on the ____ day of _____, _____.

Bill Neufeld, Reeve

Christine Woodward, Executive Assistant

BYLAW NO. 548/06

SCHEDULE "A"

SCHEDULE OF TOWER ROAD SEWER CONNECTION FEES

FOR THE HAMLET OF ZAMA

WATER WORKS SYSTEM

A) Service Connection Fee – Tower Road in Zama

- (i) The approved Zama Tower Road Water and Sewer Servicing Project cost of installation will be recovered through a service connection fee of **\$5000.00 per lot** affecting the lots west of Tower Road from Wildcat Avenue to the North End of Lot 29, Block 4, Plan 9624275 as follows:

Lot 29, Block 4, Plan 9624275
Lot 1, Block 18, Plan 9624275
Lot 2, Block 18, Plan 9624275
Lot 3, Block 18, Plan 9624275
Lot 4, Block 18, Plan 9624275
Lot 5, Block 18, Plan 9624275
Lot 6, Block 18, Plan 9624275



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.4 A

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	John Klassen
Title:	Power Relocation at La Crete lift station

BACKGROUND / PROPOSAL:

In the summer of 2005 a local developer developed lots along the east side of 99th street north of 101 Ave in La Crete. The lot on the corner of 99th and 105th excludes a portion where our main lift station is located. There is a power pole with 3 phase power on the developed lot adjacent to the lift station fence which supplies power to the lift station and the developer claims is in the way of a future driveway (see attached diagrams). The developer is requesting the MD have the pole and power source moved at the expense of the MD.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Administration obtained a quote from ATCO Electric. The estimated cost to complete construction is \$11,743.72 including GST (see attached). There is a new power line located in the lane at the rear from where ATCO is proposing to bring underground power to the lift station.

Option #1:

The developer will be responsible for 100% of the cost to relocate the power.

Option #2:

That the developer and the MD cost share the expense of the power relocate at 50% each and the MD's share to be funded out of General Operating Reserve.

Option #3:

That the MD assume 100% of the cost and responsibility of the power relocate and to be funded out of General Operating Reserve.

Author:	Reviewed:	C.A.O.: 
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COSTS / SOURCE OF FUNDING:

Costs: \$11,743.72 including GST

RECOMMENDED ACTION:

That the developer be responsible for 100% of the cost of relocating the power (option 1).

Author:	Reviewed:	C.A.O.: 
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Lot 1
Block 20
n 982 5484

Lot 4
Block 19
JCK 19
982 5602

Lot 3
Block 19
Plan 942 1213

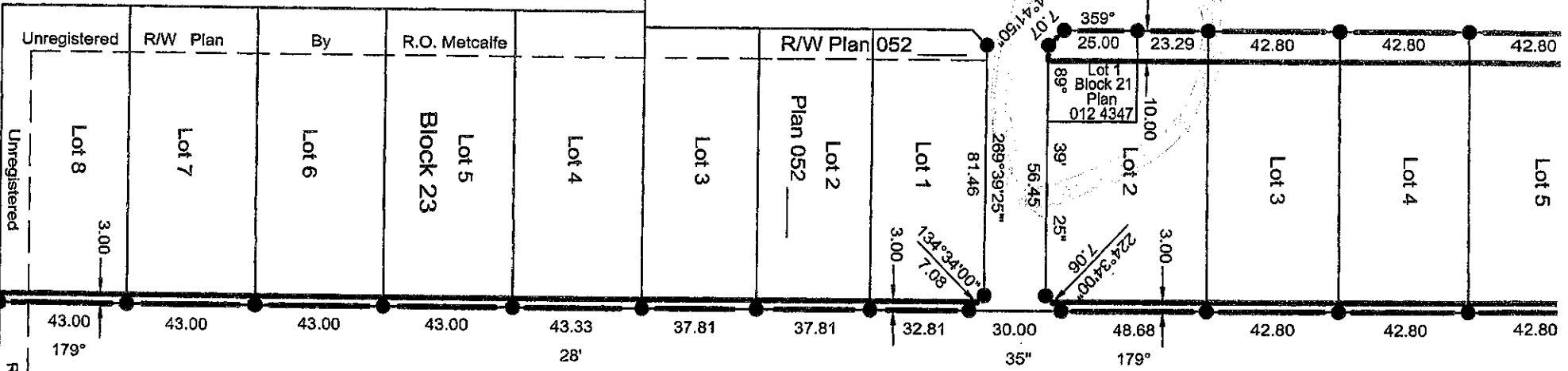
Lot C
Plan 3707 NY

105th Avenue

N.W. 1/4 Sec. 10-106-15 W.5M.
R/W 5936 RS

99th Street

99th Street



101st Avenue

N.W. 1/4 Sec. 10-106-

109

R/W Plan By R.O. Metcalfe

R/W

Avenue

99th Street

EXISTING POWER LINE

Lot 5

Lot 4

56.45

Lot 3

Lot 2

Lot 1
Block 21
Plan
012 4347

PROPOSED NEW LINE

269°39'25"

81.46

Lot 1

134°34'00"
7.08

Lot 2

Plan 052

42.80

42.80

42.80

23.29

25.00

359°

7.07

134°41'50"

7.07

RAW Plan 052

42.80

42.80

42.80

48.68

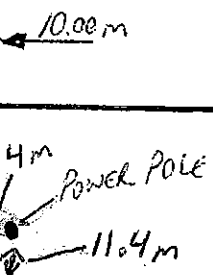
30.00

32.81

37.81

179°

35°



3.00

3.00



March 6, 2006

**MUNICIPAL DISTRICT OF MACKENZIE # 23
Box 1690
La Crete, AB
T0H 2H0**

Attention: John Klassen

**RE: Work Order # D19037
Line Relocation
10501 – 99 street La Crete, AB**

Option # 1 moving the overhead power line at a severe angle across the road could not be done.

Option # 2 Engineering prefers to go underground.

We have prepared a cost estimate to relocate the facilities at the above location and offer the following.

The estimated cost to complete construction is \$11,743.72 including GST (R100113513), however, you will be responsible to pay the actual cost after construction is complete. Prior to commencement of construction, we will require a written authorization to proceed. This estimate is based on removal of the existing facilities and installation of the new being completed at the same time. Additional charges will be assessed if the relocation cannot be completed simultaneously.

If you wish to proceed with this relocation please sign and return this letter to the address below as an indication of your acceptance. Alternatively it can be faxed to me at 926-8007.

The estimate is valid for a period of 90 days, however, should acceptance of the proposal be received after this time, the estimate may be reviewed to determine its validity. If you would like to discuss this proposal further please feel free to call me at 926-8009.

**Yours truly,
ATCO ELECTRIC**

**Lee Lebedynski
Customer Services
High Level Region**

MUNICIPAL DISTRICT OF MACKENZIE # 23

ATCO ELECTRIC 11201-94 St. High Level, AB T0H 1Z0



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.5 A

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Paul Driedger, Director Emergency & Enforcement Services
Title:	Alberta Municipal Infrastructure Program Funding

BACKGROUND / PROPOSAL:

The MD recently received two letters from Alberta Infrastructure and Transportation regarding the AMIP grants. The first letter states that although a number of projects were approved, the ambulance purchases were considered ineligible for this funding.

** See pg 120² attached AMIP Questions + Answers.*

There is some confusion around this as the second letter indicated that AMIP funding in the amount of \$1,640,078 is being carried forward to 2006. According to our Statement of Funding, this amount includes the ambulance purchases.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

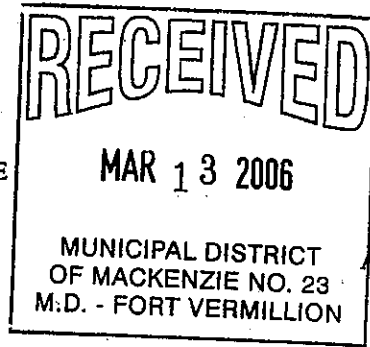
RECOMMENDED ACTION:

That a letter be sent to Alberta Infrastructure and Transportation as discussed.

Author:	Review Date:	C.A.O.: 
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ALBERTA
MINISTER OF INFRASTRUCTURE
AND TRANSPORTATION



AR26784

March 3, 2006

Mr. Bill Neufeld
Reeve, Municipal District of Mackenzie No. 23
PO Box 640
Fort Vermilion, Alberta
T0H 1N0

Dear Reeve Neufeld:

The Government of Alberta is pleased to offer the Alberta Municipal Infrastructure Program (AMIP), which will be administered by Alberta Infrastructure and Transportation. Thank you for your municipality's February 8, 2006 submission of the 2005 Application for Program Acceptance (APA) under AMIP.

Based on our review of the information provided, we are pleased to advise that the Fort Vermilion 46 Street Sewer Line Replacement project is eligible under the terms of the AMIP. Concerning the Ambulance purchases listed on the application, we cannot support the request to fund these non-core projects under the AMIP. We are confident the Alberta Municipal Infrastructure Program will benefit the other core infrastructure upgrade requirements.

In the event that new projects are proposed for funding in 2006 under the AMIP, please ensure that a supplementary APA is submitted to Alberta Infrastructure and Transportation's regional office.

We would also like to recognize our colleague, Mr. Frank Oberle, MLA for Peace River, for his continued support for your projects.

We look forward to working with your municipality regarding your infrastructure needs and wish you success with your projects.

Yours truly,

Lyle Oberg, M.P.
Minister of Infrastructure
and Transportation

Rob Renner
Minister of Municipal Affairs

cc: Mr. Frank Oberle, MLA
Peace River



PEACE REGION

Room 301, Provincial Building
Bag 900-29
Peace River, AB T8S 1T4

Telephone 780/624-6280
Fax 780/624-2440

March 6, 2006

Our File: 1560-AMIP-23

Mr. Bill Neufeld
Reeve
Municipal District of Mackenzie No. 23
Box 640
Fort Vermilion, Alberta
T0H 1N0

Dear Reeve Neufeld:

RE: ALBERTA MUNICIPAL INFRASTRUCTURE PROGRAM
STATEMENT OF FUNDING AND EXPENDITURES FOR 2005

Thank you for the February 16, 2006 submission of your municipal's 2005 Statement of Funding and Expenditures (SFE) for the Alberta Municipal Infrastructure Program.

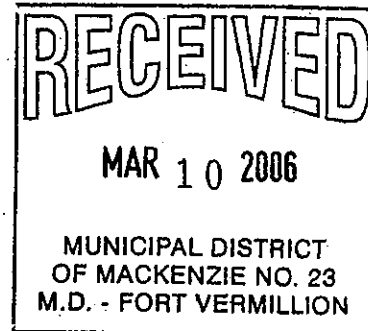
Regarding your certified SFE for the Alberta Municipal Infrastructure Program, there is \$1,640,078 in grant funding, plus \$19,386 in interest being carried forward to 2006.

Your certified 2005 statement for the above mentioned grant is accepted by Alberta Infrastructure and Transportation, subject to a possible review by the Provincial Auditor General.

Yours truly,


John Engleder, P.Eng.
Regional Director

CB:mlb



March 22, 2006

DRAFT

Dr. Lyle Oberg
Minister of Infrastructure and Transportation
#408 Legislative Building
10800 – 97 Avenue
Edmonton AB T5K 2B6

Honourable Minister Oberg:

SUBJECT: Alberta Municipal Infrastructure Program (AMIP)

The MD of Mackenzie received your letter of March 3, 2006 regarding the administration of AMIP funds. We are very pleased that the Fort Vermilion 46 Street Sewer Line replacement project, along with a number of important projects in La Crete, was eligible.

There is confusion with regards to the following excerpt taken from the letter, "*Concerning the Ambulance purchases listed on the application, we cannot support the request to fund these non-core projects under the AMIP.*" The AMIP Guideline Questions & Answers provided to the MD prior to our 2005 application submission clearly lists emergency service facilities and vehicles as eligible projects under the program.

Further to the eligibility of emergency vehicles for consideration for funding, the MD also received a letter on the same day as the one referred to here, which states, "*Regarding your certified SFE for the Alberta Municipal Infrastructure Program, there is \$1,640,078 in grant funding, plus \$19,386 in interest being carried forward to 2006. Your certified 2005 statement for the above mentioned grant is accepted by Alberta Infrastructure and Transportation.*" The \$1,640,078 includes the 2005 ambulance purchases as submitted in the original application.

We respectfully request that you clarify the eligibility of the ambulance as qualifying for the IMAP program. This is a critical component for the residents of the MD, and very much a core project.

If you have any further questions please call me at (780) 841-1806.

Sincerely,

Bill Neufeld
Reeve

Encl - Copy March 3 Letter
Copy March 6 Letter
Copy AMIP Q & A's
Copy MD of Mackenzie Year End Grants

CC MLA Frank Oberle

**MD of Mackenzie No. 23
Grants received in advance
Year ended December 31/2005**

AB Environment - HL East Drainage	195,858.21	195,858.21		-
R.E.D.I - 2004	30,897.36	28,053.24		2,844.12
MuniGrant	112,000.00	112,000.00		-
Alberta Centennial Grant	29,531.56	29,531.56		-
AB Transportation - BF 78185	92,786.80	92,786.80		-
R.E.D.I - 2005			127,360.98	127,360.98
AMIP			1,640,078.84	1,640,078.84
AMIP - interest earned				19,386.00
PDD Contract - La Crete Walking Trails			8,867.00	8,867.00
AB Finance - Emergency Training Grant			9,000.00	9,000.00
CIP - Evacuation Sidewalk - Heimstead Lodge			3,750.00	3,750.00
CIP - whel chair ramp installation			3,500.00	3,500.00

Variance:

118

Alberta Municipal Infrastructure Program (AMIP)
Questions & Answers
(Updated: April 14, 2005)

Why is the program being initiated?

The Alberta Municipal Infrastructure Program (AMIP) was introduced as an acknowledgement that all communities in Alberta face increasing infrastructure pressures, including the need to address their current infrastructure debt and longer term infrastructure requirements.

Will the existing Alberta Infrastructure and Transportation municipal grant programs continue?

Yes, the existing allocation based programs, as well as many of the project specific programs, will continue at their current funding levels.

What determines infrastructure backlog or debt?

Infrastructure debt is the backlog of necessary capital infrastructure projects that the municipality has identified as required, but have had to delay or defer due to the lack of municipal funding. Municipalities should address the backlog/debt with the development of an Infrastructure Management Plan.

How soon will AMIP funds be available?

The development of the grant trust agreement is in the final stages and should be available in mid-May. Payment of the first grant allocation can proceed soon after the agreement is signed by the municipality and returned to the department.

Over how many years will municipalities get Alberta Municipal Infrastructure Program funding?

Funding will be provided over a five year period, beginning fiscal 2005/06, but can be used by the municipality anytime within ten years to complete projects initiated under the program.

Is any cost-sharing required to access AMIP funding?

No municipal cost-sharing is required on this program; however, municipalities will be expected to maintain their current level of spending on infrastructure.

What do you mean when you say municipalities must maintain their current level of spending?

The AMIP funds are intended to assist municipalities in reducing the backlog of necessary capital municipal infrastructure projects that have been deferred, delayed, or are beyond the municipality's current funding abilities. The new funding provided under AMIP is intended to supplement the municipalities "normal" capital infrastructure spending. The municipality will be expected to maintain this normalized annual capital expenditure level when utilizing funds available under this program.

Can AMIP funding be used as the municipalities share under other Alberta Infrastructure and Transportation grant programs?

Yes. AMIP funding may be used as the municipal share of new projects under other Alberta Infrastructure and Transportation municipal support programs (except ICAP), provided the municipality continues to invest the same amount in capital infrastructure as it did before the introduction of the new AMIP program. Any municipality wishing to follow this approach should first consult with Alberta Infrastructure and Transportation.

What types of projects are eligible for funding under AMIP?

Project eligibility will be similar to other existing grant programs. Only capital project costs are eligible. Capital projects have been divided into two groups, "Core Infrastructure" and "Other Infrastructure". An Infrastructure Management Plan should be developed by the second year of the program to identify the multi-year needs for each category.

Examples of Core Infrastructure are roadways and bridges, public transit, water supply and treatment systems, wastewater treatment systems, storm sewer drainage systems and facilities, emergency service facilities and vehicles, etc.

Examples of Other Infrastructure include environmental energy improvements, solid waste management, other municipal buildings, other municipal physical infrastructure. Other Infrastructure projects may be funded only after the municipality has certified that their core infrastructure is in good condition as defined in the Administrative Procedures. See our website for further details (www.trans.gov.ab.ca/MunicipalPgms/Grant.asp).

Are projects already in progress eligible for funding?

Yes. Excepting for existing project-specific grant agreements, projects that are currently underway and meet eligibility criteria would be considered for funding through AMIP. It is recognised that some municipalities may have started eligible projects, in anticipation of a program announcement. Contact your local Alberta Infrastructure and Transportation regional office to discuss project details and confirmation of project approval.

Where can I get details on the AMIP program?

Some preliminary details are now posted on the Alberta Infrastructure and Transportation website. Project eligibility is similar to existing department grant programs. Only capital costs are eligible. Most capital municipal infrastructure projects (water, wastewater, storm drainage, roads, transit, recreation facilities) are eligible.

See www.trans.gov.ab.ca/MunicipalPgms/Grant.asp for further details, including reporting requirements.

Are there any reporting requirements for the municipalities?

Yes. Reporting procedures for the new program are under development. It is proposed that new reporting procedures be introduced that are simple and become uniform for Alberta Infrastructure and Transportation grant programs. Details will be posted to the website once developed.

How will the funds be provided?

The funds will be advanced following the signing of trust agreements, similar to existing grant programs, and can be expended over the next 10 years according to local planning needs and priorities. This will give the municipality early access to the funding needed to commence work on their highest priority projects. This also gives the municipality the opportunity to accumulate funds in order to construct major projects requiring more than one year's funding allocation.

How will interest earned on trusted funds be handled?

Revenue earned through the investment of trusted AMIP funds shall be accounted for and be used towards capital project costs. Municipalities requiring more information on interest policy should refer to the Administrative Procedures or contact Alberta Infrastructure and Transportation.

What does the allocation of funding look like?

Allocation of funds is essentially per capita, with a base allocation of \$50,000 plus per capita funding, to Summer Villages, and a minimum allocation of \$500,000 to all other municipalities, over five years. The grant allocation for the first three years will be based on population estimates for 2006. That means municipalities will receive approximately \$900 per capita over the duration of the program. Allocations for the subsequent two years of the program will be adjusted according to the census numbers available in 2007. Distribution of funding by population, about 99% of the \$3 billion, treats all municipalities fairly and equitably, whether they are large metropolitan areas, medium-sized cities or small towns.

In addition to the "base" and "minimum" allocations, are there other non- population based components of the funding allocation?

No. There are no other components to the funding allocation, excepting for a "base" or "minimum" allocation for smaller municipalities.

How will the program funding allocations be reconciled with future populations?

Based on their estimated 2006 census population, each municipality will receive an initial grant allocation of approximately \$180 per capita per year for the first three years of the program. When the census data becomes available in 2007, it will be incorporated into Municipal Affairs' 2007 Official Population List. The actual per capita rate will then be determined based on a program cap of \$3 billion and the total 2007 Official Population. Updated information will then be used to calculate the maximum grant allocation to each municipality and the payment increments for the following two years will be adjusted accordingly.

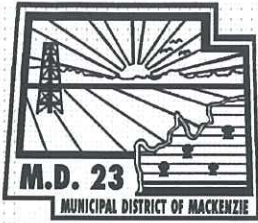
What constitutes an Infrastructure Management Plan?

Infrastructure Management Plans will vary with the size and complexity of the infrastructure in the municipality. The main feature of any plan will be that an assessment of all municipally owned infrastructure is included and the costs and relative importance of repairs, replacements and upgrades are determined.

Alberta MIMS is an Alberta made infrastructure management system for Alberta municipalities, which may be used for that purpose. Information on MIMS is available at www.albertamims.org.

Why is the program not "unconditional"?

The intent of the program is to address municipal infrastructure debt, backlog, and future needs, therefore, it is specific to capital infrastructure projects, and is directed to "Core Infrastructure" before "Other Infrastructure" can be funded. However, the program is flexible enough so that each municipality can allocate funding to best meet local needs and priorities. AMIP funding is for capital infrastructure projects and contributions to operating expenses are not eligible. Further details can be found on our website www.trans.gov.ab.ca/MunicipalPgms/Grant.asp.



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.6 A

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Christine Woodward, Executive Assistant
Title:	Assessment Review Board Training

BACKGROUND / PROPOSAL:

The Assessment Services Branch of Alberta Municipal Affairs is hosting ARB training sessions at various locations throughout the province. The sessions are free of charge and intended for ARB members and clerks.

OPTIONS & BENEFITS:

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the Assessment Review Board members be approved to attend the ARB training provided by Alberta Municipal Affairs as presented.

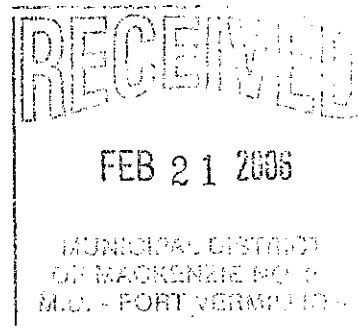
Author: 	Review Date:	C.A.O.: 
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15th floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta, Canada T5J 4L4
Telephone (780) 422-1377 Fax (780) 422-3110

BR1116

February 14, 2006

Assessment Review Board Members and Clerks
Municipal District of Mackenzie No. 23
PO Box 640
Fort Vermilion, Alberta
T0H 1N0



Dear Assessment Review Board Members and Clerks:

The Assessment Services Branch of Alberta Municipal Affairs is once again hosting Assessment Review Board (ARB) training sessions at various locations throughout the province. These sessions are free of charge and intended for first-time ARB members and clerks.

The following is a list of the dates and locations:

- | | |
|---------------------|--|
| May 3, 2006 | Airdrie Agriculture Centre, Douglas Dale Theatre
909 Irricana Road North East, Airdrie, Alberta T4A 2G6 |
| May 10, 2006 | Camrose Golf Course, Gallery Restaurant Banquet Room
5106 - 66 Street, Camrose, Alberta T4V 0S8 |
| May 17, 2006 | Provincial Building, Conference Room
9503 Beaver Hill Drive, Lac La Biche, Alberta T0A 2C0 |
| May 24, 2006 | Valleyview Recreation Centre, Swanson Room
4429 - 52 Avenue, Valleyview, Alberta T0H 3N0 |
| May 31, 2006 | Lethbridge City Hall, Culver City Room, Main Floor
910 - 4 Avenue South, Lethbridge, Alberta T1J 0P6 |

.../2

February 14, 2006

Assessment Review Board Members and Clerks
Fort Vermilion, Alberta

Page 2

The sessions will take place from 9:00 a.m. to 3:00 p.m., and lunch will be provided. Copies of the Assessment Review Board Training Manual will be supplied for those in attendance. Additional copies are available from the Alberta Queen's Printer for \$25 each.

Registration can now be completed online by clicking on the *Assessment Review Board Training Sessions Registration* link at www.municipalaffairs.gov.ab.ca. **Faxed, mailed or e-mailed registrations will not be accepted.** If you require assistance with the registration process, please contact Ms. Citas Olympia-Moore at 780-422-1377, or toll free in Alberta by first calling 310-0000. The registration will close one week prior to the training date. The maximum number of participants is 40 per session, so please register early.

For more information about the ARB training sessions, please contact Mr. Karac Hendriks-West at 780-422-1377, or toll free in Alberta by first calling 310-0000.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. White', followed by a horizontal line.

Steve White
Executive Director



M.D. of Mackenzie No. 23

Request For Decision

Agenda Item # 9.6 B

Meeting:	Regular Council Meeting
Meeting Date:	March 22, 2006
Presented By:	Christine Woodward, Executive Assistant
Title:	World Elder Abuse Awareness Day

BACKGROUND / PROPOSAL:

The MD has received information from the Canadian Network for the Prevention of Elder Abuse (CNPEA), an agency dedicated to the prevention of abuse of older adults in Canada. To that end, the CNPEA in partnership with the International Network for the Prevention of Elder Abuse (INPEA) invites the MD to participate in the first ever **World Elder Abuse Awareness Day** on June 15, 2006.

OPTIONS & BENEFITS:

This information will be forwarded to local community groups with resource information to assist and support a local workshop or community event. The resource is available at http://www.cnpea.ca/INPEA%20GUIDE_3.pdf

COSTS & SOURCE OF FUNDING:

RECOMMENDED ACTION:

That June 15, 2006 be declared World Elder Abuse Awareness Day.

Author: 	Review Date:	C.A.O.: 
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Canadian Network for the Prevention of Elder Abuse

Réseau canadien pour la prévention des mauvais traitements envers les aîné(e)s

Web: www.cnpea.ca



February 28, 2006

**Reeve William Neufeld, Reeve
M.D. of Mackenzie No. 23
PO Box 640
Fort Vermilion, AB, T0H 1N0**

Dear Reeve Neufeld,

The Canadian Network for the Prevention of Elder Abuse (CNPEA) is dedicated to the prevention of abuse of older adults in Canada. To that end, the CNPEA in partnership with the International Network for the Prevention of Elder Abuse (INPEA) invites you to participate in the first ever **World Elder Abuse Awareness Day** on **June 15, 2006**.

Abuse of older adults is a critical social issue. A national review indicated that 4-10% of Canadians are experiencing or have experienced abuse or neglect in later life. This is somewhere between 165,000 and 413,000 older Canadians.

As concerned community members, agencies, government bodies and First Nations committed to serving seniors, we encourage you to collaborate with other professionals, organizations and community members to use **June 15, 2006** as a focus for raising awareness of the issue in your community. You may wish to submit an article to your local newspaper or agency newsletter, become involved with a local group addressing this issue, support a local workshop or host a community event. To support your efforts the INPEA has designed a resource entitled "Tool Kit to Raise Awareness on Elder Abuse: Taking Action: Step by Step." You can download a copy of this resource from the following website: http://www.cnpea.ca/INPEA%20GUIDE_3.pdf

The Canadian Network for the Prevention of Elder Abuse is committed to the ongoing sharing of information to build momentum for the World Day nation-wide and will post new resource and event information as it becomes available on our website: www.cnpea.ca. Visit our site regularly for updates. To submit event information, see the attached Event Submission Form.

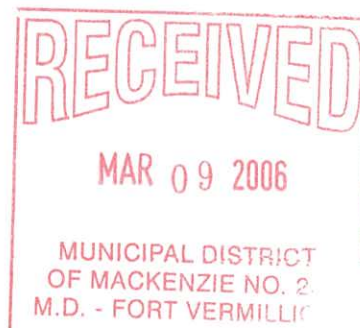
One person, one agency **can** make a difference! Thank you in advance for your attention to this issue and your local efforts to help us raise awareness. Please do not hesitate to copy this letter and attached form to share with others.

Sincerely,

Alison Leaney, MSW, RSW
Chair
Canadian Network for the
Prevention of Elder Abuse

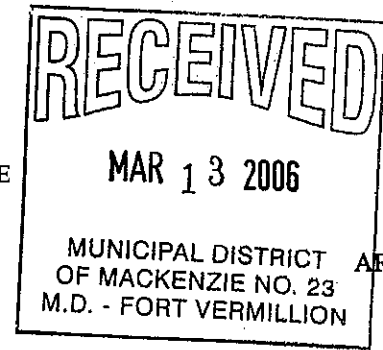


Treena L. Schmidt, MSW, RSW
Alberta Director
Canadian Network for the
Prevention of Elder Abuse





ALBERTA
MINISTER OF INFRASTRUCTURE
AND TRANSPORTATION



March 3, 2006

Mr. Bill Neufeld
Reeve, Municipal District of Mackenzie No. 23
PO Box 640
Fort Vermilion, Alberta
T0H 1N0

Dear Reeve Neufeld:

The Government of Alberta is pleased to offer the Alberta Municipal Infrastructure Program (AMIP), which will be administered by Alberta Infrastructure and Transportation. Thank you for your municipality's February 6, 2006 submission of the 2006 Application for Program Acceptance (APA) under AMIP.

Based on our review of the information provided, we are pleased to advise that the following projects are eligible under the terms of the AMIP:

- La Crete 101 Avenue Upgrade
- Fort Vermilion River Road Overlay
- Zama Beach Road Regrading
- Regional SCADA System

In the event that new projects are proposed for funding in 2006 under the AMIP, please ensure that a supplementary APA is submitted to Alberta Infrastructure and Transportation's regional office.

We would also like to recognize our colleague, Mr. Frank Oberle, MLA for Peace River, for his continued support for your projects.

We look forward to working with your municipality regarding your infrastructure needs and wish you success with your projects.

Yours truly,

Lyle Oberg, M.D.
Minister of Infrastructure
and Transportation

Rob Renner
Minister of Municipal Affairs

cc: Mr. Frank Oberle, MLA
Peace River

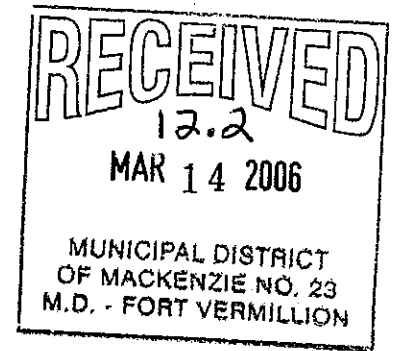


408 Legislature Building, Edmonton, Alberta T5K 2B6 Telephone 780/427-2080 Fax 780/422-2722



ALBERTA
HEALTH AND WELLNESS

Office of the Minister



March 3, 2006

Mr. Bill Neufeld
Reeve
Municipal District of Mackenzie No. 23
P.O. Box 640
Fort Vermillion, Alberta
T0H 1N0

Dear Mr. Neufeld:

On February 28, 2006, the Government of Alberta released a new Health Policy Framework.

Further to my previous correspondence, I wanted to provide you with a copy of the summary document entitled "Highlights of Alberta's New Health Policy" as soon as possible. The full Health Policy Framework is available on the Alberta Health and Wellness website and will soon be available in MLA constituency offices and public libraries.

The Framework will guide us in making positive, forward-thinking changes to the health care system for the benefit of Albertans. We recognize the importance of sustainable, flexible and accessible health services for Albertans – regardless of their age, location or ability to pay.

Please visit my department's website at www.health.gov.ab.ca for more information and to provide feedback on Third Way proposals. I invite you to work with us as we move forward in shaping a health care system that will serve Albertans well, far into the future.

Sincerely yours,

Iris Evans
Minister

Attachment

12.3

FCM

Federation of Canadian Municipalities

March 7, 2006

Please distribute to Members of Council and Senior Staff

World Urban Forum 3 In Vancouver

The Government in Canada will host the third session of the World Urban Forum (WUF3) in partnership with UN-HABITAT from June 19-23, 2006 in Vancouver. Under the theme *Our Future: Sustainable Cities – Turning Ideas to Action*, more than 6,000 participants from 150 countries are expected to attend.

FCM is pleased to support the Government in this important initiative by sharing information with the municipal world and encouraging their participation. FCM will also foster discussion that addresses interests specific to municipal governments, and create opportunities for municipal participants to meet, exchange views, and strengthen their global network.

The World Urban Forum was established by UN-HABITAT to examine rapid urbanization and its impact on communities, cities, economies and policies. WUF3 will mark the 30th anniversary of the first UN conference on human settlements, which was held in Vancouver and led to the creation of UN-HABITAT

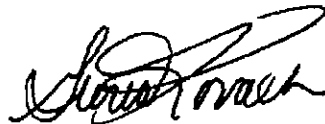
The Forum will provide municipal governments with an excellent opportunity to share innovative and effective approaches to sustainable development and return home with ideas for action to improve the quality of life in their communities and cities. Big cities will have as much to gain from attending the event as medium-sized and small, rural municipalities.

There is no fee to participate in WUF3. However, you must register to attend and are encouraged to make travel and accommodation arrangements as soon as possible. To register, please visit: www.unhabitat.org/wuf.

You will receive more information on WUF3 and FCM's participation as it becomes available. In the meantime, please visit www.wuf3-fum3.ca for more details and listed below are FCM's contacts for WUF3.

I look forward to meeting you there.

Sincerely,



Gloria Kovach, President

FCM WUF3 Contacts:

Caroline Ishii and Katherine Bembien

Tel: (613) 241-5221, ext. 278, Fax: (613) 241-7117; E-mail: municipalglobalvillage@fcm.ca